



MTDC
MALDIVES
TOURISM DEVELOPMENT
CORPORATION

ANNUAL REPORT 2025

This Annual Report comprises the report of Maldives Tourism Development Corporation (MTDC) and has been prepared in accordance with the Companies Act (07/2023), the Listing Rules of the Maldives Stock Exchange, the Maldives Securities Act (02/2006), the Regulation on Continuing Disclosure and Obligations of Issuers (R-1050/2019) issued by the Capital Market Development Authority, and the Corporate Governance Code of the Capital Market Development Authority.

Unless otherwise stated, references in this Annual Report to "MTDC", "the Company", "we", "us" or "our" refer to Maldives Tourism Development Corporation Plc. References to a year in this report are, unless otherwise indicated, to the Company's financial year ended 31 December 2025 and information has been updated to the most practicable date prior to publication.

The Company prepares its financial statements in accordance with International Financial Reporting Standards (IFRS), ensuring consistency, transparency, and comparability in financial reporting.

This Annual Report may contain forward-looking statements that reflect the Company's current expectations, beliefs, estimates, and projections about future events and financial performance. These statements can be identified by the use of words such as "anticipate", "expect", "intend", "plan", "believe", "estimate", "target", "will", "may", "should", "could", or other similar expressions.

Forward-looking statements are inherently subject to risks and uncertainties, both known and unknown, which may cause actual results, performance, or achievements of the Company to differ materially from those expressed or implied in such statements. Factors that could contribute to such differences include, but are not limited to, changes in global and domestic economic conditions, political and regulatory developments, fluctuations in exchange and interest rates, changes in taxation, competitive dynamics within the tourism and investment sectors, and the impact of future strategic transactions or developments.

Accordingly, undue reliance should not be placed on forward-looking statements, as MTDC does not undertake any obligation to update or revise such statements to reflect events or circumstances occurring after the date of this report.

CONTENTS

CORPORATE PROFILE	03
FINANCIAL HIGHLIGHTS	06
MESSAGE BY CHAIRMAN	07
MESSAGE BY MANAGING DIRECTOR	08
BOARD DIRECTORS	09
SENIOR MANAGEMENT	12
YEAR 2025 IN REVIEW	15
BUSINESS REVIEW	19
CORPORATE SOCIAL RESPONSIBILITY	21
CORPORATE GOVERNANCE	22
AUDIT AND RISK MANAGEMENT COMMITTEE REPORT	38
CORPORATE GOVERNANCE AND COMPLINACE COMMITTEE REPORT	41
NOMINATION AND REMUNERATION COMMITTEE REPORT	43
REMUNERATION REPORT	46
AUDIT REPORT & AUDITED FINANCIAL STATEMENTS 2025	49

CORPORATE PROFILE

Maldives Tourism Development Corporation Plc is a public company established to provide investment opportunities for Maldivians in the tourism sector while contributing to national economic development. The Company's vision is to become a leading investment entity in the Maldives, delivering sustainable and long-term value through strategic tourism and commercial developments. Its mission is to identify, develop, and manage high-quality assets that generate stable returns for shareholders while maintaining sound financial and governance practices.



OUR VISION

MTDC envisions becoming the most efficient Public Limited Company in the Maldives by leveraging its core competencies and financial strength to achieve the expectations of shareholders and stakeholders to enhance the macro and micro economic potentials of the tourism industry.

OUR MISSION

MTDC's mission is to source diverse investments and efficiently deploy its resources to ensure that the investment yields the highest returns, which will maximise the wealth of its shareholders. Today , MTDC is actively engaged in the tourism industry. It is engaged in developing resort islands and aspires to turn the green islands into green resorts that would invite foreigners to relax, enjoy, and create lasting memories.

CORE PURPOSE

Offer every Maldivian the opportunity to invest in assets that will be rewarding.

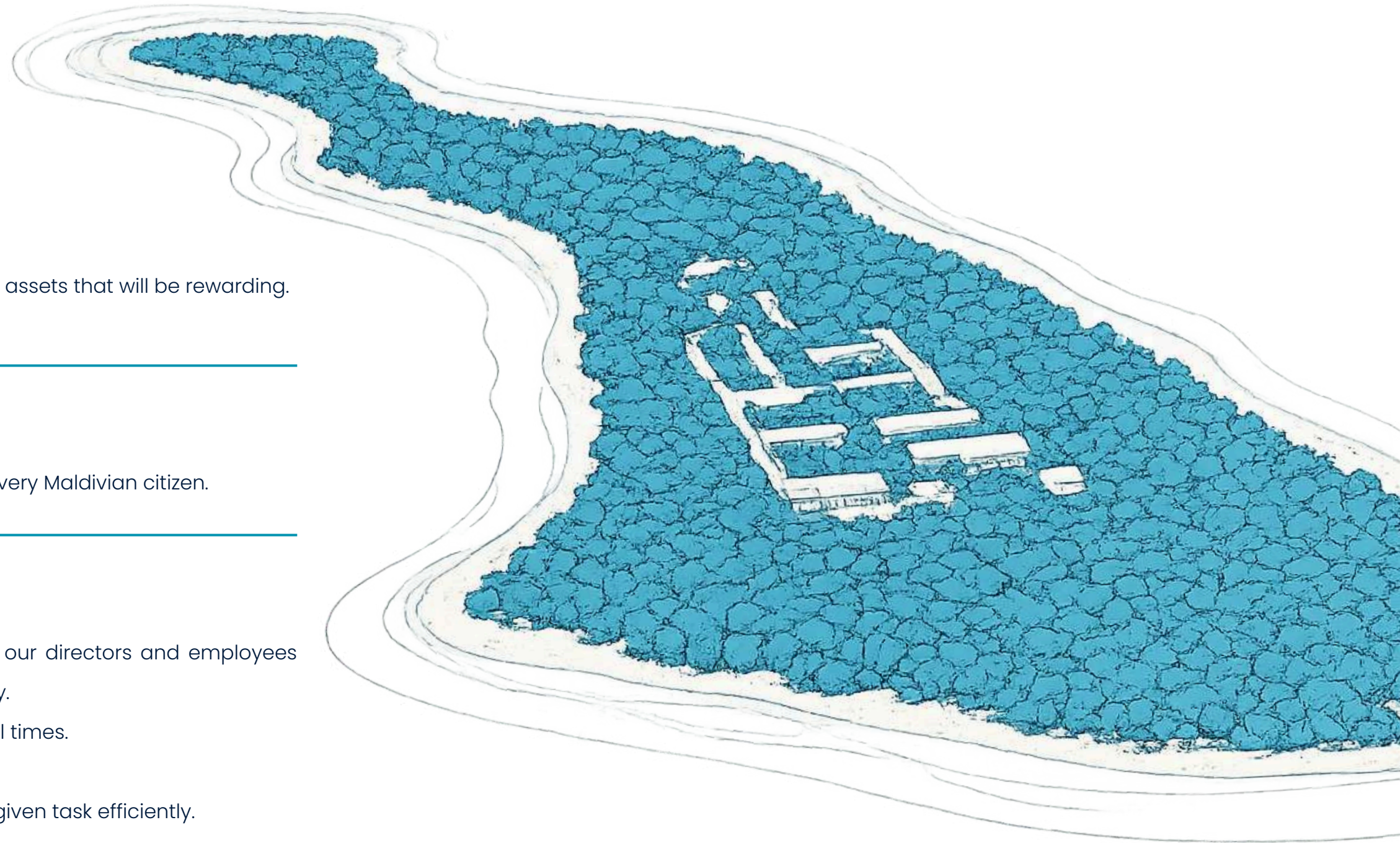
FINANCIAL GOALS

To find rewarding investment opportunities for every Maldivian citizen.

DISCIPLINARY PRINCIPLES

In order to run the company the way we have, our directors and employees share a certain set of principles that we abide by.

- Shareholder's rights are to be protected at all times.
- Working with an open-mind.
- Finding innovative methods to carry out the given task efficiently.
- Respecting each other's differences.
- Vouching for the truth and expressing an opinion without any reluctance.



REGISTERED OFFICE

1st floor, G. Fathuruvehi Buruzu Magu, Male', Republic of Maldives
Phone: +960 334 7766
Email: info@mtdc.com.mv
Website: www.mtdc.mv

REGISTRY NUMBER

C-280/2006

LEGAL FORM

Public Limited Liability Company, incorporated in Maldives at the Ministry of Economic Development under the company's Law no. 10/96 on 9th April 2006.

SHARE HOLDING STRUCTURE AS AT 31ST DECEMBER 2025

Shareholder Group	Number of Shares	Rate per 10 MVR	%
Public	18,428,278	184,282,780	53
Government	15,659,076	156,590,760	47
Total	34,087,354	340,873,540	100
Authorized Share Capital	100,000,000	1,000,000,000	
Paid Up Capital	34,087,354	340,873,540	

LISTING

MTDC was listed on the Maldives Stock Exchange on 8th January 2007.

COMPANY SECRETARY

Ms. Fathimath Liusha
12 May 2025 - Current

EXTERNAL AUDITORS

Ernst & Young,
Chartered Accountants
Ma. Seeraazeege, 7th Floor
Seeraazee Goalhi,
Malé, 20160
Republic of Maldives

INTERNAL AUDITORS

Crowe Maldives LLP
Ma.Favorite, 7th Floor,
Chaandhanee Magu,
Malé 20190
Republic of Maldives

LEGAL ADVISORS

Uz. Hussain Siraj
H.Merry Rose,
Male'
Republic of Maldives

FINANCIAL HIGHLIGHTS

OPERATIONS

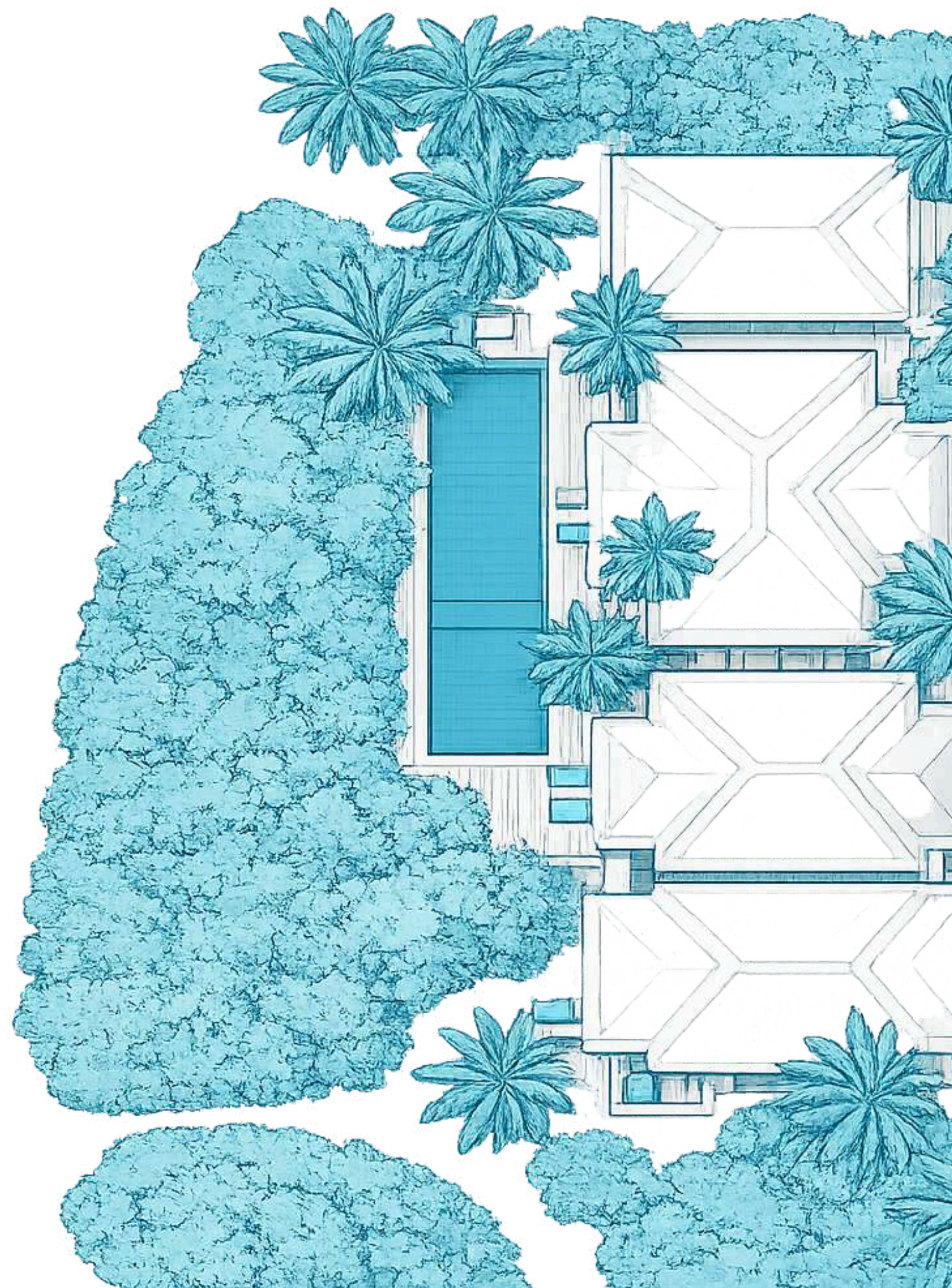
	2021	2022	2023	2024	2025
Income in USD	4,127,199	7,342,830	6,702,727	5,227,828	5,130,757
Operating Profit Margin	345%	47%	64%	44%	50%
Profit for the year in USD	11,650,364	2,505,711	3,081,623	1,922,792	2,048,298
Earnings per share in USD	0.342	0.074	0.090	0.056	0.060
Dividend per share in MVR	0.60	0.60	0.60	0.50	0.50
Return on equity	22.97%	4.83%	2.92%	3.65%	3.82%

FINANCIAL POSITION

	2021	2022	2023	2024	2025
Cash & Bank balances in USD	4,836,517	5,010,491	917,754	610,270	4,046,053
Total Assets in USD	99,515,899	96,509,012	86,962,940	90,023,068	95,089,327
Total Assets per share in USD	2.92	2.83	2.55	2.64	2.79
Net Asset per share in USD	1.43	1.31	1.02	1.55	1.57

MARKET PERFORMANCE

	2021	2022	2023	2024	2025
Closing price in MVR	10	11	21	12.5	15.24
Year high in MVR	10	15	21	21	29.94
Year low in MVR	10	10	10	11	11.30
Market capitalisation in MVR	340,873,540	374,960,894	715,834,434	426,091,925	519,491,275



MESSAGE BY CHAIRMAN

Dear Shareholders,

On behalf of the Board of Directors, I am pleased to present the Annual Report of Maldives Tourism Development Corporation for the financial year ended 31 December 2025.

This year marks a period of consolidation and strategic repositioning for MTDC. Building on past structural adjustments, we have focused on strengthening our operational foundation while advancing key initiatives aimed at driving sustainable, long-term value. Despite a transitional operating environment, we have shown resilience in maintaining financial stability and executing our strategic priorities with discipline.

The Maldivian tourism sector continued to demonstrate strong fundamentals, buoyed by robust global demand and the country's status as a premier luxury destination. While MTDC's direct exposure to tourism revenues has evolved, industry performance remains vital to our long term prospects. Thus, the Board has prioritized enhancing our asset base and aligning investments with market dynamics.

A significant achievement this year is the progress made on the Hulhumalé office complex, which diversifies our income streams by entering the commercial real estate sector. Once completed, this development is expected to generate stable rental income, enhancing cash flow predictability and reducing reliance on tourism revenues. A strategic move towards a balanced and resilient business model.

Additionally, we have advanced the Naagoashi development project with a revised strategy. Although it remains a long-term investment, it is anticipated to bolster our asset portfolio and revenue capacity upon completion.

The Board is committed to strong governance, risk management, and regulatory compliance. We uphold high standards of transparency, accountability, and ethical conduct, aligning with the expectations of regulators, shareholders, and other stakeholders. Enhancing governance practices continues to be a priority as we evolve as a listed entity.

Looking ahead, we are confident that our strategic direction will lead MTDC to improved financial performance and sustainable growth. The completion of ongoing projects, alongside the optimization of existing assets, is expected to strengthen our revenue base and enhance shareholder value in the medium to long term.

On behalf of the Board, I extend my sincere appreciation to our shareholders for their continued trust and confidence, and to our management team and employees for their dedication and commitment throughout the year.



Abdulla Faiz
Chairman



MESSAGE BY MANAGING DIRECTOR

Dear Shareholders,

I am pleased to present the operational and financial review of Maldives Tourism Development Corporation for the year ended 31 December 2025.

The year was characterized by a continued focus on strengthening the Company's core operations while advancing strategic initiatives aimed at enhancing long term value creation. Following a period of restructuring and realignment, MTDC entered 2025 with a clear emphasis on operational stability, disciplined financial management, and the execution of key development projects.

During the year, the Company maintained a stable income base derived primarily from its existing portfolio of resort leases and investments. While overall revenue growth remained moderated due to the absence of certain legacy income streams, profitability was preserved through effective cost management and prudent allocation of resources. This reflects the Company's commitment to maintaining financial resilience during a period of transition.

A major area of focus has been the development of the Hulhumalé office complex, which is now approaching completion. This development is expected to play a critical role in diversifying the Company's revenue streams by introducing a stable source of rental income. The project also reflects MTDC's broader strategy of expanding into complementary sectors that offer predictable and recurring returns.

The Naagoashi development project has also progressed during the year under a revised implementation approach. The Company has prioritized strengthening project planning, enhanced oversight, and ensuring that execution aligns with long term financial objectives. While the project is not expected to contribute immediate revenue, it remains a key strategic asset with the potential to generate significant value upon completion.

In addition to these developments, the Company has continued to focus on optimizing its existing asset base. Efforts have been directed toward improving operational efficiency, enhancing returns from existing investments, and maintaining a disciplined approach to expenditure. Liquidity management has remained a priority, particularly in light of ongoing capital commitments, and the Company has taken steps to ensure that financial resources are managed effectively.

From a governance perspective, MTDC has continued to strengthen its internal controls, compliance mechanisms, and risk management practices. These efforts are aimed at ensuring that the Company operates in a transparent and accountable manner, consistent with regulatory expectations and best practices.

Looking forward, the Company is well-positioned to transition into a stronger revenue generating phase as its key projects reach completion. The focus will remain on delivering sustainable returns, strengthening the balance sheet, and exploring opportunities for further growth and diversification.

I would like to take this opportunity to thank our Board of Directors for their continued guidance and support, and our employees for their dedication and commitment. I also extend my sincere appreciation to our shareholders and stakeholders for their continued confidence in MTDC.



Ahmed Niyaz
Managing Director



BOARD DIRECTORS



Mr. Abdulla Faiz
Chairman

Independent / Non-Executive Director

Mr. Abdulla Faiz, a distinguished leader with a robust background in both government representation and private sector ventures, assumed the role of Director of the Board for the Maldives Tourism Development Corporation (MTDC) on February 6, 2019, representing the Government of the Maldives. Demonstrating his exemplary leadership and strategic foresight, he was appointed Chairman of the Board just a week later, on February 13, 2019.

Holding a Master of Business Administration (MBA) from the Australian Institute of Business, Mr. Faiz brings a deep well of knowledge and a forward-thinking approach to his roles. His lifelong commitment to commerce is evident through his active membership with the Chamber of Commerce and Industry of SAARC since 2001, alongside his role as a founding member of key national institutions such as the National Chamber of Commerce and Industry and the Maldivian Traders Association.

Mr. Faiz's extensive career portfolio includes notable leadership positions, such as Chairman of the Board at State Trading Organization (STO), Managing Director of ADK Shipping and Trading, and Company Director to the Chairman of Villa Trading Company. These roles reflect his unwavering dedication to fostering economic growth and innovation within the Maldives and across the broader South Asian region.

Through decades of service in both public and private sectors, Mr. Abdulla Faiz continues to be a driving force in shaping the commercial and economic landscape of the Maldives.



Mr. Ahmed Niyaz
Managing Director

Executive Director

Mr. Ahmed Niyaz was appointed Managing Director of the Maldives Tourism Development Corporation (MTDC) on November 28, 2023. Bringing with him a wealth of experience across both public and private sectors, Mr. Niyaz is well-positioned to guide MTDC into its next phase of growth and innovation.

Mr. Niyaz held several high-profile leadership roles, including Chairman of the Board of Directors at Maldives Transport and Contracting Company Pvt Ltd, and Chairman of the Board of Directors at State Trading Organization (STO). These roles highlight his strong governance capabilities and proven leadership in key national enterprises.

Mr. Niyaz holds a Master of Business Administration (MBA) from Cardiff Metropolitan University, and a Diploma in Directorship from the Singapore Institute of Directors, Singapore Management University. His academic foundation in Political Science and Sociology has been instrumental in shaping his comprehensive understanding of governance, administration, and public policy.

In addition to his formal education, Mr. Niyaz has actively pursued continuous professional development through numerous short courses and workshops in Project Management, Leadership, and Director Training, demonstrating his ongoing commitment to excellence and adaptive leadership.

With a strong blend of academic achievement, executive experience, and a forward-thinking approach, Mr. Ahmed Niyaz is poised to lead MTDC with vision and purpose in the evolving economic landscape of the Maldives.



Mr. Hussain Haneef
Deputy Managing Director

Executive Director

Mr. Hussain Haneef joined the Board of the Maldives Tourism Development Corporation (MTDC) on December 24, 2023, as a representative of the Government of the Maldives. With a strong foundation in both education and governance, Mr. Haneef brings valuable insight and experience to the Board.

He holds a Degree in Economics, Political Science, and Sociology, an academic background that provides him with a deep understanding of economic systems, social structures, and political dynamics. Further enhancing his educational leadership credentials, Mr. Haneef earned a Diploma in School Management, which enabled him to serve as Headmaster in several schools across the country. His dedication to education and leadership is reflected in his impactful work in these roles.

From 2013 to 2018, Mr. Haneef served as the Deputy Minister of Education, where he played a key role in formulating and implementing national educational policies and initiatives. His tenure in the ministry showcased his ability to bridge strategic vision with practical solutions, contributing significantly to the country's education sector.

Mr. Hussain Haneef brings a thoughtful, people-centred perspective to MTDC, enriching the corporation's mission with his governance experience and passion for societal advancement.



Mr. Ibrahim Bassam Saeed

Board Director

Non-Executive Director

Mr. Ibrahim Bassam Saeed joined the Board of the Maldives Tourism Development Corporation (MTDC) on December 26, 2023. With a solid track record in business development and strategic consulting, Mr. Bassam brings a results-driven perspective to the corporation.

He holds a Diploma in Business Administration from Segi College, Malaysia, obtained in 2010, equipping him with a strong foundation in core management principles and business operations. Throughout his career, Mr. Bassam has demonstrated a keen ability to identify growth opportunities and implement effective strategies across various sectors.

From 2016 to 2020, he served as Business Development Manager at Redleaf Pvt Ltd, where he was instrumental in driving the company's growth and expansion efforts. He later took on the role of Consultant at Villa Trading Pvt Ltd in 2021 to 2022, where he provided strategic business guidance and played a key role in operational enhancements and decision-making processes.



Ms. Asamy Rushdy

Board Director

Non-Executive Director

Ms. Asamy Rushdy brings extensive expertise in finance, procurement, and business development to the Board of the Maldives Tourism Development Corporation (MTDC), where she was appointed as a representative of public shareholders on 30 June 2019. Her directorship underscores a steadfast dedication to strengthening corporate governance and advancing national enterprise.

She holds a Master of Business Administration, providing a strong foundation in strategic management and operational leadership. Ms. Asamy's distinguished tenure at the Bank of Maldives spanned nearly two decades—from 2004 to 2023—during which she contributed significantly to the success of the nation's leading financial institution through a series of progressively responsible roles.

Complementing her financial acumen, Ms. Asamy has cultivated over 13 years of specialized experience in procurement and supply chain management. Her professional standing is further reinforced by membership in the Chartered Institute of Procurement & Supply (CIPS).

Currently serving as Head of Procurement at Maldives Haj Corporation, she continues to drive strategic growth and innovative excellence



Ms. Aminath Azlifa

Board Director

Non-Executive Director

Ms. Aminath Azlifa, a highly qualified and experienced professional, was appointed as a Director of the MTDC Board of Directors on 09th June 2022, representing the public shareholders.

Ms. Azlifa brings a strong multidisciplinary perspective to her role, supported by a diverse academic background in business management, Accounting and Finance, Information Technology, and Marketing. She holds a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from the University of Business and International Studies, Geneva, Switzerland, affiliated with Maldives Business School. In addition, she has earned an Associate Degree in Business Marketing, along with Diploma in Accounting and Finance and Diploma in Computer Software. Her wide-ranging qualifications reflect a strong commitment to continuous learning and professional development.

Ms. Azlifa has further enhanced her skills through various short training courses conducted by the Civil Service Commission (CSC) and other agencies, including the Directors Training Program conducted by the Capital Market Development Authority (CMDA). Additionally, she has completed numerous training courses abroad related to corporate governance, leadership, management, and finance, highlighting her dedication to excellence in leadership, management, and governance practices.

With twenty (20) years of management experience across different agencies, Ms. Azlifa currently serves as the Director Corporate Affairs at the National Bureau of Classification (NBC) and as the Managing Director/CEO of Galactic Private Limited. Her wealth of experience and expertise in management and leadership makes her a valuable asset to MTDC Board, where she contributes to the strategic direction and success of the organization.



Ms. Aishath Leeza

Board Director

Non-Executive Director

Ms. Aishath Leeza, a distinguished academic and management professional, was first elected to the Board of the Maldives Tourism Development Corporation (MTDC) on 9th June 2022, as a representative of the public shareholders. With a strong foundation in academia, business consultancy, and corporate leadership, Ms. Leeza brings a well-rounded and strategic perspective to the Board.

Since 2014, she has served as a Lecturer at the Maldives National University Business School (MNUBS), where she also previously led the Management Department. In her current capacity as the Acting Dean of Maldives Business School at MNU, Ms. Leeza plays a pivotal role in shaping the future of business education in the Maldives. She further contributes to national academic development as an advisory committee member for MNU Foundation Studies.

With over 16 years of management experience, Ms. Leeza has worked extensively as a business consultant and corporate trainer, supporting organizations in enhancing their operational efficiency and strategic direction. Her commitment to continuous learning and leadership development is reflected in her participation in numerous international training programs on corporate governance and leadership.

Academically, Ms. Leeza holds a Master of Business Administration (MBA) from Cardiff Metropolitan University, where she was awarded the prestigious President's Award for Academic Excellence in 2015. She is currently pursuing a PhD at the University of Peradeniya (PGIA), with her research focused on the Maldives' tourism sector, a key pillar of the national economy.



Mr. Ibrahim Latheef

Board Director

Non-Executive Director

Mr. Ibrahim Latheef was first elected to the Board of the Maldives Tourism Development Corporation (MTDC) on 2nd March 2023, as a representative of the public shareholders. He brings extensive expertise in business management, quality management, and strategic leadership, with a strong focus on performance improvement and organizational excellence.

He holds a Master of Business Administration (MBA) from the Open University of Malaysia and a BA (Hons) in Marketing from the University of Hertfordshire. His strong academic foundation in business and marketing is complemented by professional certifications that reflect his commitment to excellence and continuous improvement.

Mr. Latheef is a Chartered Quality Professional certified by CQI-IRCA and holds a Six Sigma Green Belt from the Six Sigma Management Institute. He is also a certified trainer with PECB, delivering training in internationally recognized management systems, including ISO 9001, ISO 31000, ISO 14001 and ISO 22301. In addition, he is a certified auditor under the Global Sustainable Tourism Council (GSTC) for hotel sustainability certification. He is a former Chartered Marketer and Fellow of the Chartered Institute of Marketing (CIM), reflecting his leadership and recognition in the field of marketing.

In his current role as Senior General Manager at Maldives Transport and Contracting Company Plc (MTCC), Mr. Latheef has successfully led multiple divisions including Human Resources & Administration, Transport, Business Development and Logistical Operations. His broad management experience across operational and strategic domains positions him as a key contributor to MTDC's growth and governance.



Ms. Minna Rasheed

Board Director

Non-Executive Director

Ms. Minna Rasheed was elected to the Board of the Maldives Tourism Development Corporation (MTDC) on July 21, 2024. She currently serves as a Superintendent at the Maldives Customs Service, where she heads the Strategic Management Section. Over the years, Ms. Minna has built a distinguished career in customs administration, serving in a wide range of roles including at the Customs Academy, Harbour Clearance, Post and Express Consignment, Tariff and Statistics, and the Valuation and Procedures Section.

She holds a Master of Science in Maritime Law and Policy from the World Maritime University in Sweden, and a Master's in Business Administration with a major in Financial Management from Karnataka State Open University, India. Her academic and professional experience equips her with a well-rounded perspective in both strategic governance and operational execution.

Ms. Rasheed has also contributed significantly to the development of human capital within the Maldives Customs Administration and other government institutions through teaching, mentoring, and training programs. Her strong leadership, vision, and focus have played a key role in driving innovation and reform within her field.

SENIOR MANAGEMENT



Mr. Ahmed Niyaz

Managing Director

Mr. Ahmed Niyaz, a long-serving and integral member of the Maldives Tourism Development Corporation (MTDC), has been contributing to the organization since November 5, 2007. With a strong foundation in education, governance, and business administration, Mr. Niyaz brings a wealth of experience and a multidimensional perspective to the Board.

He holds a Master of Business Administration (MBA) from Cardiff Metropolitan University and a Diploma in Directorship from the Institute of Directorship at Singapore Management University. In addition, he holds a Bachelor's degree in Economics, Political Science, and Sociology, equipping him with a deep understanding of socio-economic frameworks and governance systems.

Mr. Niyaz has over a decade of experience in the education sector, having served as Headmaster in multiple schools across the Maldivian atolls. These leadership roles have allowed him to demonstrate his skills in administration, team building, and organizational development—qualities that continue to benefit MTDC.

Mr. Niyaz has completed a variety of short courses and professional training programs both locally and internationally. These include specialized training in Project Management, Leadership, and Board Directorship, further reinforcing his commitment to personal and professional development.

With his broad expertise and dedication to service, Mr. Ahmed Niyaz continues to play a pivotal role in MTDC's strategic initiatives and long-term success.



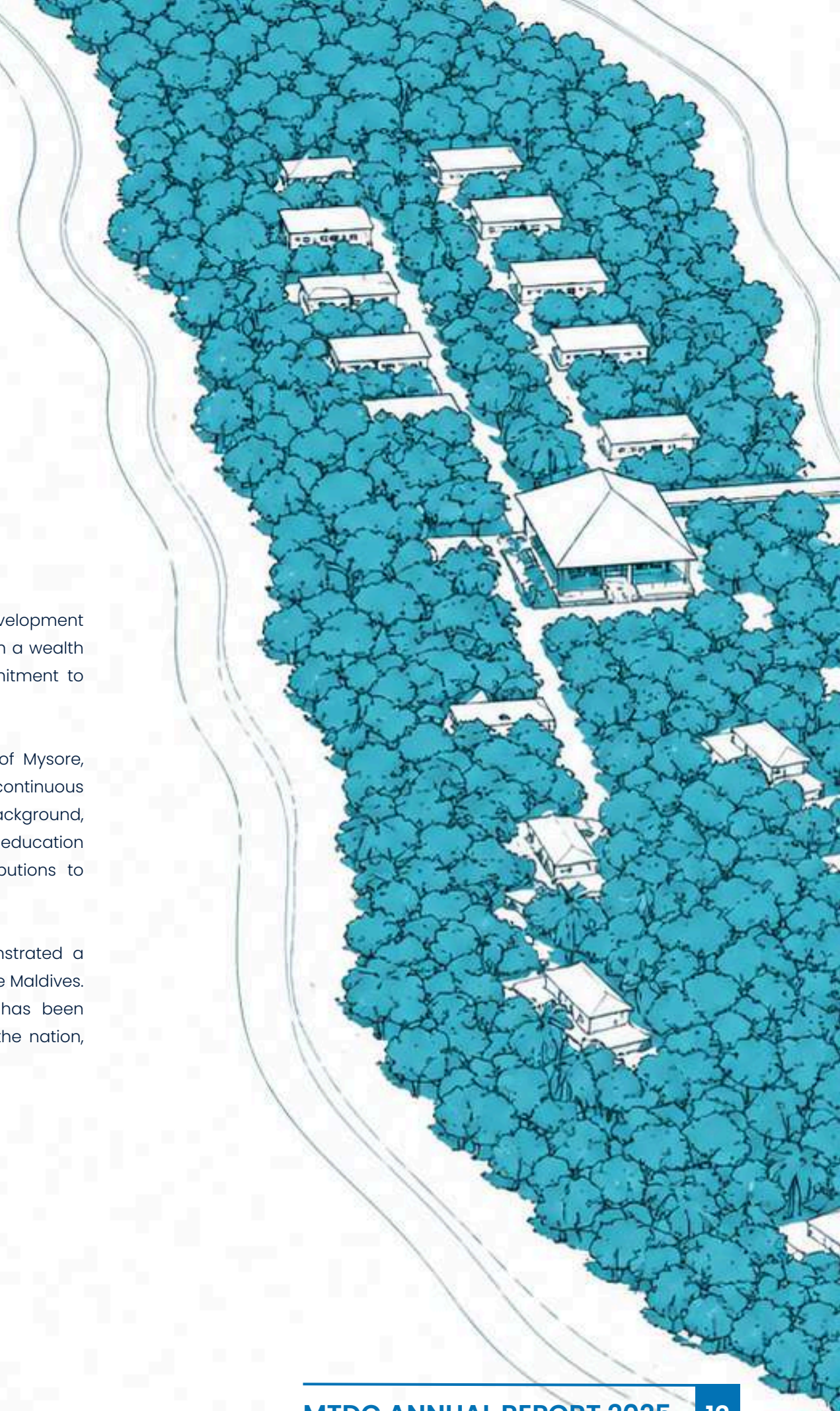
Mr. Hussain Haneef

Deputy Managing Director

Mr. Hussain Haneef joined the Maldives Tourism Development Corporation (MTDC) on December 24, 2023, bringing with him a wealth of experience in the education sector and a strong commitment to leadership and development.

Mr. Haneef holds a Bachelor's Degree from the University of Mysore, which reflects his academic diligence and dedication to continuous personal and professional growth. His educational background, combined with his extensive experience in the Maldivian education system, allows him to offer valuable insights and contributions to MTDC's strategic initiatives.

Throughout his career, Mr. Haneef has consistently demonstrated a deep commitment to advancing educational standards in the Maldives. His leadership in shaping policies and driving initiatives has been instrumental in enhancing the quality of education across the nation, making him a key advocate for long-term development.





Mr. Ibrahim Latheef

Chief Financial Officer

Mr. Ibrahim Latheef, a distinguished professional in accounting and finance, began his journey with the Maldives Tourism Development Corporation (MTDC) on December 22, 2011, as a Financial Analyst after completing his Association of Chartered Certified Accountants (ACCA) qualification. His strong foundation in financial principles and dedication to his craft quickly became evident, enabling him to advance within the organization.

Demonstrating exceptional proficiency and leadership, Mr. Latheef was promoted to Finance Manager on April 20, 2014, and shortly thereafter assumed the role of Acting Chief Financial Officer on April 24, 2016. His outstanding contributions were formally recognized on May 21, 2017, when he was officially appointed as the Chief Financial Officer (CFO) of MTDC.

Throughout his tenure, Mr. Latheef has played a crucial role in overseeing the financial operations of MTDC. His expertise in fiscal management and strategic decision-making has ensured the Corporation's financial health and supported its long-term goals. His commitment to excellence, combined with continuous professional development, has solidified his position as an invaluable asset to MTDC.



Mr. Ishah Shareef

**General Manager
Corporate Affairs**

Mr. Ishah Shareef is a dedicated professional with a strong background in business administration and has been a key member of the Maldives Tourism Development Corporation Plc (MTDC) since 14 May 2006. Holding both a Diploma and a Degree in Business Administration, he brings over 19 years of work experience to his role as General Manager of Corporate Affairs at MTDC.

Throughout his tenure at MTDC, Mr. Ishah has made significant contributions to the Corporation's business operations. As a senior executive team member, he has played a pivotal role in major initiatives, including providing essential support for MTDC's resort development projects and the establishment of its corporate head office operations.

Moreover, Mr. Ishah was instrumental in facilitating MTDC's transition to a publicly listed company, offering invaluable administrative support to ensure a smooth and seamless process. His commitment to excellence and steadfast dedication to MTDC's goals have established him as a vital contributor to the Corporation's ongoing success.



Ms. Fathimath Thahany Shihab

**General Manager
Business Development**

Ms. Fathimath Thahany Shihab, a dedicated professional with a Bachelor's Degree in International Business and Marketing, has been an integral member of the Maldives Tourism Development Corporation (MTDC) since 2007. With extensive years of experience, Ms. Thahany has made significant contributions to the company by leveraging her expertise to drive MTDC's growth and success.

Throughout her tenure at MTDC, Ms. Thahany has played a vital role in various key areas of the company's operations, demonstrating her commitment to excellence and her ability to contribute meaningfully to the organization's objectives. Her strategic insights and dedication have been instrumental in advancing MTDC's mission, making her a highly valued asset to the team.

Ms. Fathimath Thahany Shihab's unwavering commitment and contributions have played a crucial part in the company's achievements, reinforcing her role as a key figure in MTDC's continued success.



Mr. Mohamed Shaameen

Operations Manager

Mr. Mohamed Shaameen joined the Maldives Tourism Development Corporation (MTDC) on February 13, 2024, bringing with him a wealth of experience and expertise in business operations. As General Manager of Operations and Monitoring, he has already begun to make valuable contributions to the organization's strategic objectives.

Mr. Shaameen's four years of experience at Atoll Market Pvt Ltd have allowed him to refine his skills in optimizing business processes and enhancing operational efficiency. His track record demonstrates a strong ability to drive strategic planning, manage teams effectively, and implement process improvements that contribute to organizational success.

He holds both a Master of Business Administration (MBA) and a Bachelor of Business Administration (BBA) from the University of Allahabad, which further underscores his commitment to excellence in business management and leadership.

Mr. Shaameen's results-focused approach and dedication to operational excellence align perfectly with MTDC's goals, and his addition to the team is expected to further strengthen the company's operational capabilities.



Ms. Fathimath Liusha

Company Secretary

Ms. Fathimath Liusha joined MTDC on 12th May 2025 and holds the position of Company Secretary in charge of the Company Secretariat Function of the Company.

Prior to joining MTDC, Ms. Liusha has served as Company Secretary at major state-owned enterprises, including Male' Water and Sewerage Company and Maldives Transport and Contracting Company Plc.

Ms. Fathimath Liusha holds a Master's Degree in Business Administration from the Open University Malaysia and a Bachelor of Arts (Hons) Degree in International Business Administration from University of Northumbria Newcastle, UK.

YEAR 2025 IN REVIEW

FINANCIAL REVIEW

Overview

MTDC's financial performance in 2025 reflects a stabilization phase following the impacts of prior restructuring events. The Company recorded stable revenue levels supported by recurring lease income from its operating assets. Although revenue remained below historical levels due to the discontinuation of certain sublease arrangements over the years, profitability was maintained through disciplined cost management and operational efficiencies.

Net profit remained consistent with the previous year, supported by controlled administrative expenses and effective utilization of existing resources. The Company continued to prioritize financial sustainability by aligning its expenditure with its long-term strategic objectives.

Quarterly Performance Trends

The Company's quarterly performance throughout 2025 demonstrated a steady operational trajectory. The first half of the year was characterized by stable income generation, while the latter half reflected improvements in operational efficiency and progress in capital projects. This trend indicates a gradual strengthening of the Company's financial position as it moves towards the completion of its development initiatives started in 2024 and new resort development project, Hdh. Naagoashi resort development project in 2025.

Business Segments

During the year 2025, MTDC's business operations included the sublease of existing resort islands, namely Kihavah Huravalhi and Magudhuva. Revenue was primarily derived from these sublease arrangements.

The Company progressed several strategic development initiatives in line with the Government's tourism development agenda. These included the advancement of concept planning and preparatory works for eco-tourism projects at Hdh. Keylakunu and Sh. Farukolhu, as well as the Addu Asseyri City Hotel development initiative, which were introduced during 2025 and remained at planning phases at year end.

During the year, the accounting treatment of Hdh. Naagoashi was revised following the transition of the project into active development. As a result, the related balances previously classified as investment property were transferred to Right-of-Use (ROU) assets and Capital Work-in-Progress (CWIP) in line with the project's development status.

REVENUE AND PROFIT

Revenue

Revenue decreased by 1.86% compared to the previous year. This marginal decline inherent nature of recording revenues IFRS 16 Lease.

Gross Profit

Gross profit declined by 5.55% from USD 3.10 million to USD 2.93 million, due to the decline in revenue and increase in direct costs during the year.

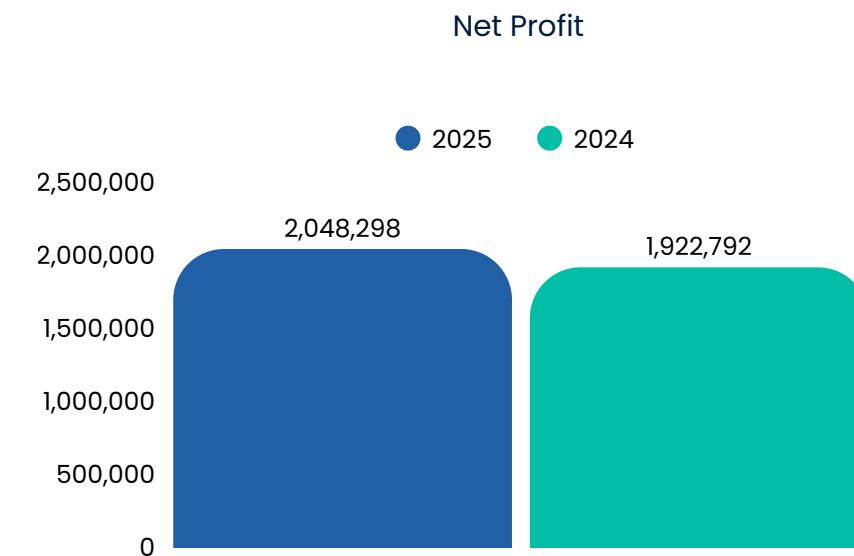
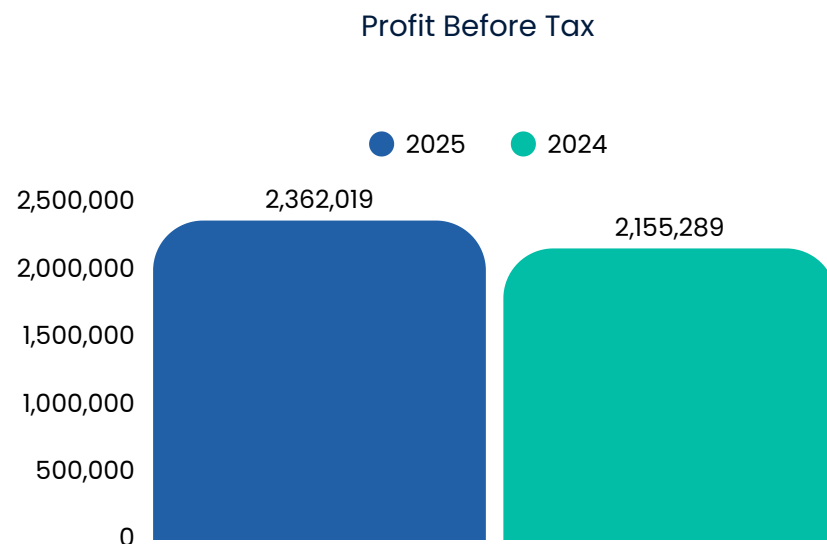
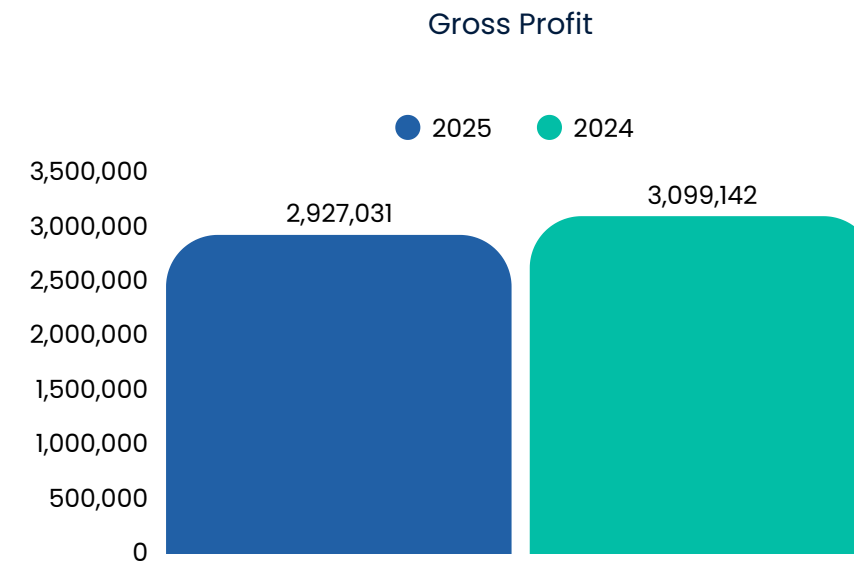
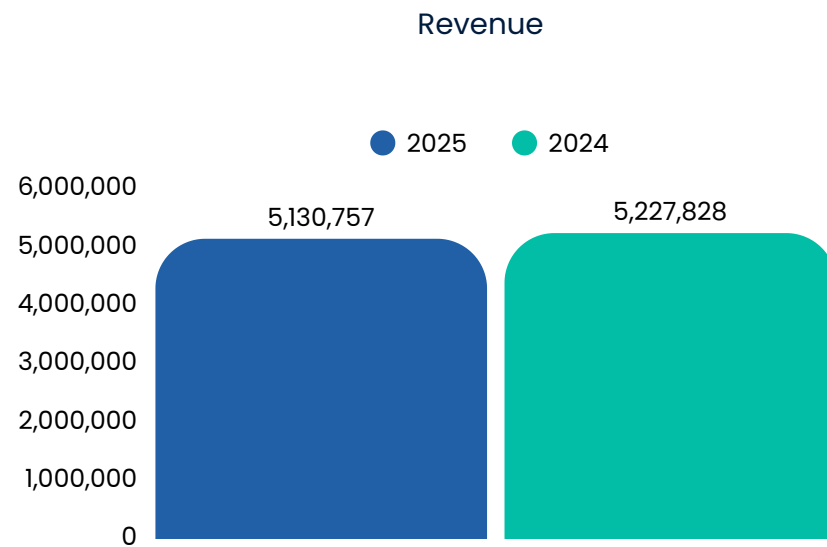
Profit before Tax

Profits before tax increased by 9.59% from USD 2.16 million to USD 2.36 million, primarily due to the change in fair value of Hdh. Naagoashi and proper management of expenses.

Net Profit

Net profit increased by 6.53% from USD 1.92 million to USD 2.05 million.

Profitability



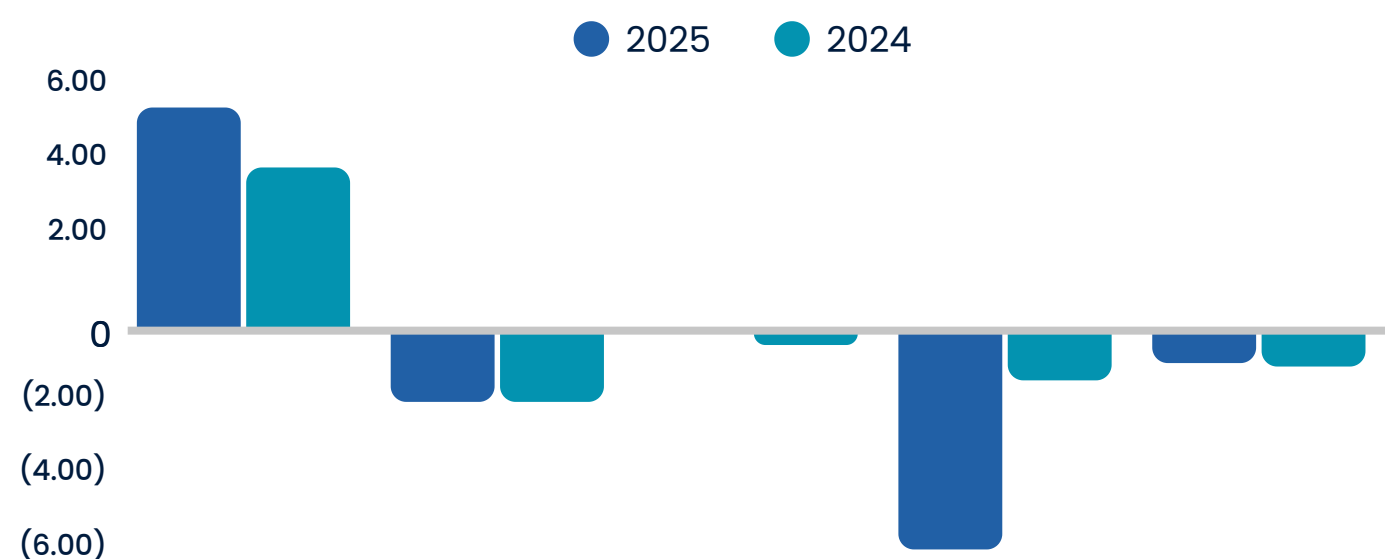
SHAREHOLDERS' EQUITY

Shareholder's Equity increased from USD 52.69 million to 53.64 million, representing a 1.79% growth, reflecting a stable financial position during the year

LIQUIDITY POSITION

Liquidity management remained a key focus area during the year, particularly in light of ongoing capital expenditure requirements. The Company adopted a prudent approach to cash flow management, ensuring that operational needs and project funding requirements were adequately balanced. While cash reserves were impacted by investment activities, the Company expects an improvement in liquidity upon the completion and monetization of its key assets.

CASH MOVEMENT ACTIVITY CHART



	Receipts from sub leases	Head lease payments	Tax Paid	Acquisition of Property, Plant and Equipment	Dividend paid during the year
2025	5.88	(1.78)	-	(5.62)	(0.77)
2024	4.32	(1.78)	(0.30)	(1.22)	(0.86)

DETAILED FINANCIAL PERFORMANCE

Item	2025 (USD)	2024 (USD)	Change (%)	Remarks
Revenue	5.13M	5.23M	-1.86%	Due to discontinuation of Hdh. Naagoashi Sublease
Gross Profit	2.93M	3.10M	-5.55%	Due to the decline in revenue and increase in direct cost during the year
Profit Before Tax	2.36M	2.16M	9.59%	Due to the change in fair value of Investment Property
Net Profit	2.05M	1.92M	6.53%	Impacted by the change in fair value of Investment Property

FINANCIAL POSITION

Total Assets

Assets increased from USD 90.02 million to USD 95.08 million, driven by capital work-in-progress in the Hulhumale office building project and initiating pre-construction capital expenditure to Hdh. Naagoashi.

Liabilities

Total liabilities increased from USD 37.33 million to USD 41.45 million, due to trade payables related to the capital expenditure highlighted above.

Net Assets

Maintained a stable position over the past years.

FINANCIAL POSITION

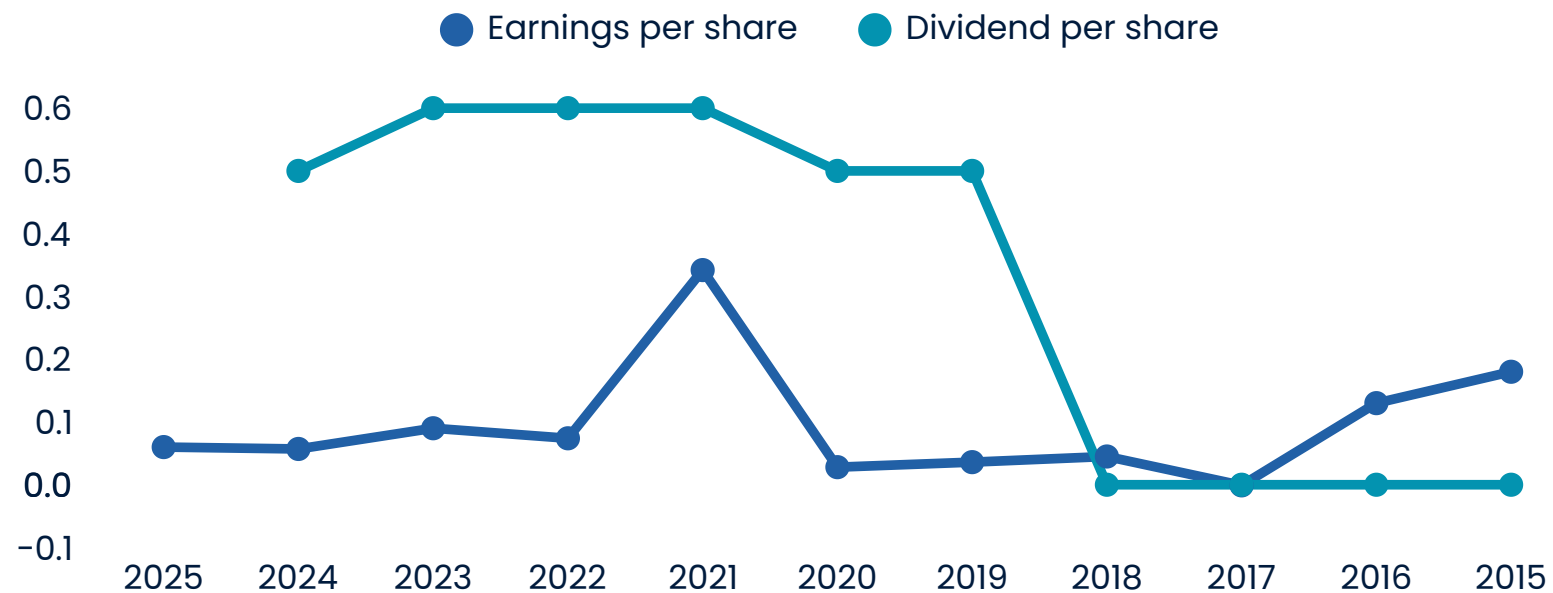
Dividend

The Board proposed a dividend of MVR 0.50 per share for 2025.

Dividend History

The year 2025 represents the seventh consecutive year that MTDC has maintained continuous dividend distribution since the year 2019.

Earnings and Dividend Per Share



BUSINESS REVIEW

The projects undertaken by the Company in 2025 reflect a deliberate and strategic transition toward diversification, enhanced asset utilization, and long term value creation. The Company continues to focus on strengthening its investment portfolio through the development of key projects that are expected to generate sustainable income streams while reducing reliance on traditional tourism based revenues.

A central component of this strategy is the development of the Hulhumalé office complex, which represents MTDC's expansion into the commercial real estate sector. This project has progressed to an advanced stage and is expected to be completed in the near term. Upon completion, it is anticipated to provide a steady and recurring source of rental income, thereby improving cash flow stability and supporting the Company's objective of building a more resilient and diversified revenue base. The development also reflects the Company's broader approach to optimizing its asset portfolio and exploring new avenues for income generation beyond its core tourism related activities.

At the same time, the Naagoashi resort development remains a key pillar of MTDC's long term growth strategy. The project is being undertaken under a revised development approach, enabling greater control over implementation and financial outcomes. Progress has been made in advancing preparatory and planning activities, positioning the project for subsequent phases of development. Although the project is not expected to contribute immediate revenue, it represents a significant long term investment with the potential to enhance the Company's asset base, strengthen its market position, and generate substantial returns upon completion and operation.

In 2025 a Conditional Agreement was signed between MTDC and Ministry of Tourism and Environment (MOTE) to develop a 600 room coastal tourism project in Addu city. The implementation of "Addu Asseyri Tourism Development Plan" remains subject to the terms of the conditional framework agreement, that depends on the execution of legislative amendments permitting State Owned Enterprises to lease and operate tourism projects and the allocation of land plots to the Ministry. Upon execution, this project would be a key development project for MTDC to bring tourism in Addu to greater heights and at the same time expanding MTDC's portfolio to development and operation of City Hotels.

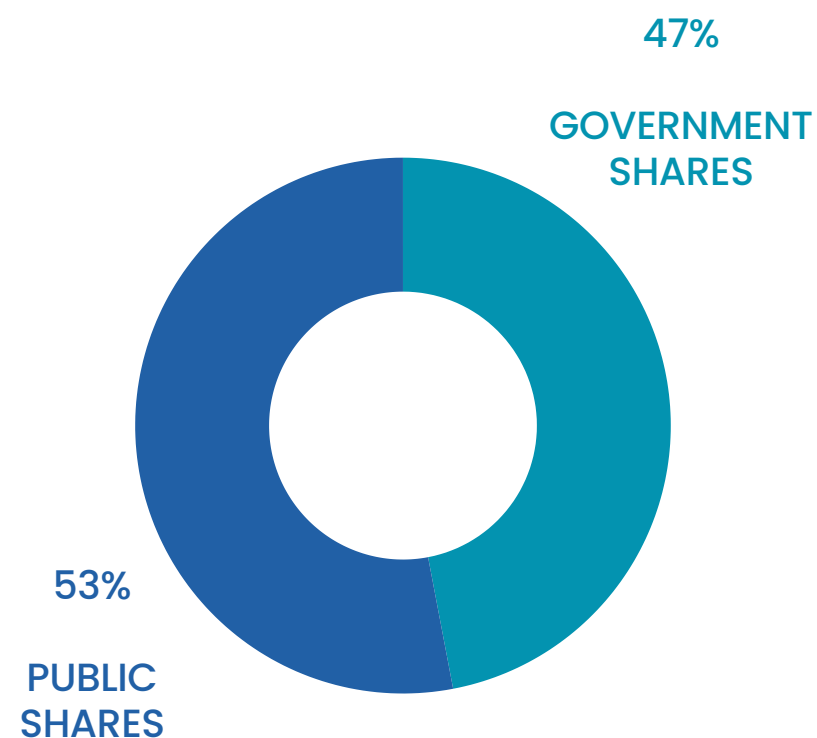
Additionally, MTDC was awarded a contract to develop nature parks in the Protected Area Concept Development for Haa Dhaalu Keylakunu and Shaviyani Farukolhu in collaboration with Ministry of Tourism and Environment. Under the scope of the MoU, MTDC successfully developed detailed nature park concepts in alignment with the Ministry's intended vision for the ecologically significant and protected islands.

In addition to these flagship developments, MTDC continues to derive stable income from its existing portfolio of resort leases and investments. Namely, Kihavah Huravalhi (Anantara Kihavah) and Magudhuvaa (Ayada, Maldives). These assets remain a core component of the Company's operations, providing a consistent revenue stream that supports financial stability during periods of capital investment. The Company has also maintained a strong focus on optimizing its existing assets and improving operational efficiency, ensuring that resources are effectively utilized to maximize returns.

Overall, the Company's ongoing projects demonstrate a balanced and forward looking strategy that integrates immediate income stability with long term growth initiatives. By advancing key developments, strengthening its asset base, and diversifying its revenue streams, MTDC is positioning itself to achieve sustainable growth, improved financial resilience, and enhanced shareholder value in the years ahead.

SHARE PERFORMANCE

MTDC SHARE STRUCTURE



The total issued shares of the Company is 34,087,354 shares. The Public holds 53% of the total issued amounting to 18,428,278 shares, while the Government of Maldives represents the remaining 47% of issued shares amounting to 15,659,076 shares.

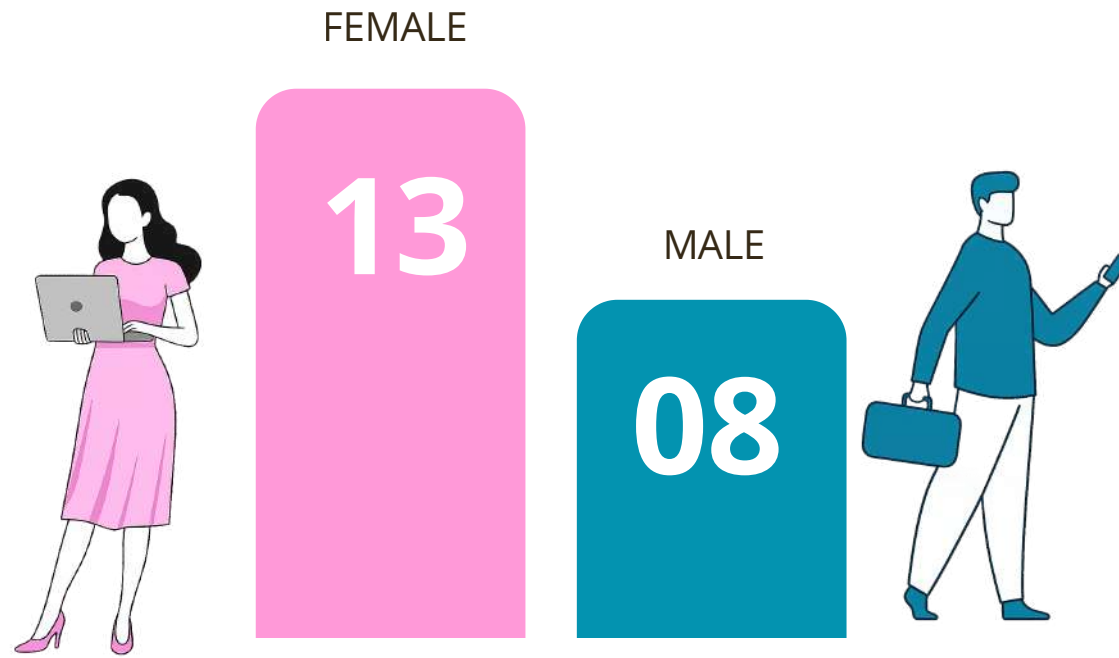
There was no change to the shareholding structure of the Company in the year 2025.

MARKET PERFORMANCE AND SHARE VALUATION

	2025	2024
Highest Traded Price (MVR)	29.94	21.00
Lowest Traded Price (MVR)	11.30	11.00
Market Capitalization (MVR)	519,491,274.96	426,091,925.00
Weighted Average Traded price (MVR)	13.66	14.81
Last traded Price (MVR)	15.24	12.50
Dividend yield (%)	4%	4%
Number of trades under the statistics	413	105
Volume of trades under the statistics (Shares)	42,823	12,423
Value of trades under the statistics (MVR)	585,053.27	183,986.50
Last Traded Date	28th December 2025	29th December 2024
Earnings Per Share (MVR)	0.925	0.864
Net Asset Per Share (MVR)	18.81	16.96
Cashflow Per Share (MVR)	0.119	0.018

HUMAN RESOURCES

EMPLOYMENT DATA



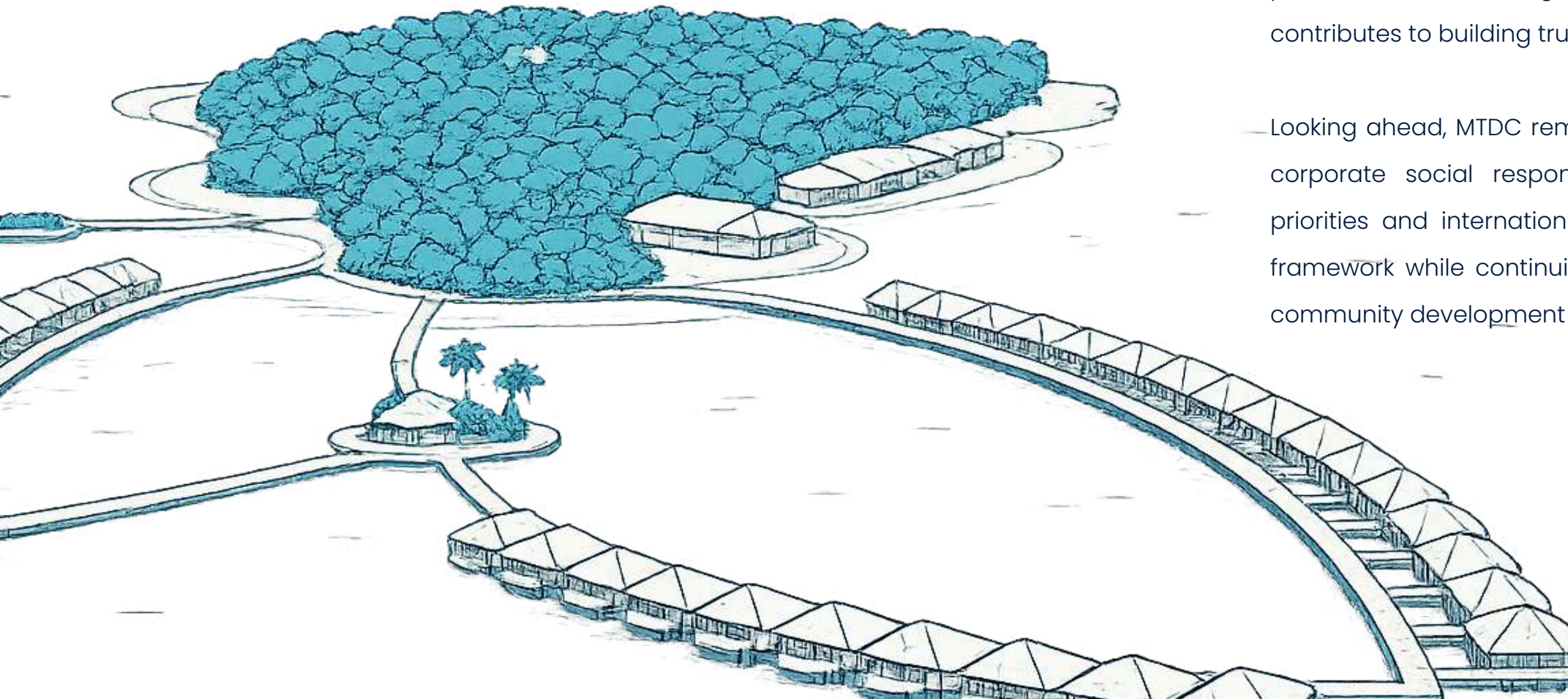
CORPORATE SOCIAL RESPONSIBILITY

MTDC recognizes that sustainable business success is closely linked to the well-being of the communities and environments in which it operates. The Company remains committed to integrating corporate social responsibility into its core business practices, with a focus on contributing positively to economic development, environmental stewardship, and social well-being.

MTDC supports initiatives that contribute to community development and social welfare. While the scale of direct CSR activities remains aligned with the Company's operational scope, the Company recognizes the importance of fostering positive relationships with stakeholders, including local communities, government institutions, and industry partners. In 2025, MTDC spent MVR 338,753.96. on CSR activities

The Company also upholds high standards of ethical conduct, transparency, and accountability in all its activities, which form an integral part of its broader social responsibility. By maintaining strong governance practices and ensuring compliance with regulatory requirements, MTDC contributes to building trust and confidence among its stakeholders.

Looking ahead, MTDC remains committed to strengthening its approach to corporate social responsibility by aligning its initiatives with national priorities and international best practices, including development of ESG framework while continuing to support sustainable economic growth and community development in the Maldives.



CORPORATE GOVERNANCE

The Board of Directors affirms its commitment to maintaining high standards of corporate governance in line with applicable laws, rules, regulations, and best practices in the Maldives.

The Company has complied with the requirements of the Companies Act (07/2023), the Maldives Securities Act (02/2006), the Listing Rules of the Maldives Stock Exchange, the Regulation on Continuing Disclosure and Obligations of Issuers (R-1050/2019) issued by the Capital Market Development Authority, and the Corporate Governance Code of the Capital Market Development Authority.

MTDC's governance framework is designed to promote transparency, accountability, and integrity in all aspects of its operations. The Board is responsible for providing strategic direction, overseeing management, and ensuring that effective systems of internal control and risk management are in place. The Company also maintains policies and procedures to ensure ongoing compliance with regulatory obligations and to uphold ethical standards across the organization.

The Board confirms that, to the best of its knowledge, the Company has complied with all applicable corporate governance requirements during the financial year and continues to strengthen its governance practices in line with evolving regulatory expectations and international best practices.

THE BOARD OF DIRECTORS

The Board of Directors operates under an approved Board Charter which sets out the roles, responsibilities, and functions of the Board. The Charter provides a clear framework for effective governance, including the Board's responsibility for setting strategic direction, overseeing management, ensuring the integrity of financial reporting, and maintaining sound systems of internal control and risk management.

The Charter also outlines the composition of the Board and the delegation of specific responsibilities to Board Committees, while ensuring a clear distinction between the roles of the Board and Management. It further reinforces principles of accountability, transparency, and ethical conduct in all decision making processes.

The Board reviews the Charter periodically to ensure its continued alignment with regulatory requirements and best practices in corporate governance.

ROLES OF BOARD OF DIRECTORS

In accordance with the Company's Articles of Association, the Corporate Governance Code, the Listing Rules, the Regulation on Continuing Disclosure and Obligations of Issuers, and the Maldives Securities Act, the Board of Directors is responsible for undertaking all actions necessary to achieve the Company's objectives, including matters beyond its scheduled meetings where required.

The Board's key responsibilities include safeguarding the rights and interests of shareholders, approving and overseeing the implementation of the Company's business and financial plans, and ensuring the long term sustainability of the Company. This includes identifying investment opportunities, securing strategic partnerships or investors where appropriate, and enhancing shareholder value through initiatives such as improving dividend returns.

The Board also plays a critical role in identifying and mitigating potential risks and challenges facing the Company, including the responsibility to establish effective internal control and risk management systems.

All strategic decisions are made by the Board, and these decisions form the basis for operational execution by Senior Management, who are responsible for implementing the Board's directives in a practical and effective manner.

BOARD COMPOSITION

According to the Company's Articles of Association, the Board comprises of 9 Directors of whom 4 are appointed by the Government and the remaining 5 are elected by the Shareholders at the Annual General Meeting (AGM) for a two-year term from the AGM the Director was elected.

As per the CG Code, the Board of Directors comprises a balanced mix of executive, non-executive, and independent directors with diverse expertise.

The composition of the Board of Directors as of 31st December 2025 was as follows:

Name	Position	Type	Representation	Appointments
Mr.Abdulla Faiz	Chairman	Independent/ Non-Executive	Government	06 th February 2019 - Current
Mr.Ahmed Niyaz	Managing Director	Executive	Government	28 th November 2023 - Current
Mr.Hussain Haneef	Deputy Managing Director	Executive	Government	24 th December 2023 - Current
Mr.Ibrahim Bassam Saeed	Director	Independent/ Non-Executive	Government	26 th December 2023 - Current
Ms.Asamy Rushdy	Director	Independent/ Non-Executive	Public	30 th June 2019 - Current
Ms.Aminath Azlifa	Director	Independent/ Non-Executive	Public	09 th June 2022 - Current
Ms.Aishath Leeza	Director	Independent/ Non-Executive	Public	09 th June 2022 - Current
Mr.Ibrahim Latheef	Director	Independent/ Non-Executive	Public	2 nd March 2023 - Current
Ms.Minna Rasheed	Director	Independent/ Non-Executive	Public	21 st July 2024 - Current

TENURE

As per the Articles of Association, Directors are appointed or elected at an Annual General Meeting and serve until the second Annual General Meeting after their appointment. 56% of the Board of Directors are fulfilling a term between 1-3 years, while 4 Directors has worked in the Board for a term between 4-6 years.

THE PROCESS OF APPOINTMENT AND ELECTION OF BOARD DIRECTORS

The Nomination and Remuneration Committee of the Board has put in the place the process of selection of new directors as per the Articles of Association of the Company. The shareholders are given notice to submit their candidates or express their interest.

The Privatization and Corporatization Board makes the appointment of Directors by the majority shareholder (Government).

The Nomination and Remuneration Committee evaluates the applications from the Public Shareholders. The committee assesses the interested candidates track records, professional qualification, experience and competence. The candidates are further evaluated against the “fit & proper” guidelines for Directors of listed Companies by CMDA, prior to recommendation to the Board and subsequently to the Annual General Meeting for an election.

CONFLICT OF INTEREST

In accordance with the Company’s conflict of interest policy, Directors are required to disclose any interests that may give rise to potential conflicts. This includes situations where an immediate family member holds shares or has a financial interest in another company. Such disclosures must be made in a timely manner, and it is the responsibility of the Company Secretary to record, maintain, and ensure that the Board is appropriately informed of these interests in line with regulatory and governance requirements.

INDEPENDENCE

The Company also places strong emphasis on the independence of its Board, in accordance with the Corporate Governance Code issued by the Capital Market Development Authority and the Company’s Articles of Association. Independent Directors are expected to exercise objective judgment and act in the best interests of the Company, free from undue influence or conflicts. The Board ensures that an appropriate balance of independent and non-executive representation is maintained to support effective oversight, transparency, and accountability in decision-making processes

CHAIRMAN AND MANAGING DIRECTOR

The roles of Chairman and Managing Director within the Company are held by two separate individuals, with their respective responsibilities clearly defined in the Articles of Association of the Company and in the Chairman’s Charter and the Managing Director’s Charter.

Mr.Ahmed Faiz is an independent, non-executive director who serves as the Chairman of the Board of Directors since 6th February 2019, while Mr.Ahmed Niyaz serves as the Managing Director since his appointment on 28th November 2023. This clear separation of roles ensures a distinct division of responsibilities and supports an appropriate balance of authority at the leadership level of the Company.

Except for the matters reserved to the Board of Directors, the matters and authority delegated to the Managing Director is defined in the Delegation of Authority Policy approved by the Board of Directors.

ROLE OF THE CHAIRMAN

As the Chairman of the Board of Directors, the Chairman is responsible for ;

- Running the board and ensuring its effectiveness in all aspects of its role, including regularity and frequency of meetings.
- Setting the board agenda, taking into account the issues and concerns of all board members.
- Ensuring that there is appropriate delegation of authority from the board to executive management.
- Ensuring that the directors receive accurate, timely and clear information, including that on the company's current performance, to enable the board to take sound decisions, monitor effectively and provide advice to promote the success of the company.
- Managing the board to allow enough time for discussion of complex or contentious issues and ensuring that directors have sufficient time to consider critical issues and obtain answers to any questions or concerns they may have and are not faced with unrealistic deadlines for decision making.
- Ensuring issue of essential policies while consulting with the Board as a whole with full frank and discussions being completed.
- Facilitating the effective contribution of non-executive directors and encouraging active engagement by all members of the board.
- Ensuring constructive relations between the executive and non-executive directors.
- Ensuring effective communication with shareholders.

ROLE OF THE MANAGING DIRECTOR

The Managing Director is responsible for;

- Overseeing the day-to-day management and operations of the Company in line with the Articles of Association and Board approved policies.
- Implementing the strategies, decisions, and directives approved by the Board of Directors.
- Ensuring the Company operates in compliance with applicable laws, regulations, and governance requirements.
- Managing the Company's financial performance, resources, and operational efficiency.
- Establishing and maintaining effective internal control systems and risk management frameworks.
- Delegating authority to Management within defined limits, while retaining overall accountability for such delegated responsibilities.
- Acting as the primary link between the Board and Management, providing timely updates on performance, risks, and strategic progress.

NON-EXECUTIVE DIRECTORS

The number of Non-Executive Directors on the Board exceeds the minimum ½ requirement laid down in CG Code of CMDA with majority of those directors being independent.

BOARD INDUCTION AND CONTINUED EDUCATION

All newly appointed Directors are required to undergo a structured induction program within two months of their appointment. This induction, coordinated by the Company Secretary, is designed to provide Directors with a comprehensive understanding of the Company's operations, governance framework, regulatory obligations, and their roles and responsibilities as members of the Board.

The Company is also committed to the continuous development of its directors. From the time of appointment and throughout their tenure, Directors are encouraged to participate in ongoing training and development initiatives. In 2025, Directors attended a total of 11 different training programs focused on enhancing their effectiveness, and contribute meaningfully to the Board's decision-making processes and performance.

BOARD EVALUATION

The Board acknowledges the importance of reviewing its performance to strengthen its leadership and oversight of the Company. Accordingly, a structured evaluation process has been established. The evaluation for the year 2025, was completed in April 2026.

DIRECTORSHIP IN OTHER COMPANIES

No member of the Board of Directors held any directorship in any other Public Listed Company over the year. Directors have disclosed their directorship in private companies

BOARD MEETINGS AND ATTENDANCE

Name	Position	Type	Board Meeting Attendance	Attendance to Annual General Meeting
Mr.Abdulla Faiz	Chairman	Independent / Non -Executive Director	12/12	1/1
Mr.Ahmed Niyaz	Managing Director	Executive	12/12	1/1
Mr.Hussain Haneef	Deputy Managing Director	Executive	12/12	1/1
Mr.Ibrahim Bassam Saeed	Director	Independent / Non -Executive Director	12/12	1/1
Ms.Asamy Rushdy	Director	Independent / Non -Executive Director	8/12	0/1
Ms.Aminath Azlifa	Director	Independent / Non -Executive Director	12/12	1/1
Ms.Aishath Leeza	Director	Independent / Non -Executive Director	12/12	1/1
Mr.Ibrahim Latheef	Director	Independent / Non -Executive Director	12/12	1/1
Ms.Minna Rasheed	Director	Independent / Non -Executive Director	12/12	1/1

NON-EXECUTIVE DIRECTORS MEETING

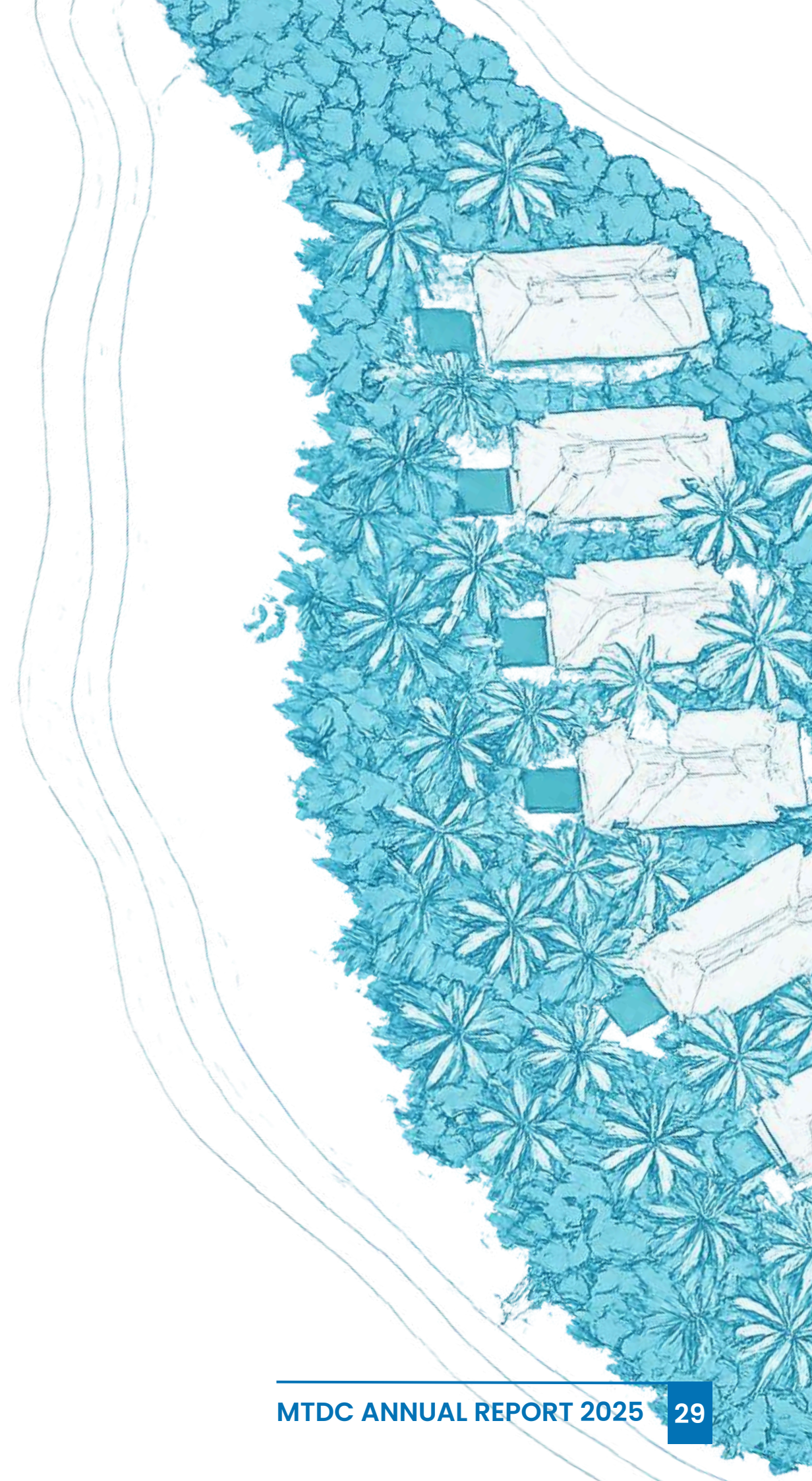
As per Corporate Governance Code of CMDA, the Non-Executive Directors held one meeting in the absence of Executive Directors of the Board, to facilitate independent discussion, strengthen oversight, and ensure objective evaluation of matters concerning the Company's performance and governance.

The details of attendance of each Non-Executive Board members to this meeting are as follows;

Name	Position	Type	Meeting Attendance
Mr.Abdulla Faiz	Chairman	Independent / Non -Executive Director	1/1
Mr.Ibrahim Bassam Saeed	Director	Independent / Non -Executive Director	1/1
Ms.Asamy Rushdy	Director	Independent / Non -Executive Director	0/1
Ms.Aminath Azlifa	Director	Independent / Non -Executive Director	1/1
Ms.Aishath Leeza	Director	Independent / Non -Executive Director	1/1
Mr.Ibrahim Latheef	Director	Independent / Non -Executive Director	1/1
Ms.Minna Rasheed	Director	Independent / Non -Executive Director	1/1

KEY DECISIONS TAKEN BY THE BOARD

- Approved to hold the Annual General Meeting 2024 on 29th May 2025.
- Approved the agenda of the Annual General Meeting 2024.
- Approved the Audited Financial Statements for the year 2024 to be submitted to the Annual General Meeting 2024.
- Approved the Annual Report of 2024 to be submitted to the Annual General Meeting 2024.
- Approved the Draft minutes of Annual General Meeting 2024 and approved to publish for shareholder comments.
- Approved the book closing date for the Annual General Meeting 2024.
- Approved to propose to shareholders at the Annual General Meeting 2024 to approve a dividend of MVR 0.50.
- Approved to propose Ernst &Young as external auditors with a fee of USD 27,102.60 with 8% GST as audit fee at the Annual General Meeting 2024.
- Approved the Construction Management Plan of H.Dh.Naagoashi Resort Development Project and approved the Budget of H.Dh.Naagoashi Resort Development Project (Phase 1).
- Approval of Business Plan and Budget of 2026.



BOARD COMMITTEES

In accordance with the Corporate Governance Code, MTDC's board of directors are divided into the following sub-committees;

- Audit and Risk Management Committee
- Nomination and Remuneration Committee
- Corporate Governance and Compliance Committee

Each committee operates under a formal charter approved by the Board and endorsed by its members. The Nominating and Remuneration Committees were consolidated into a single committee, reflecting the Board's view that the Directors' combined expertise could be leveraged more efficiently across the shared responsibilities of both functions. Committee members clearly understand the distinct duties associated with each area, and the Board is satisfied that the unified committee is well equipped to carry out these responsibilities effectively.

The Committee Chairperson in consultation with the Company Secretary, determines the frequency of the Committee meetings as per Committee Charters. The recommendations of the Committees are presented to Board of Directors for approval.

COMPOSITION OF BOARD COMMITTEES

Audit and Risk Management Committee

Name	Position	Type	Appointments
Mr. Ibrahim Latheef	Chairperson	Independent / Non -Executive Director	2nd March 2023 - Current
Ms. Aminath Azlifa	Member	Independent / Non -Executive Director	7th August 2024 - Current
Ms. Aishath Leeza	Member	Independent / Non -Executive Director	7th August 2024 - Current
Mr. Ibrahim Bassam Saeed	Member	Independent / Non -Executive Director	29th January 2024 - Current

Nomination And Remuneration Committee

Name	Position	Type	Appointments
Ms. Aminath Azlifa	Chairperson	Independent / Non -Executive Director	30th June 2022 - Current
Ms. Aishath Leeza	Member	Independent / Non -Executive Director	30th June 2022 - Current
Ms. Asamy Rushdy	Member	Independent / Non -Executive Director	07th August 2024 - Current
Ms. Minna Rasheed	Member	Independent / Non -Executive Director	07th August 2024 - Current
Mr. Ibrahim Bassam Saeed	Member	Independent / Non -Executive Director	15th August 2024 - Current

Corporate Governance and Compliance Committee

Name	Position	Type	Appointments
Ms. Asamy Rushdy	Chairperson	Independent / Non -Executive Director	20th September 2020 - Current
Ms. Minna Rasheed	Member	Independent / Non -Executive Director	07th August 2024 - Current
Mr. Ibrahim Bassam Saeed	Member	Independent / Non -Executive Director	07th August 2024 - Current
Mr. Ibrahim Latheef	Member	Independent / Non -Executive Director	2nd March 2023- Current

SHARES OWNED BY MEMBERS OF THE BOARD OF DIRECTORS AS AT 31ST DECEMBER 2025

Name	Position	Type	Total
Mr.Abdulla Faiz	Chairman	Independent/ Non-Executive	Nil
Mr.Ahmed Niyaz	Managing Director	Executive	550
Mr.Hussain Haneef	Deputy Managing Director	Executive	Nil
Mr.Ibrahim Bassam Saeed	Director	Independent/ Non-Executive	Nil
Ms.Asamy Rushdy	Director	Independent/ Non-Executive	308
Ms.Aminath Azlifa	Director	Independent/ Non-Executive	200
Ms.Aishath Leeza	Director	Independent/ Non-Executive	150
Mr.Ibrahim Latheef	Director	Independent/ Non-Executive	980
Ms.Minna Rasheed	Director	Independent/ Non-Executive	1162

No Director has been granted any entitlement or opportunity to acquire securities of the Company. Any shares held by Directors are owned in their personal capacity, acquired independently.

COMPANY SECRETARY

The Company Secretary plays a key role in supporting the effective functioning of the Board and its Committees, ensuring compliance with all applicable laws, regulations, and governance requirements. The Company Secretary advises the Board on corporate governance matters, facilitates the flow of information, and ensures that Board procedures are properly followed. All Directors have access to the Company Secretary for guidance in the discharge of their duties, and the appointment or removal of the Company Secretary is a matter reserved for the Board.

Ms.Mariyam Leena Ali served in the position of Company Secretary till 11th May 2025. Ms. Fathimath Liusha continued to hold the position since her appointment on 12th May 2025. Her appointment was duly filed with the Registrar of Companies.

PROHIBITION OF INSIDER TRADING

In line with the Capital Market Development Authority's Policy on the Prohibition of Insider Trading and the Securities Act (02/2006), the Company has adopted an Insider Trading Policy aimed at preventing the use of confidential and price sensitive information in transactions involving its securities. Under this policy, any stakeholder with access to non public or strategic information is strictly prohibited from engaging in the purchase or sale of the Company's securities. The Company regularly updates the "restricted persons list" in accordance with the Policy.

RELATED PARTY TRANSACTIONS

All related party transactions are conducted on an arm's length basis and in the ordinary course of business.

The government of the Maldives is the major shareholder of MTDC, there have been business negotiations and transactions held between the company and the government.

The Company participates in Treasury Bill investments in response to government issued tenders. During 2025, the Company made investments in Treasury Bills.

ETHICAL STANDARDS AND CODE OF CONDUCT

The Company enforces a Code of Conduct applicable to all directors and employees, promoting integrity, accountability, and professionalism. Conflicts of interest of all Directors are disclosed and managed by the Company Secretary.

SYSTEM TO RAISE CONCERN

The Company is committed to achieving and maintaining the highest standard of work ethics in the conduct of business in line with code of conduct and ethics and good governance practices.

The Company encourage its employees to report suspected and/or known misconduct as per the Whistle blowing Policy of the Company.

INTERNAL AUDIT

Given the Company's relatively small scale of operations, the internal audit function is outsourced to an independent external audit party Crowe Maldives LLP.

EXTERNAL AUDIT

The external auditors of the Company are appointed by the shareholders at the Annual General Meeting, based on the recommendation of the Audit and Risk Management Committee and approval of the Board of Directors.

The external auditors are responsible for providing an independent opinion on whether the financial statements present a true and fair view of the Company's financial position and performance, in accordance with applicable accounting standards and regulatory requirements. The audit is conducted in accordance with International Standards on Auditing, ensuring objectivity, independence, and professional integrity throughout the process.

The Audit and Risk Management Committee maintain regular communication with the external auditors, reviewing the scope and results of the audit, as well as any significant findings and recommendations. The Committee also monitors the independence and effectiveness of the external auditors to ensure that audit services are carried out without any conflict of interest.

The shareholders appointed Ernst & Young as the External Auditors for the year 2025.

The Board confirms that the external auditors remained independent during the financial year and that there was no non audit services provided that could impair their independence.

INTERNAL CONTROLS AND RISK MANAGEMENT

The overall responsibility for the system of internal control, designed to ensure the reliability of the financial information and compliance with reporting obligations, lies with the Board of Directors.

The Company maintains a robust system of internal controls to safeguard assets, ensure accurate financial reporting, and support operational efficiency. These controls are regularly reviewed by management and the Audit and Risk Committee.

SHAREHOLDER RELATIONS

MTDC ensures timely and transparent communication with shareholders through annual and quarterly reports and disclosures. The Company remains committed to protecting shareholder rights and promoting equitable treatment.

The company believes it is of utmost importance that there is a healthy interactive exchange of information between the company and its shareholders.

ANNUAL GENERAL MEETING

The Annual General Meeting (AGM) serves as a key platform for shareholder engagement and the exercise of shareholder rights. The Company is committed to conducting its AGM in a transparent and orderly manner, in accordance with applicable laws, regulations, and the Company's Articles of Association.

Shareholders are provided with timely notice of the AGM, along with relevant documentation to enable informed participation and decision making.

The Annual General Meeting of 2024 was held on 29th May 2025. A total of 108 shareholders representing 46.51% of the share capital were represented at the Annual General Meeting. The Company facilitates shareholder voting through the "FahiVote" platform of Maldives Securities Depository.

The Annual General Meeting provided shareholders with the opportunity to actively engage with the Board and Management, raise questions, seek clarifications, and express their views on the Company's performance and strategic direction.

Major Decisions made at the Annual General Meeting 2024 include :

- Approval of the Annual Report and Audited Financial Statement.
- Dividend payout of MVR 0.50 per share.
- Appointment of E&Y as the external auditors of the Company for the year 2025 for a fee of USD 27,102.60 with 8% GST.

DIVIDEND

The Company ensures compliance with the Listing Rules of the Maldives Stock Exchange by promptly disclosing all price-sensitive information, including decisions relating to dividend declarations. Such information is communicated to the market immediately following Board approval, ensuring transparency and equal access to information for all shareholders.

The Board has declared MVR 0.50 per share for shareholders' approval in the upcoming Annual General Meeting.

REGULATORY AND COMPLIANCE

MTDC strives to adhere to the highest principles of Corporate Governance Code of the CMDA by establishing standards and systems that promote transparency, accountability, integrity, and fairness at all levels and in all spheres of its operations. The Board confirms that MTDC has complied with all applicable corporate governance requirements and continues to enhance its practices in line with international standards.

All fees and taxes have been paid to date to relevant authorities in compliance with the Companies Act as well as other relevant regulations and acts. No penalties were imposed on the Company by any regulator during the year 2025.

The Company published its Audited Financial Statement on 14th May 2025 prior to the deadline of extension given by Capital Market Development Authority. The Annual General Meeting 2024 was held as per the Corporate Governance Code of CMDA.

SUSTAINABILITY AND ESG

The Company recognises the importance of sustainable development and is committed to integrating environmental, social, and governance considerations into its operations. MTDC continues to adopt environmentally responsible practices in its project developments and supports initiatives that contribute to community development and economic inclusion.

FUTURE OUTLOOK

Looking ahead, MTDC is well positioned to capitalize on emerging opportunities in both the tourism and commercial sectors. The completion of its major development projects is expected to significantly enhance revenue generation and improve cash flow stability.

The Company will continue to focus on strengthening its asset portfolio, improving operational efficiency, and maintaining strong governance standards. With a clear strategic direction and a disciplined approach to financial management, MTDC is confident in its ability to deliver sustainable long term value to its shareholders.

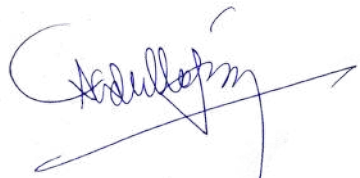
DIRECTORS' DECLARATION STATEMENT

MTDC is committed to maintaining the highest standards of transparency, accountability, and regulatory compliance. All activities undertaken during the year 2025 have been carried out in full accordance with the Corporate Governance Code, Listing Rules, the Securities Act, and the Company's internal rules and regulations.

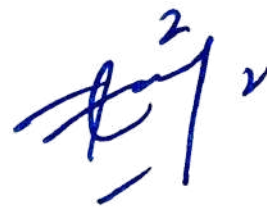
Following a comprehensive review of the financial statements and reports, all relevant and material information has been appropriately disclosed and made available to shareholders.

The Directors confirm that, to the best of their knowledge, the financial statements for the year ended 31 December 2025 have been prepared in accordance with International Financial Reporting Standards (IFRS) and present a true and fair view of the Company's financial position and performance.

The Directors further confirm that, based on the financial position and available information, the Company has adequate resources to continue its operations for the foreseeable future, and accordingly, the financial statements have been prepared on a going concern basis.



Abdulla Faiz
Chairman



Ahmed Niyaz
Managing Director



AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

The Audit Committee and Risk Management Committee was established in accordance with the Corporate Governance Code issued by the Capital Market Development Authority (CMDA). The Committee operates under a formal charter approved by the Board and is entrusted with assisting the Board in fulfilling its oversight responsibilities in relation to;

- Overseeing the company's finance and the Financial Report, and to ensuring that the internal control mechanisms are managed in such a reliable way that protects the interests of the shareholders.
- Facilitate communication between the company's management, external auditors, internal auditors and the Board of Directors.
- To oversee and ascertain the work undertaken by the Internal and External Auditors and the level of independence enjoyed by them in pursuing their mandated work.
- To review and oversee those aspects of the business experiencing large losses and to ensure that the Company complies with the Laws and Regulations.
- To assure that there is in place an effective system of controls reasonably designed to safeguard assets and income of the Company.
- Maintain compliance with Company's ethical standards, policies, plans and procedures.
- To oversee risk assessment and risk management pertaining to the financial, accounting and tax matters of the Company.

The Audit and Risk Management Committee will have the full authority to acquire advisors, and legal opinion in exercising and discharging its functions.

Composition of the Committee

The Audit and Risk Management Committee comprises of 4 Directors who are Non-Executive Directors, with a majority being Independent Directors, in line with the requirements of the CMDA Corporate Governance Code. The Chairperson of the Committee is an Independent Non-Executive Director with relevant financial expertise. The Managing Director and the Chairman of the Board are not members of the Committee, ensuring independence and objectivity in its functions.

There were no changes to the Committee during 2025.

Meetings and Activities

The Audit and Risk Management Committee meets regularly during the year, with meetings held at least on a quarterly basis and additional meetings convened as required. Senior Management, including the Chief Financial Officer and internal auditors, attend meetings by invitation to provide necessary information and clarification. The external auditors are also invited to attend meetings where audit related matters are discussed.

A total of 6 meetings were held in 2025 and the below table showing the members of the committee and their attendance to the meetings.

Name	Position	Type	Attendance
Mr. Ibrahim Latheef	Chairperson	Independent / Non -Executive Director	6/6
Ms. Aminath Azlifa	Member	Independent / Non -Executive Director	5/6
Ms. Aishath Leeza	Member	Independent / Non -Executive Director	6/6
Mr. Ibrahim Bassam Saeed	Member	Independent / Non -Executive Director	6/6

Main activities of 2025

- Review and approved the Audited Financial Statements of 2024.
- Recommended on the Dividend of 2024.
- Recommend an External Auditor to the Board of Directors.
- Review and approve the quarterly financial reports of the company for the year 2025.
- Discussed on the development of policies governing the financial and risk management.
- Approved the External Audit Plan for 2025.
- Reviewing the Budget and Business Plan of 2025.

Internal Audit

Given the Company's relatively small scale of operations, the internal audit function is outsourced to an independent external audit party Crowe Maldives LLP.

External Audit

The shareholders appointed Ernst &Young as the External Auditors for the year 2025.

The Board confirms that the external auditors remained independent during the financial year and that there was no non audit services provided that could impair their independence.

Internal Control and Risk Management

The Audit and Risk Management Committee has reviewed the effectiveness of the Company's system of internal controls, including financial, operational, and compliance controls, and is satisfied that appropriate mechanisms are in place to safeguard the Company's assets and ensure the reliability of financial reporting.

Conclusion

The Audit and Risk Management Committee is of the view that it has effectively discharged its responsibilities during the year.



Mr. Ibrahim Latheef

Chairman

Audit and Risk Management Committee



CORPORATE GOVERNANCE AND COMPLIANCE COMMITTEE REPORT

The Corporate Governance and Compliance Committee was established in accordance with the Corporate Governance Code issued by the Capital Market Development Authority (CMDA). The Committee operates under a formal charter approved by the Board and is entrusted with assisting the Board in fulfilling its oversight responsibilities in relation to;

- Developing and monitoring the Company's overall approach to corporate governance issues.
- Undertake an annual review of corporate governance issues and practices for the company and make recommendations for improvements where necessary.
- Advise the Board or any of its committees on corporate governance issues.
- Ensure that the board members have completed orientation.
- Ensure that board and its committees review its charters, annually.
- Develop and constantly monitor a policy for issuing dividend to shareholders of the company.
- Ensure that an appropriate business code of ethics is established and reviewed necessarily for the company.
- Ensure that appropriate methods are being established for the stakeholders to submit their recommendations and inquiries to the necessary established regulatory bodies in the company.

Composition of the Committee

The Corporate Governance and Compliance Committee comprises of 4 Directors who are Non-Executive Directors, with a majority being Independent Directors, in line with the requirements of the CMDA Corporate Governance Code. The Chairperson of the Committee is a Non-Executive Director.

There were no changes to the Committee during 2025.

Meetings and Activities

The Corporate Governance and Compliance Committee comprises of 4 Directors who are Non-Executive Directors, with a majority being Independent Directors, in line with the requirements of the CMDA Corporate Governance Code. The Chairperson of the Committee is a Non-Executive Director.

There were no changes to the Committee during 2025.

Name	Position	Type	Attendance
Ms. Asamy Rushdy	Chairperson	Independent / Non -Executive Director	2/2
Ms. Minna Rasheed	Member	Independent / Non -Executive Director	2/2
Mr. Ibrahim Bassam Saeed	Member	Independent / Non -Executive Director	2/2
Mr. Ibrahim Latheef	Member	Independent / Non -Executive Director	2/2

Main activities of 2025

- Reviewed the Annual Report to ensure compliance with applicable regulatory requirements and reporting guidelines
- Reviewed all publications and disclosures related to the Annual General Meeting to ensure accuracy, completeness, and regulatory compliance

Conclusion

The Corporate Governance and Compliance Committee is satisfied that the Company has maintained a sound governance framework during the year and has complied with the relevant regulatory requirements. The Committee remains committed to continuously enhancing governance practices to support the long-term sustainability and integrity of the Company.



Ms. Asamy Rushdy

Chairperson

Corporate Governance and Compliance Committee

NOMINATION AND REMUNERATION COMMITTEE REPORT

The Nomination and Remuneration Committee was established in accordance with the Corporate Governance Code issued by the Capital Market Development Authority (CMDA). The Committee operates under a formal charter approved by the Board.

The main responsibilities of the committee include:

- To evaluate and ascertain the track record, professional qualification, experience and competence of the candidates for the appointment of directors.
- To advise the government of the experience and skill that the company requires its directors to possess.
- To ascertain that the Board of the Company is formed in compliance with the Articles of the Company and to review the performance of the Directors to the Company satisfactorily twice a year.
- To formulate guidelines and rules for the appointment of Chief Executive Officer (CEO), Chief Financial Officer (CFO) and appointment of senior officials according to the organizational structure of the Company.
- To establish rules relating to work agreement, time period provided for termination of employment and dismissal of an employee without violating rights enjoyed by an employee under the law.
- To determine fundamental issues relating to salaries and incentives of Directors, Chief Executive Officer (CEO), Chief Financial Officer (CFO) and senior officials of the Company.
- To prepare the employment agreement, period of termination, and financial dues payable upon dismissal of an employee.
- To determine financial and other incentives to encourage the performance of the employees.
- To harmonize the rules placed to comply with the Company's Human Resources Policy with the Strategic Direction as decided by the Company's Board.

Composition of the Committee

The Nomination and Remuneration Committee comprises of 5 Directors who are Non-Executive Directors, with a majority being Independent Directors, in line with the requirements of the CMDA Corporate Governance Code. The Chairperson of the Committee is a Non-Executive Director.

There were no changes to the Committee during 2025.

Meetings and Activities

The Committee meets periodically during the year, with additional meetings convened as required. The Committee works closely with the Board and Management to ensure that governance and remuneration practices are effectively implemented.

A total of 4 meetings were held in 2025 and the below table shows the members of the committee and their attendance to the meetings.

Name	Position	Type	Attendance
Ms. Aminath Azlifa	Chairperson	Independent / Non -Executive Director	4/4
Ms. Aishath Leeza	Member	Independent / Non -Executive Director	4/4
Ms. Asamy Rushdy	Member	Independent / Non -Executive Director	4/4
Ms. Minna Rasheed	Member	Independent / Non -Executive Director	4/4
Mr. Ibrahim Bassam Saeed	Member	Independent / Non -Executive Director	4/4

Main activities of 2025

- Reviewed and discussed initiatives to strengthen the Company's human resources framework.
- Assessed and reviewed the organizational structure to enhance operational effectiveness.
- Oversaw the process of shortlisting candidates and conducting interviews the position of Company Secretary.
- Evaluated, interviewed and recommended the nomination of the Company Secretary to the Board.

Board Diversity

Each Director brings relevant experience in finance, tourism, governance, and business leadership. The Board collectively possesses the skills required to effectively oversee the Company's strategy and operations.

In 2025, the Board comprised 4 female directors and 5 male directors. There is no specific policy created about gender diversification amongst the directors of the Company. However, the company follows the gender diversity guidelines set out in the CMDA Corporate Governance Code.

Conclusion

The Nomination and Remuneration Committee is satisfied with the activities carried out during the year.



Ms. Aminath Azlifa

Chairperson

Nomination and Remuneration Committee



REMUNERATION REPORT

The Company's remuneration framework is designed to attract, retain, and motivate qualified individuals while ensuring alignment with the Company's long-term objectives. Remuneration is structured to reflect individual responsibilities, performance, and market benchmarks, while maintaining fairness and transparency.

Employee Remuneration

The remuneration structure for employees comprises a combination of basic salary and applicable allowances, determined with reference to prevailing market practices, industry benchmarks, and applicable employment laws in the Maldives. The Company does not provide share-based compensation or special bonus schemes as part of the standard remuneration package to its employees. A bonus allowance was paid in 2025.

Each employee enters into an individual employment contract with the Company, which clearly outlines the terms and conditions of employment, including notice periods, redundancy provisions, and any applicable compensation, in accordance with local labour laws and regulatory requirements.

A separate agreement has been established with the employees and MTDC regarding being made redundant and the notice applicable, the remuneration applicable in cases where an employee is made redundant in accordance with the rules and guidelines of the employment laws.

Salaries and Allowances of Directors and Senior Management

The remuneration of Board Directors and Senior Management of MTDC comprises a basic salary and fixed allowances. These are determined with reference to prevailing industry practices and based on the recommendations of the Nomination and Remuneration Committee approved by the Board of Directors.

During the year 2025, the total expenditure on salaries and allowances for the Board of Directors amounted to MVR 1,543,002.30.

Directors are entitled to a monthly director's fee of MVR 12,000 and a sitting allowance of MVR 1,000 per meeting. The Chairman of the Board receives a total monthly allowance of MVR 20,000. In addition, members of Board sub-committees, including the Audit and Risk Management Committee, Nomination and Remuneration Committee, and Corporate Governance and Compliance Committee, are paid a sitting allowance of MVR 1,000 for each meeting attended.

There is no policy to give any directors neither a performance incentive, notice period or a severance fee. The Directors were not offered any stock options during the year. All shares held by the Directors of the Company were purchased in their individual capacities.

The Company confirms that no service contracts have been entered into with any of its Directors or senior management during the year. No material contracts involving Directors existed during or at the end of the reporting period.

Executive Directors of the Company receive additional remuneration through their employment at the Company. Additionally, all Directors are entitled to medical insurance under the Company's medical insurance scheme.

While the Company maintains transparency in its governance practices, detailed remuneration disclosures of Executive Directors, including allowances, are not publicly disclosed due to competitive considerations within the market, as such the Company remains partially compliant to the clause 2.4 of the Corporate Governance Code of CMDA.

The Senior Management of the Company consists of the Executive Directors of the Board, Chief Financial Officer and General Managers.

Members of the senior management are given a basic salary, phone allowance and a fixed allowance. During the year 2025, the total expenditure spent as salaries and allowances for senior management employees totaled to MVR 4,756,263.50.

Total Salary and Allowance of Directors for the Year 2025

Name	Position	Type	Total (MVR)
Mr.Abdulla Faiz	Chairman	Independent/ Non-Executive	252,000
Mr.Ahmed Niyaz	Managing Director	Executive	155,000
Mr.Hussain Haneef	Deputy Managing Director	Executive	155,000
Mr.Ibrahim Bassam Saeed	Director	Independent/ Non-Executive	168,000
Ms.Asamy Rushdy	Director	Independent/ Non-Executive	157,000
Ms.Aminath Azlifa	Director	Independent/ Non-Executive	167,000
Ms.Aishath Leeza	Director	Independent/ Non-Executive	167,000
Mr.Ibrahim Latheef	Director	Independent/ Non-Executive	164,000
Ms.Minna Rasheed	Director	Independent/ Non-Executive	161,000

The Remuneration Report was approved by the Board of Directors and signed on its behalf by the Chairman of Nomination and Remuneration Committee.



Ms. Aminath Azlifa

Chairperson

Nomination and Remuneration Committee

AUDIT REPORT & AUDITED FINANCIAL STATEMENTS 2025



Ernst & Young
Chartered Accountants
Ma. Seeraazege
7th Floor, Unit A, B & C
Seeraazee Goalhi
Malé, Republic of Maldives

Tel: +960 332 0742
eymv@lk.ey.com
ey.com
Reg. No: P-0192/1995

DN/NJ/KS

**Independent auditor's report
To the shareholders of Maldives Tourism Development Corporation PLC**

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Maldives Tourism Development Corporation PLC (the "Company") which comprise the statement of financial position as of 31 December 2025, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with the IESBA 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 the audit of the financial statements of the current period. These matters were addressed in the context of the audit of the financial statements as a whole, and in forming the auditor's opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

MALDIVES TOURISM DEVELOPMENT CORPORATION PLC

AUDITOR'S REPORT AND FINANCIAL STATEMENTS

31 December 2025

Key audit matter	How our audit addressed the key audit matter
<p>Carrying value of Property Plant and Equipment</p> <p>As at 31 December 2025, the Company reported Property, Plant and Equipment (PPE) with a total carrying value of USD 22,844,550. This balance includes Capital Work-in-Progress (CWIP) amounting to USD 12,051,200, which was transferred during the year from Investment Property previously measured under the fair value model.</p> <p>This was a key audit matter due to:</p> <ul style="list-style-type: none"> Materiality of the reported balance, which represented 24% of the Company's total assets, as of the reporting date. Management's assessment of the eligibility and reasonableness of capitalization of expenditure incurred during the period. Management's assessment of fair value of capital work-in-progress (CWIP) transferred from investment property as of transferred date. Management's assessment of the existence of indicators of diminution in value and assessment of carrying value, as necessary. <p>Disclosures on property, plant and equipment are included in Notes 4.6, 13 and 16 to the financial statement.</p>	<p>Our audit procedures included the following key procedures:</p> <ul style="list-style-type: none"> Evaluated the eligibility and reasonableness of expenditure capitalized. We read the external valuer's report and understood the key estimates made and approach taken by the valuer to determine the fair value of the investment property as of transferred date. Inspected the documentation supporting the Management's decision for the change in use of the underlying asset, which led to the transfer from investment property to property, plant and equipment (PPE). We assessed whether Management had identified potential indicators of diminution in value. Where a formal assessment was deemed necessary, we evaluated the reasonableness of the carrying values determined by Management. As part of our assessment, we observed the physical condition of the relevant assets. Assessed the adequacy of related disclosures made in Notes 4.6, 13 and 16 to the financial statements.

Other information included in The Company's 2025 Annual Report

Other information consists of the information included in The Company's 2025 Annual Report other than the financial statements and our auditor's report thereon. Management is responsible for the other information. The Company's 2025 Annual Report is expected to be made available to us after the date of this auditor's report.

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

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



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

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

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



Auditor's responsibilities for the audit of the financial statements (Continued)

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Dhunya Nizar.



For and on behalf of Ernst & Young
Partner: Dhunya Nizar
Licensed Auditor: ICAM-IL-Z73

29 April 2026
Male'

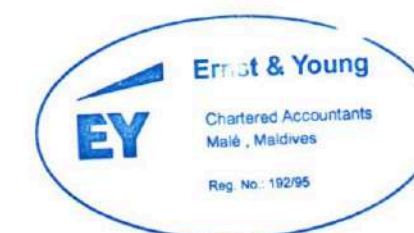


**MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31ST DECEMBER**

	Notes	2025 USD	2024 USD
Revenue	6	5,130,757	5,227,828
Direct Cost	7	(2,203,726)	(2,128,686)
Gross Profit		2,927,031	3,099,142
Other income		13,167	-
Administrative Expenses		(1,812,371)	(1,614,406)
Change in Fair value of Investment Property	16	1,434,331	820,702
Results from Operations		2,562,158	2,305,438
Finance Income	8	132,653	181,641
Finance Costs	9	(332,792)	(331,790)
Net Finance Costs		(200,139)	(150,149)
Profit Before Tax		2,362,019	2,155,289
Income tax expense	11	(313,721)	(232,497)
Profit for the Year		2,048,298	1,922,792
Other Comprehensive Income for the Year		-	-
Total Comprehensive Income for the Year		2,048,298	1,922,792
Basic Earnings Per Share	12	0.060	0.056
Dividend Per Share	21.5	0.032	0.039

Figures in brackets indicate deductions.

The Financial Statements are to be read in conjunction with the related notes which form an integral part of the Financial Statements of the Company set out on pages 9 to 37. The Report of the Independent Auditor is given on pages 1 to 4.



MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
STATEMENT OF FINANCIAL POSITION

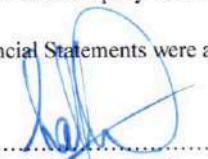
AS AT 31ST DECEMBER

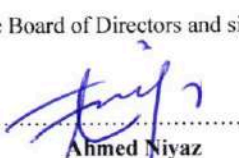
	Notes	2025 USD	2024 USD
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	13	22,844,550	5,255,583
Right of Use Asset	14	15,092,885	44,563
Intangible Assets	15	4,316	7,216
Investment Property	16	-	25,991,337
Net Investment in Sub Leases	17.3	50,554,418	51,715,843
Total Non-Current Assets		88,496,169	83,014,542
Current Assets			
Net Investment in Sub Leases	17.3	2,489,991	1,680,519
Other Receivables	18	57,114	47,443
Tax Receivable	25	-	154,999
Short Term Investments	19	-	4,515,295
Cash and Balances with Banks	20	4,046,053	610,270
Total Current Assets		6,593,158	7,008,526
Total Assets		95,089,327	90,023,068
EQUITY AND LIABILITIES			
Equity			
Share Capital	21	26,183,719	26,183,719
Share Premium	21.3	607,415	607,415
Retained Earnings		26,846,372	25,903,381
Total Equity		53,637,506	52,694,515
Liabilities			
Non-Current Liabilities			
Lease Liabilities	22.4	23,875,461	22,895,600
Payables to the Government of Maldives	23.1	5,793,847	6,380,133
Deferred Tax Liability	11.2	1,043,792	887,406
Total Non-Current Liabilities		30,713,100	30,163,139
Current Liabilities			
Lease Liabilities	22.4	487,610	622,770
Payables to the Government of Maldives	23.1	1,456,040	560,074
Trade and Other Payables	24	8,792,733	4,617,539
Tax Payable	25	2,338	-
Bank overdraft	20	-	1,365,031
Total Current Liabilities		10,738,721	7,165,413
Total Liabilities		41,451,821	37,328,553
Total Equity and Liabilities		95,089,327	90,023,068


Figures in brackets indicate deductions.

The Financial Statements are to be read in conjunction with the related notes which form an integral part of the Financial Statements of the Company set out on pages 9 to 37. The Report of the Independent Auditor is given on pages 1 to 4.

These Financial Statements were approved by the Board of Directors and signed on its behalf by;


Ibrahim Latheef
Chairperson of Audit and Risk
Management Committee


Ahmed Niyaz
Managing Director


Ibrahim Latheef
Chief Financial Officer

29 April 2026
Male'

-6-



MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31ST DECEMBER

	Share Capital USD	Share Premium USD	Retained Earning USD	Total Equity USD
As at 1 st January 2024	26,183,719	607,415	25,306,945	52,098,079
Total Comprehensive Income for the Year				
Profit for the year	-	-	1,922,792	1,922,792
Transactions with Owners of the Company				
Dividends declared during the year	-	-	(1,326,356)	(1,326,356)
As at 31 st December 2024	26,183,719	607,415	25,903,381	52,694,515
Total Comprehensive Income for the Year				
Profit for the year	-	-	2,048,298	2,048,298
Transactions with Owners of the Company				
Dividend declared during the year	-	-	(1,105,307)	(1,105,307)
As at 31 st December 2025	26,183,719	607,415	26,846,372	53,637,506

The Financial Statements are to be read in conjunction with the related notes which form an integral part of the Financial Statements of the Company set out on pages 9 to 37. The Report of the Independent Auditor is given on pages 1 to 4.

-7-



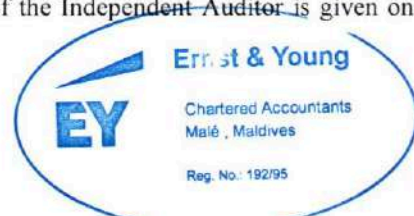
**MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
STATEMENT OF CASH FLOWS**

FOR THE YEAR ENDED 31ST DECEMBER

	Note	2025 USD	2024 USD
Cash Flows from Operating Activities			
Profit Before Tax		2,362,019	2,155,289
<i>Adjustments for:</i>			
Interest Income on Net Investment in Sub Leases	6	(5,130,757)	(5,227,828)
Net Loss on Lease Modifications		19,192	-
Interest Income on Fixed Deposits	8	(72,589)	(104,967)
Interest Income on Treasury Bills	8	(60,064)	(76,674)
Depreciation of Property Plant and Equipment	13	78,921	39,549
Amortization of Right of Use Asset	14	326,146	44,566
Amortization of Intangible Assets	15	2,900	1,653
Change in Fair value of Investment Property	16	(1,434,331)	(820,702)
Interest on Lease Liabilities	22	2,205,784	2,135,002
Interest on Amount Payable to the Government of Maldives	23	309,680	305,210
Loss on Disposal of Property, Plant and Equipment		1,302	14,481
Operating Loss Before Working Capital Changes		(1,391,797)	(1,534,405)
<i>Changes in :</i>			
Other Receivables		(9,668)	4,461
Trade and Other Payables		3,840,142	213,708
Cash From/(Used In) Operating Activities		2,438,677	(1,316,236)
Receipts from Sub Leases	18	5,884,268	4,322,969
Lease Payments	22	(1,781,833)	(1,781,835)
Tax Paid	25	-	(304,994)
Interest received from other financial assets		132,653	-
Net Cash From Operating Activities		6,673,765	919,905
Cash Flows From Investing Activities			
Acquisition of Property, Plant and Equipment	13	(5,617,992)	(1,224,678)
Acquisition of Intangible Assets		-	(8,700)
Net Movement in Fixed Deposits		4,515,295	(272,423)
Net Cash Used In Investing Activities		(1,102,697)	(1,505,801)
Cash Flows From Financing Activities			
Dividend Paid during the Year		(770,254)	(864,794)
Settlement of Payables to the Government of Maldives		-	(221,825)
Net Cash Used In Financing Activities		(770,254)	(1,086,619)
Net Decrease in Cash and Cash Equivalents		4,800,814	(1,672,515)
Cash and Cash Equivalents at the Beginning of the Year		(754,761)	917,754
Cash and Cash Equivalents at the End of the Year	20	4,046,053	(754,761)

Figures in brackets indicate deductions.

The Financial Statements are to be read in conjunction with the related notes which form an integral part of the Financial Statements of the Company set out on pages 9 to 37. The Report of the Independent Auditor is given on pages 1 to 4.



**MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN REPUBLIC IN MALDIVES)
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2025**

1. REPORTING ENTITY

Maldives Tourism Development Corporation PLC (the Company) is a Company incorporated and domiciled in the Republic of Maldives as a public limited liability Company. The Company is listed on the stock exchange of Maldives and governed under the Companies Act No. 10 of 1996 of the Republic of Maldives with its registered office at the 1 floor, G. Fathruvehi, Buruzu Magu, Male, Maldives.

Principal activities and nature of the operation

The Company is primarily involved in subleasing the islands allotted to the Company by the Government of the Maldives.

Number of employees

The number of employees at the end of the reporting period was 21 (2024: 20).

Authorization for issue

The financial statements of the Company for the year ended 31 December 2025 were authorized for issue on 29 April 2026.

2. BASIS OF PREPARATION

(a) Statement of Compliance

The financial statements have been prepared in accordance with IFRS Accounting Standards.

(b) Basis of Measurement

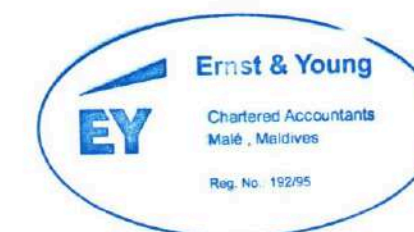
The financial statements have been prepared on the historical cost basis except for Equity Investment Measured at FVOCI and Investment Property.

(c) Functional and Presentation Currency

These financial statements are presented in United States Dollars, which is the Company's functional currency. All financial information presented in United States Dollars has been rounded to the nearest Dollar.

(d) Going Concern

The Board of Directors have made an assessment of the Company's ability to continue as a going concern and they do not intend either to liquidate or to cease operations. Hence the financial statements have been prepared under the going concern basis



3. USE OF ESTIMATES AND JUDGEMENTS

a. Use of Estimates and Judgements

In preparing these financial statements, management has made judgments and estimates that affect the application of the Company's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognized prospectively.

b. Judgements

Information about critical judgment in applying accounting policies that has the most significant effect on the amounts recognized in the financial statements is included in the respective notes.

Classification of financial assets: assessment of the business model within which the assets are held and assessment of whether the contractual terms of the financial asset are SPPI on the principal amount outstanding.

Recognition and measurement of contingencies: key assumptions about the likelihood and Magnitude of an outflow of resources.

c. Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties as at 31st December 2025 that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the respective notes.

d. Measurement of fair values

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. The Company has an established control framework with respect to the measurement of fair values.

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follow.

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities,
- Level 2: inputs other than quoted prices included in Level that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.



4. MATERIAL ACCOUNTING POLICIES

The Company has consistently applied the following accounting policies to all accounting periods presented in these financial statements.

4.1 Foreign Currency Transactions

Transactions in foreign currencies are translated into the respective functional currencies of companies at the exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Foreign currency differences are generally recognized in profit or loss and presented within finance costs.

a. Revenue Interest income on net investment in sub-lease

The Company generates revenue primarily from subleasing the right-of-use assets acquired under the head-lease arrangement. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the company and revenue can be reliably measured.

The Company recognizes a financial asset called net investment in sub-lease under IFRS 16 by discounting future rentals receivables from the sub-lessee at the initial recognition date. Investment in sub-lease is measured at amortized cost and interest income on investment in sub-lease is recognized in profit or loss as revenue using the effective interest method. Effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or financial liability.

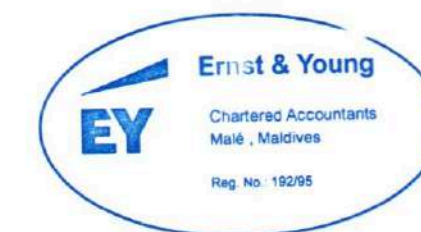
b. Cost of operations Interest expense on the lease liability

The Company incurs the cost of operations primarily for the right-of-use assets acquired under the head-lease arrangement. The Company recognizes financial liability called lease liability under IFRS 16 by discounting future lease rental payments at the initial recognition date. The lease liability is recognized at amortized cost and interest expense on lease liability is recognized in profit or loss as cost of operations using the effective interest rate method.

c. Expenditure Recognition

Expenses are recognized in the statement of comprehensive income on the basis of direct association between the cost incurred and the earning of specific items of income. All expenditures incurred in the running of the business and in maintaining the property Plant and equipment in a state of efficiency has been charged to income in arriving at the profit for the year.

Expenditure incurred for the purpose of acquiring, expanding, or improving assets of permanent nature by means of which to carry on the business or for the purpose of increasing the earning capacity of the business has been treated as capital expenditure.



4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

d. Income Tax

Income tax expense comprises current and deferred tax. It is recognized in profit or loss except to the extent that it relates to a business combination, or items recognized directly in equity or in OCI. The Company has determined that interest and penalties related to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore accounted for them under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

(i) Current Tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends. Current tax assets and liabilities are offset only if certain criteria are met.

(ii) Deferred Tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for Temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit nor loss.

Deferred tax assets are recognized for unused tax losses. Unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used.

Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognize a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for the Company.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves. Unrecognized deferred tax assets are reassessed at each reporting date and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.5 Income Tax (Continued)

(ii) Deferred Tax

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date, and reflects uncertainty related to income taxes, if any.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities. For this purpose, the carrying amount of investment property measured at fair value is presumed to be recovered through sale, and the Company has not rebutted this presumption. Deferred tax assets and liabilities are offset only if certain criteria are met.

4.6 Property, Plant and Equipment

(i) Recognition and Measurement

Items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labor, any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located and capitalized borrowing costs. Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment. Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognized net within other income in profit or loss.

(ii) Subsequent Costs

The cost of replacing a part of an item of property, plant and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company, and its cost can be measured reliably. The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of property, plant and equipment are recognized in profit or loss as incurred.

(iii) Depreciation

Calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value. Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.6 Property, Plant and Equipment (Continued)

(iii) Depreciation (Continued)

Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Company will obtain ownership by the end of the lease term. The estimated useful lives for the current and comparative periods are as follows:

Office Equipment	Over 05 Years
Other Equipment	Over 05 Years
Furniture, Fittings	Over 05 Years
Computer Equipment	Over 03 Years
Communication Equipment	Over 05 Years
Machinery	Over 10 Years

Depreciation methods, useful lives, and residual values are reviewed at each financial year-end and adjusted if appropriate.

A full months depreciation is provided in the month of ready-to-use while, no depreciation is provided in the month of disposal.

(iv) Capital Work in Progress

Assets under construction as at the year-end represents the costs incurred or accrued for the assets which have not commenced the usage as at the year end.

4.7 Investment Property

Investment properties are properties held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment properties are measured at fair value on initial recognition and subsequently. Changes in fair values are presented in profit and loss as part of other income.

Any gain or loss on disposal of investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognized in the statement of profit or loss.

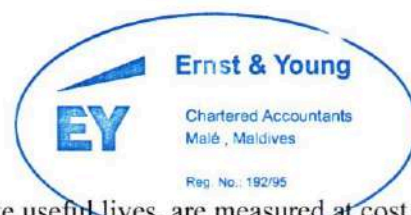
In respect of the investment property under construction, the Corporation measures the work in progress at cost until the earlier of the date on which the fair value of the property can be measured reliably or the date on which the construction is completed.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use.

4.8 Intangible Assets

(i) Recognition and Measurement

Intangible assets that are acquired by the Company, which have finite useful lives, are measured at cost less accumulated amortization and accumulated impairment losses. Costs that are directly associated with the purchase and implementation of identifiable and unique software products by the Company are recognized as intangible assets. Expenditures that enhance and extend the benefits of computer software



4 MATERIAL ACCOUNTING POLICIES (CONTINUED)

(i) Recognition and Measurement (Continued)

programs beyond their original specifications and lives are recognized as a capital improvement and added to the original cost of the software.

(ii) Subsequent expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill is recognized in profit or loss as incurred.

(iii) Amortization

Amortization is charged to the income statement on a straight-line basis over the estimated useful lives of assets unless such lives are indefinite. The estimated useful lives for the current and comparative periods are as follows:

Computer software - Over 3 Years

4.9 Financial Instruments

(i) Recognition and Initial Measurement

Trade receivables and debt securities are initially recognized when they are originated. All other financial assets are initially recognized when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) is initially measured at fair value plus, for an item not at Fair Value through Profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at: amortized cost, Fair Value through Other Comprehensive Income (FVOCI) Debt investment, FVOCI equity investment or FVTPL.

Financial assets are not classified subsequent to their initial recognition unless the Company changes its business model for managing financial assets. In this case all affected financial assets are classified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

It is held within a business model whose objective is to hold assets to collect contractual cash flows; and Its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in fair value in OCI. This election is made on an investment-by-investment basis. Accordingly, the Company has irrevocably elected to present subsequent changes in fair value in OCI.



4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.9 Financial Instruments (Continued)

ii) Classification and subsequent measurement (Continued)

Financial assets designated at FVOCI comprise Company's investments in equity shares.
Financial assets - Business Model Assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to the management.

Transfers of financial assets to third parties in transactions that do not qualify for de-recognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets. Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets - Assessment of Whether the Cash Flows are Solely Payment of Principal and Interest

For the purposes of this assessment, principal is defined as the fair value of the financial asset on initial recognition, Interest is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

Equity instruments have contractual cash flows that do not meet the SPPI criterion. Accordingly, all such financial assets are measured at FVOCI.

iii) Financial assets - Subsequent Measurement and gains and losses

Financial Assets at amortised cost

These assets are subsequently measured at amortized cost using the effective at Amortized interest method. The amortized cost is reduced by impairment losses. Interest Income, foreign exchange gains and losses and impairment are recognized in profit or loss. Any gain or loss on de-recognition is recognized in profit or loss.

iv) Financial liabilities classification, subsequent measurement and gains and losses

Financial Liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FV TPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial Liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense are recognized in profit or loss. Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in profit or loss. Any gain or loss on de-recognition is also recognized in profit or loss.

The Company's non-derivative financial liabilities consist of amount due to related parties, loans and borrowings and trade and other payables. Such financial liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortized cost using the effective interest method.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.9 Financial Instruments (Continued)

v) De-recognition

Financial assets

The Company de-recognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of the ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Company enters transactions whereby it transfers assets recognized in its statement of financial position but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not de-recognized.

Financial Liabilities

The Company de-recognizes a financial liability when its contractual obligations are discharged or cancelled or expire. The Company also de-recognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value. On the de-recognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

4.10 Impairment

i) Non-derivative financial assets

Financial instruments

The Company recognizes loss allowances for ECLs on financial assets (including lease receivables) measured at amortized cost. The Company measures loss allowances at an amount equal to lifetime ECLs, except for the bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition, which are measured at 12-month ECLs.

Loss allowances for lease receivables are always measured at an amount equal to lifetime ECLs. When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment that includes forward-looking information.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument. 12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months). The maximum period considered when estimating ECLs is the maximum contractual period over which the Company is exposed to credit risk.

Measurement of ECLs

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.10 Impairment (Continued)

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Company assesses whether financial assets carried at amortized cost are credit impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit -impaired includes the following observable data:

- significant financial difficulty of the sub lessee.
- a breach of contract such as a default.
- it is probable that the debtor will enter bankruptcy or other financial reorganization.

Presentation of allowance for ECL in the statement of financial position

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

(ii) Non-financial assets

At each reporting date, the Company reviews the carrying amounts of its non-financial assets to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU. An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its recoverable amount. Impairment losses are recognized in profit or loss.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

4.11 Share Capital

Ordinary shares

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognized as a deduction from equity.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.11 Share Capital (Continued)

Share Premium

Share premium represents the premium realized by issue of shares at a price above the par value.

4.12 Leases

At inception of a contract, an entity shall assess whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

i. As a lessee

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Company by the end of the lease term or the cost of the right-of-use asset reflects that the Company will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, and the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The Company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease.

The lease payments included in the measurement of the lease liability comprise the following,

- fixed payments, including in-substance fixed payments.
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date:
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.12 Leases (Continued)

i. As a lessee (Continued)

The lease liability is measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Company presents right-of-use assets that do not meet the definition of investment property as separately and lease liabilities separately in the statement of financial position.
Short-term Leases and Leases of Low-value Assets

The Company has elected not to recognize right-of-use assets and lease liabilities for leases of low-value assets and short-term leases. The Company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

ii. As a lessor

At inception or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative standalone prices.

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease.

As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset. When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Company applies the exemption described above, then it classifies the sub-lease as an operating lease.

If an arrangement contains lease and non-lease components, then the Company applies IFRS 15 to allocate the consideration in the contract. The Company applies the derecognition and impairment requirements in IFRS 9 to the net investment in the lease. The Company further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease. The Company recognizes lease payments received under operating leases as income on a straight-line basis over the lease term as part of other revenue.

4.13 Events Occurring After the Reporting Date

The materiality of the events occurring after the reporting date has been considered and appropriate adjustments and provisions have been made in the financial statements wherever necessary.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.14 Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Company has access at that date. The fair value of a liability reflects its non-performance risk.

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When level one is available, the Company measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Company uses valuation techniques that maximize the use of relevant observable inputs and minimize the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction. If an asset or a liability measured at fair value has a bid price and an ask price, then the Company measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price - i.e. the fair value of the consideration given or received.

If the Company determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognized in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

4.15 Investments in Equity Securities

Investments in equity securities caption in the statement of financial position includes:

- equity investment securities designated as at FVOCI.

The Company elects to present changes in the fair value of investments in equity instruments that are not held for trading in OCI. The election is made on an instrument-by-instrument basis on initial recognition and is irrevocable.

Fair value gains and losses on such equity instruments are never reclassified to profit or loss and no impairment is recognized in profit or loss. Dividends are recognized in profit or loss unless they clearly represent a recovery of part of the cost of the investment, in which case they are recognized in OCI. Cumulative gains and losses recognized in OCI are transferred to retained earnings on disposal of an investment.

4. MATERIAL ACCOUNTING POLICIES (CONTINUED)

4.16 Defined contribution plan (Continued)

Employees are eligible for Maldives retirement pension scheme in line with the respective statutes and regulations. The Company contributes 7% of basic salary of Maldivian employees to Maldives Retirement Pension Scheme.

4.17 Other Liabilities and Provision

All known liabilities have been accounted for in preparing the financial statements. The materiality of the events after the reporting period have been considered and appropriate adjustments and provisions have been made in the financial statement where necessary.

Liabilities classified as current liabilities in the statement of financial position are those, which fall due for payment on demand or within one year from the end of the reporting period. Non-current liabilities are those balances, which fall due after one year from the end of the reporting period.

Provisions are recognized when the Company has a present obligation (legal or Constructive) as a result of a past event. It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset, but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of comprehensive income of any reimbursement.

5 NEW AND AMENDED STANDARDS AND INTERPRETATIONS

The Company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2025 (unless otherwise stated). The Company has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective.

5.1 Lack of exchangeability – Amendments to IAS 21

For annual reporting periods beginning on or after 01 January 2025, Lack of exchangeability – Amendment to IAS 21 the effect of changes in foreign exchange rates specifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendment did not expect to have a material impact on the Company's financial statement.

5.2 STANDARDS ISSUED BUT NOT YET EFFECTIVE

5.2.1 IFRS 18 Presentation and Disclosure in Financial Statements

In April 2024, the IASB issued IFRS 18, which replaces IAS 1 Presentation of Financial Statements. IFRS 18 introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations, whereof the first three are new.

The standard requires disclosure of newly defined management-defined performance measures, subtotals of income and expenses, and it also includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements (PFS) and the notes.

In addition, narrow-scope amendments have been made to IAS 7 Statement of Cash Flows, which include changing the starting point for determining cash flows from operations under the indirect method, from 'profit or loss' to 'operating profit or loss' and removing the optionality around classification of cash flows from dividends and interest. In addition, there are consequential amendments to several other standards.

IFRS 18, and the amendments to the other standards, are effective for reporting periods beginning on or after 1 January 2027, but earlier application is permitted and must be disclosed. IFRS 18 will apply retrospectively.

5.2.2 Amendments to the Classification and Measurement of Financial Instruments— Amendments to IFRS 9 and IFRS 7

In May 2024, the IASB issued Amendments to IFRS 9 and IFRS 7, Amendments to the Classification and Measurement of Financial Instruments (the Amendments). The Amendments include:

- A clarification that a financial liability is derecognised on the 'settlement date' and the introduction of an accounting policy choice (if specific conditions are met) to derecognise financial liabilities settled using an electronic payment system before the settlement date.
- Additional guidance on how the contractual cash flows for financial assets with environmental, social and corporate governance (ESG) and similar features should be assessed.
- Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments.
- The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through other comprehensive income (OCI).

The Amendments are effective for annual periods starting on or after 1 January 2026 with early adoption permitted for classification of financial assets and related disclosures only. The Company does not anticipate that the amendments will have a material effect on the Company's financial statements.

5.2 STANDARDS ISSUED BUT NOT YET EFFECTIVE (CONTINUED)

5.2.3 Annual Improvements to IFRS Accounting Standards - Volume 11

In July 2024, the IASB issued nine narrow scope amendments as part of its periodic maintenance of IFRS accounting standards. The amendments include clarifications, simplifications, corrections or changes to improve consistency in IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 7 Financial Instruments: Disclosure and its accompanying Guidance on implementing IFRS 7, IFRS 9 Financial Instruments, IFRS 10 Consolidated Financial Statements and IAS 7 Statements of Cash Flows.

The amendments will be effective for reporting periods beginning on or after 1 January 2026. Earlier application is permitted and must be disclosed.

The amendments are not expected to have a material impact on the Company's financial statements.

FOR THE YEAR ENDED 31ST DECEMBER 2025

6 REVENUE	2025 USD	2024 USD
Interest Income on Net Investment in Sub Leases (Note 17)	5,130,757	5,227,828
	5,130,757	5,227,828
7 DIRECT COST	2025 USD	2024 USD
Interest Expense on Lease Liabilities (Note 22.3)	2,203,726	2,128,686
	2,203,726	2,128,686
8 FINANCE INCOME	2025 USD	2024 USD
Interest Income on Fixed Deposits	72,589	104,967
Interest Income on Treasury Bills	60,064	76,674
	132,653	181,641
9 FINANCE COSTS	2025 USD	2024 USD
Interest on Amount Payable to the Government of Maldives (Note 23)	309,680	305,210
Interest on Bank Overdrafts	21,053	20,264
Interest on Lease Liability (Note 22.3)	2,059	6,316
	332,792	331,790
10 PROFIT BEFORE TAX	2025 USD	2024 USD
<i>Profit before tax is stated after charging all the expenses including the following:</i>		
Employee Salary and Benefits	618,506	599,427
Depreciation of Property Plant and Equipment	38,567	39,565
Amortization of Right of Use Assets	326,146	44,566
Amortization of Intangible Assets	2,900	1,653
Directors Remuneration and Other Allowances	100,065	102,050
Professional Fees	32,117	47,733
Auditors' Remuneration - Audit services	25,095	25,095
Auditors' Remuneration - Non Audit services	1,905	2,500

MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

11 TAX EXPENSES	2025 USD	2024 USD
Income Tax		
Current Tax Expense (Note 11.1)	157,335	245,660
Deferred Tax		
Origination of Temporary differences (Note 11.2)	156,386	(13,163)
	<u>313,721</u>	<u>232,497</u>
11.1 Reconciliation Between Accounting Profit and Taxable Income :	2025 USD	2024 USD
Accounting Profit Before Tax	2,362,019	2,155,289
Aggregate Disallowable Expenses	666,194	583,772
Aggregate Allowable Expenses	(1,946,885)	(1,068,903)
Tax-free threshold	(32,425)	(32,425)
Taxable Profit for the Year	1,048,903	1,637,733
Income Tax @ 15%	<u>157,335</u>	<u>245,660</u>

In accordance with the provisions of the Income Tax Act No. 25 of 2019, relevant regulations and subsequent amendments thereto, the Company is liable for income tax on its taxable profits at the rate of 15%.

11.2 Deferred Tax Liability	2025 USD	2024 USD
As at 1 st January	887,406	900,570
Provision/(reversal) during the Year	156,386	(13,163)
As at 31st December	<u>1,043,792</u>	<u>887,406</u>

The provision for deferred tax is attributable to the following and the deferred tax is recognized at the rate of 15%.

	2025		2024	
	Temporary Difference USD	Tax Effect USD	Temporary Difference USD	Tax Effect USD
Property and Equipment	(40,089)	(6,013)	(33,955)	(5,093)
Asset transferred to Right of use assets	6,050,000	907,500	5,950,000	892,500
Asset transferred to property plant & equipment	948,700	142,305	-	-
	<u>6,958,611</u>	<u>1,043,792</u>	<u>5,916,045</u>	<u>887,407</u>

12 BASIC AND DILUTED EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the profit for the year attributable to ordinary shareholders and weighted average number of shares outstanding during the year and calculated as follows:

	2025 USD	2024 USD
Profit for the year - USD	2,048,298	1,922,792
Weighted Average Number of Ordinary Shares	34,087,354	34,087,354
Basic Earnings Per Share - USD	<u>0.060</u>	<u>0.056</u>
Dilutive Earnings Per Share - USD	<u>0.060</u>	<u>0.056</u>



MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

13 PROPERTY, PLANT AND EQUIPMENT	Balance as at 01.01.2025 USD	Additions/ Adjustments during the year USD	Disposals during the year USD	Balance as at 31.12.2025 USD
Cost				
Land	1,546,648	-	-	1,546,648
Office Equipment	10,234	3,453	(1,921)	11,766
Other Equipment	1,256	-	(481)	775
Furniture & Fittings	80,353	39,297	(2,148)	117,502
Computer Equipment	48,012	24,569	(10,223)	62,358
Communication Equipment	4,205	-	-	4,205
Machinery	14,475	-	-	14,475
	<u>1,705,183</u>	<u>67,319</u>	<u>(14,773)</u>	<u>1,757,729</u>
13.1 Accumulated depreciation	Balance as at 01.01.2025 USD	Charge/ Adjustments for the year USD	Disposals during the year USD	Balance as at 31.12.2025 USD
Office Equipment	8,788	938	(1,920)	7,806
Other Equipment	674	160	(304)	530
Furniture & Fittings	58,032	47,243	(1,980)	103,295
Computer Equipment	29,036	28,177	(9,265)	47,948
Communication Equipment	2,754	958	-	3,712
Machinery	9,470	1,445	-	10,915
	<u>108,754</u>	<u>78,921</u>	<u>(13,469)</u>	<u>174,206</u>
13.2 Work in progress	Balance as at 01.01.2025 USD	Incurred/ transferred in during the year USD	Transferred out during the year USD	Balance as at 31.12.2025 USD
Capital work in progress - Hulhumale Building	3,659,154	5,000,508	-	8,659,662
Capital work in progress - Naagoashi Island	-	12,601,365	-	12,601,365
	<u>3,659,154</u>	<u>17,601,873</u>	<u>-</u>	<u>21,261,027</u>
Total value of property, plant and equipment	<u>5,255,583</u>			<u>22,844,550</u>

13.3 Capital work-in-progress – Naagoashi Island includes USD 12,051,200 transferred from investment property during the year. The fair value of the investment property as at 12 March 2025 (the date of transfer) has been considered as the deemed cost of the transferred asset. Following the transfer, MTDC incurred development costs of USD 550,165.



MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2025

14 RIGHT OF USE ASSET	2025 USD	2024 USD
Cost		
Opening Balance	222,831	222,831
Transferred from investment property (Note 16.1)	15,374,468	-
Closing Balance	15,597,299	222,831
Accumulated Amortization		
Opening Balance	178,268	133,702
Amortization for the year	326,146	44,566
Closing Balance	504,414	178,268
Net Carrying Value	15,092,885	44,563

14.1 The Company has recognized the right-of-use asset for the leasehold of the first floor of the MATI Building, located at Male' 20094, Republic of Maldives and leasehold land located in Naagoashi island (Further described in note 16).

15 INTANGIBLE ASSETS	2025 USD	2024 USD
Cost		
Opening Balance	42,684	33,984
Additions during the Year	-	8,700
Closing Balance	42,684	42,684
Accumulated Amortization		
Opening Balance	35,468	33,815
Amortized during the Year	2,900	1,653
Closing Balance	38,368	35,468
Net Carrying Value	4,316	7,216

15.1 The intangible assets are amortized over the period of 3 years from the month of capitalization.

16 INVESTMENT PROPERTY	Right-of-Use Asset USD	Leasehold Improvements USD	2025 USD
As at 1 st January 2025	16,551,337	9,440,000	25,991,337
Fair value (loss)/gain for the period	(1,176,869)	2,611,200	1,434,331
Fair value as of transferred date	15,374,468	12,051,200	27,425,668
Transferred to Right of use asset (Note 16.1)	(15,374,468)	-	(15,374,468)
Transferred to property plant & equipment (Note 16.1)	-	(12,051,200)	(12,051,200)
As at 31st December 2025	-	-	-

16.1 Investment Property consist of Right-of-Use Asset relating to the Naagoashi Island and the leasehold improvement on the Island. upon termination of sublease contract on 26th August 2023, the Company has recognized the respective Right of Use Assets and leasehold improvement as investment property.

During the financial year, the Board of Directors of MTDC, through Resolution BD/MTDC/429 dated 12 March 2025, resolved to undertake the development and construction of Naagoashi Island for the purpose of operating a tourist resort. This decision represents a change in the intended use of the asset.

As a result, the property previously classified as Investment Property has been reclassified to Right-of-Use Asset and Property, Plant and Equipment (PPE) in accordance with IFRS Accounting Standards.

The value of the investment property as at the reporting date, has been determined by an independent valuer engaged by the Company and the fair value hierarchy, valuation technique and significant unobservable inputs are disclosed below.

16.2 Fair value hierarchy

The fair value of leasehold improvements has been determined by an external, independent valuation firm, having appropriate recognized professional qualifications and recent experience in the location and category of property being valued. The valuation report was issued on 12th March 2026.

The fair value measurement for the property has been categorized as a Level 3 fair value measurement based on the inputs to the valuation technique used.

MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

16 INVESTMENT PROPERTY (CONTINUED)

Valuation technique and significant unobservable inputs

The following table shows the valuation technique use in measuring the fair value of investment property, as well as the significant unobservable inputs used.

Valuation technique	Significant unobservable key inputs	Inter-relationship between the key unobservable inputs and fair value measurement
The valuation model consider, the depreciated replacement cost method has been adopted, reflecting how market participants would assess the value of a partially completed, specialised asset, having regard to obsolescence, condition, and remaining lease tenure	Cost of Construction per Villa : USD 250,000/- to USD 300,000/- Remediation & Contingencies : 20% from total cost Costs are adjusted for removal of defective elements remedial work and mobilization costs.	The estimated fair value would; - positively correlated for the change in cost of construction per villa or Island rent. - negatively correlated for the change in remediation & Contingencies rate. - negatively correlated for change in remedial work and mobilization costs.

17 NET INVESTMENT IN SUB LEASES

	2025 USD	2024 USD
Opening Balance	53,396,362	52,491,503
Modification during the year (Note 17.2)	5,401,558	-
Interest Income for the Year	5,130,757	5,227,828
Receipts during the Year	(5,884,268)	(4,322,969)
Set off against lease liability	(5,000,000)	-
Closing Balance	53,044,409	53,396,362

17.1 The net investment in sub leases consists the sub lease of Magudhuva and Kihavah Huruvathi as at 31st December 2025.

Island Name	Lease Period	Lease Term
Kihavah Island	99 years (2006 - 2104)	Lease rental will periodically revised from USD 776,236 per quarter (at the commencement of sublease) to USD 994,447/- per quarter.
Magudhuva Island	25 years (2006 - 2031)	Lease rental will periodically revised from USD 303,506 per quarter (at the commencement of sublease) to USD 1,221,036/- per quarter.



MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

17 NET INVESTMENT IN SUB LEASES (CONTINUED)

17.2 During the year ended 31 December 2025, the sublease agreement for Kihava Island was extended for an additional 49 years until 2104. Consequently, the Company recognized a lease modification amounting to USD 19,194 for the year ended 31 December 2025.

17.3 Maturity Analysis of Net Investment in Sub Leases

	2025 USD	2024 USD
Non - Current Asset	50,554,418	51,715,843
Current Asset	2,489,991	1,680,519
	53,044,409	53,396,362

17.4 Reconciliation of Future Lease Rentals and Net Investment in Sub Leases

Undiscounted Lease Rentals (Note 17.5)	250,000,407	139,693,168
Unearned Interest Income	(196,955,998)	(86,296,806)
	53,044,409	53,396,362

17.5 Maturity Analysis of undiscounted lease rentals receipts are as follows;

Less than one Year	6,926,091	6,593,091
Between one to two Years	7,282,091	7,193,091
Between two to three Years	7,638,091	7,371,091
Between three to four Years	7,638,091	7,905,091
Between four to five Years	7,418,867	7,905,091
More than five Years	213,097,174	102,725,712
	250,000,407	139,693,168

18 OTHER RECEIVABLES

	2025 USD	2024 USD
Other Receivables	57,114	47,443
	57,114	47,443

19 SHORT-TERM INVESTMENTS

	2025 USD	2024 USD
Fixed Deposits	-	2,030,224
Treasury Bills	-	2,485,071
	-	4,515,295

20 CASH AND BALANCES WITH BANK

	2025 USD	2024 USD
Cash in Hand	1,297	-
Balances with Banks	4,044,756	610,270
Cash and bank Balances in the Statement of Financial Position	4,046,053	610,270
Bank Overdraft	-	(1,365,031)
Cash and Cash Equivalents in the Statement of Cashflows	4,046,053	(754,761)

21 SHARE CAPITAL

21.1 Authorized Share Capital

The authorized share capital comprises 34,087,354 Ordinary shares of MVR 10 each.

21.2 Issued Share Capital

The issued and fully paid share capital comprises 34,087,354 (2024: 34,087,354) ordinary shares at a par value of MVR 10 per share (2024: MVR 10/- per share)



MALDIVES TOURISM DEVELOPMENT CORPORATION PLC
(INCORPORATED IN THE REPUBLIC OF MALDIVES)
NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2025

21 SHARE CAPITAL (CONTINUED)

21.3 Share Premium

Share premium represents the premium realized by issue of shares at a price of MVR 12.85/- and MVR 15.42/- per share above the par value of MVR 10/-

21.4 Dividend and Voting Rights

The holders of the ordinary shares are entitled to receive dividend as declared from the time to time and are entitled to one vote per share at the shareholder's meeting of the Company.

The Board of Directors of the Company has declared the dividend amounting to USD 1,105,307/- during the year ended 31st December 2025 (2024: USD 1,326,356/-).

21.5 Dividend per share

	2025 USD	2024 USD
Dividend declared during the year (USD)	1,105,307	1,326,356
Outstanding Number of Ordinary Shares	34,087,354	34,087,354
Dividend per share	0.032	0.039

22 LEASE LIABILITIES

	2025 USD	2024 USD
Opening Balance	23,518,370	23,165,203
Modification during the Year (Note 22.2)	5,420,750	-
Interest Expense for the Year (Note 22.3)	2,205,784	2,135,002
Repayment during the Year (Note 22.7)	(1,781,833)	(1,781,835)
Set off against net investment in sublease	(5,000,000)	-
Closing Balance	24,363,071	23,518,370

22.1 The lease liability has been recognized in relation to the following.

- Head lease arrangement of Kihavah, Magudhuva and Naagooshi Islands with the Government of Maldives
- Office building (MATI Building)

Island/Building Name	Lease Period	Lease Term
Kihavah Island	99 years (2006 - 2104)	Lease rental will periodically revised from USD 366,510 per quarter (at the commencement of headlease) to USD 244,340/- per quarter.
Magudhuva Island	25 years (2006 - 2031)	USD 187,500 per quarter
Naagooshi Island	50 Years (2020 - 2070)	Lease rental will periodically revised from USD 250,000 per quarter (at the commencement of headlease) to USD 267,857/- per quarter.
Office building (MATI Building)	5 Years (2021 - 2025)	USD 4,540/- per month

22.2 During the year ended 31 December 2025, the sublease agreement for Kihava Island was extended for an additional 49 years until 2104. Consequently, the Company recognized a loss on lease modification loss amounting to USD 19,194 for the year ended 31 December 2025.

22.3 Interest Expenses Recognized in Profit or Loss is as Follows.

	2025 USD	2024 USD
Recognized in Cost of Operations	2,203,726	2,128,686
Recognized in Finance Costs	2,059	6,316
	2,205,785	2,135,002

22.4 Maturity Analysis

	2025 USD	2024 USD
Non - Current Liabilities	23,875,461	22,895,600
Current Liabilities	487,610	622,770
	24,363,071	23,518,370

22.5 Maturity Analysis of Undiscounted Future Lease Payments are as Follows;

	2025 USD	2024 USD
Less than one Year	1,977,360	1,781,835
Between one and five Years	11,821,031	9,834,743
More than five Years	114,748,196	70,821,205
	128,546,587	82,437,782



FOR THE YEAR ENDED 31ST DECEMBER 2025

22 LEASE LIABILITIES (CONTINUED)

22.6 Amounts Recognized in Profit or Loss	2025 USD	2024 USD
Interest on Lease Liabilities	2,205,784	2,135,002
Amortization on Right of Use Assets	326,146	44,566
	<u>2,531,930</u>	<u>2,179,568</u>
22.7 Amounts recognized in statement of cash flows	2025 USD	2024 USD
Lease Payments made during the Year	(1,781,833)	(1,781,835)
	<u>(1,781,833)</u>	<u>(1,781,835)</u>

22.8 Extension options

The leases contain extension options exercisable by the mutual agreement of the Company and the Government of Maldives.

23 PAYABLES TO GOVERNMENT OF MALDIVES

	2025 USD	2024 USD
Opening Balance	6,940,207	6,856,822
Interest for the Year	309,680	305,210
Repayment during the year	-	(221,825)
Closing Balance	<u>7,249,887</u>	<u>6,940,207</u>

23.1 Maturity Analysis

	2025 USD	2024 USD
Non - Current Liabilities	5,793,847	6,380,133
Current Liabilities	1,456,040	560,074
	<u>7,249,887</u>	<u>6,940,207</u>

23.2 The Company has entered in to settlement agreements with the Government of Maldives as follows,

- As per the settlement agreement dated 2nd July 2020, the Company is liable to pay USS 2,335,709/- in connection with the lease agreement for Uligamu Island and an amount USD 10,869,896/- in connection with the lease agreement for Ekulhivaru Island.
- Under the settlement agreement dated 15th July 2021, the Company is liable to pay USD 1,195,818/- in connection with the lease agreement for Kihavah Island.

The Company has revised the aforementioned payable balance relating to Uligamu Island and Ekulhivaru Island in accordance with Regulation Number R-33/2022 (Tourism Land Rent Regulation) issued by the Ministry of Tourism. Consequently, the revised payable balance related to Uligamu Island and Ekulhivaru Island as at 31st December 2023 is USD 6,940,207/-. Further, on 27th June 2023, the Company has entered into first addendum to the amended and restated settlement agreement with Government of Maldives for revised payable balance recorded as at 31st December 2023 in relation to the Uligamu Island and Ekulhivaru Island. As per the settlement agreement, the Company is liable to pay USD 217,438.57/- per quarter for a period of 10 years starting from 1st quarter of 2025.



FOR THE YEAR ENDED 31ST DECEMBER 2025

24 TRADE AND OTHER PAYABLES

	2025 USD	2024 USD
Trade Payables	260,697	35,885
Dividend Payable	4,687,538	4,352,485
Other Payables	3,844,498	229,169
	<u>8,792,733</u>	<u>4,617,539</u>

25 TAX RECEIVABLE

	2025 USD	2024 USD
Opening Balance	(154,999)	(95,665)
Income Tax Provision for the Year	157,335	245,660
Payments made during the Year	-	(304,994)
Closing Balance	<u>2,338</u>	<u>(154,999)</u>

26 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

Financial Instruments Risk Management Objectives and Policies

(i) Overview

The Company has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital.

(ii) Risk Management Framework

The Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board has established the risk management committee, which is responsible for developing and monitoring the company's risk management policies. The Committee reports regularly to the Board of Directors on its activities.

The Company's audit committee oversees how management monitors compliance with the Company's risk management policies and procedures and reviews the adequacy of the risk management frameworks in relation to the risks faced by the Company. The Company audit committee is assisted in its oversight role in internal audit. Internal Audit undertaken both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

(iii) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instruments fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investment in debt securities and deposits with banks.



FOR THE YEAR ENDED 31ST DECEMBER 2025

26 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (CONTINUED)

Financial Instruments Risk Management Objectives and Policies (Continued)

(iii) Credit risk (Continued)

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	Carrying Amount	
	2025	2024
	USD	USD
Net Investment in Sub Leases	53,044,409	53,396,362
Other Receivables	57,114	47,443
Short Term Investments	-	4,515,295
Balances with Banks	4,044,756	610,270
	57,146,279	58,569,370

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. There is no concentration of credit risk geographically.

The Company believes that the unimpaired amounts are still collectible, based on historic payment behavior. Based on historic default rates, the Company believes that, apart from the above, no provision for impairment is necessary in respect of trade and other receivables.

Cash & Cash Equivalents

The Company held cash at the bank amounting to USD 4,044,756/- as at 31st December 2025. The Company limits its exposure to credit risk by maintaining its cash balances in selected banks. The Company has not recognized any allowance for impairment for the bank balance based on the materiality ground.

(iv) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, without incurring unacceptable losses or risking damage to the Company's reputation.

The following are the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements.

Financial Liabilities (Non- Derivative)	Carrying	Contractual	Within 1	1-5	After
	Amount	Cash flow	Year	Years	5 Year
	USD	USD	USD	USD	USD
31st December 2025					
Lease Liabilities	24,363,071	128,546,587	1,977,360	11,821,031	114,748,196
Payables to the Government of Maldives	7,249,887	8,697,544	1,739,509	5,218,526	1,739,509
Trade and Other Payables	8,788,427	8,788,427	8,788,427	-	-
	40,401,385	146,032,558	12,505,296	17,039,557	116,487,705
31st December 2024					
Lease Liabilities	23,518,370	82,437,782	1,349,995	10,266,583	70,821,205
Payables to the Government of Maldives	6,940,207	8,697,543	869,754	3,479,017	4,348,771
Trade and Other Payables	4,613,825	4,613,825	4,613,825	-	-
	35,072,402	95,749,150	6,833,574	13,745,600	75,169,976

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.



FOR THE YEAR ENDED 31ST DECEMBER 2025

26 FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (CONTINUED)

(v) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

(vi) Interest Rate Risk

Profile

The Company was not exposed to interest rate risk since the Company did not possess any liabilities or assets negotiated at variable interest rates.

(vii) Currency Risk

Exposure to currency risk

The Company's exposure to foreign currency risk was as follows based on notional amounts:

	2025 MVR	2024 MVR
Cash and Cash Equivalents	47,732,795	1,421,462
Net statement of financial position exposure	47,732,795	1,421,462

The following significant exchange rates applied during the year:

	Average Rate		Reporting Date Spot Rate	
	2025	2024	2025 USD	2024 USD
Maldivian Rufiyaa (MVR)	15.42	15.42	15.42	15.42

In respect of the monetary assets and liabilities denominated in USD, the Company has a limited currency risk exposure on such balances since the Maldivian Rufiyaa is pegged to the US Dollar within a band to fluctuate within \pm 20% of the mid-point of exchange rate.

27 RELATED PARTY TRANSACTIONS

The Government of Maldives is the shareholder for 46% of the issued shares of the Company as at the end of the reporting period. The transactions with the Government of the Maldives included lease rentals paid for the islands obtained on lease term by the Company. The transactions with the Government of Maldives during the year and outstanding balances as at the end of the reporting period are as follows:

Transactions with the Government of the Maldives :

	2025 USD	2024 USD
Head Lease Payments	1,727,360	1,727,360
Dividend Payments	507,752	609,303



FOR THE YEAR ENDED 31ST DECEMBER 2025

28 FAIR VALUE MEASUREMENT

Accounting Classifications and Fair Values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It doesn't include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amounts is a reasonable approximation of fair value.

31st December 2025

Financial assets not measured at fair value	Financial Assets at Amortized Cost USD	Fair Value			
		Level 1	Level 2	Level 3	Total
		USD	USD	USD	
Net Investment in Subleases	53,044,409	-	-	53,044,409	53,044,409
Cash and Cash Equivalents	4,046,053	-	-	4,046,053	4,046,053
Other Receivables	57,114	-	-	57,114	57,114
	<u>57,147,576</u>	<u>-</u>	<u>-</u>	<u>57,147,576</u>	<u>57,147,576</u>

Financial liabilities not measured at fair value	Other Financial Liabilities USD	Fair Value			
		Level 1	Level 2	Level 3	Total
		USD	USD	USD	
Lease Liabilities	24,363,071	-	-	24,363,071	24,363,071
Payables to the Government of Maldives	7,249,887	-	-	7,249,887	7,249,887
Trade and Other Payables	8,788,427	-	-	8,788,427	8,788,427
	<u>40,401,385</u>	<u>-</u>	<u>-</u>	<u>40,401,385</u>	<u>40,401,385</u>

31st December 2024

Financial assets not measured at fair value	Financial Assets at Amortized Cost USD	Financial Assets at FVOCT USD	Fair Value			
			Level 1	Level 2	Level 3	Total
			USD	USD	USD	
Net Investment in Subleases	53,396,362	-	-	-	53,396,362	53,396,362
Short Term Investments	4,515,295	-	-	-	4,515,295	4,515,295
Cash and Cash Equivalents	610,270	-	-	-	610,270	610,270
Other Receivables	47,443	-	-	-	47,443	47,443
	<u>58,569,370</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>58,569,370</u>	<u>58,569,370</u>

Financial liabilities not measured at fair value	Other Financial Liabilities USD	Fair Value			
		Level 1	Level 2	Level 3	Total
		USD	USD	USD	
Lease Liabilities	23,518,370	-	-	23,518,370	23,518,370
Payables to the Government of Maldives	6,940,207	-	-	6,940,207	6,940,207
Trade and Other Payables	4,613,825	-	-	4,613,825	4,613,825
	<u>35,072,402</u>	<u>-</u>	<u>-</u>	<u>35,072,402</u>	<u>35,072,402</u>

FOR THE YEAR ENDED 31ST DECEMBER 2025

29 COMMITMENTS AND CONTINGENT LIABILITIES

29.1 Capital Commitments

There were no material capital commitments approved or contracted as at the reporting date except below;

The remaining Board-approved capital expenditure commitment for the Hulhumalé Office Building Project, covering the design, supply, and installation of interior fit-out works, exterior LED lighting, and a solar power system, is estimated at USD 1.5 million. The project is scheduled for completion by May 2026.

The Company has committed to the construction of a resort on Naagooshi Island. The total estimated capital expenditure commitment approved by the Board for Phase 1 of the project amounts to USD 38.8 million. The project is currently in the pre-construction stage and is expected to be completed within a 24-month period, with a targeted completion in 2028.

29.2 Contingent Liabilities

There were no contingent liabilities as at 31st December 2025.

30 CAPITAL MANAGEMENT

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide return for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

The Company's debt to adjusted equity ratio was as follows.

	2025 USD	2024 USD
Total Liabilities	41,451,821	37,328,553
Less: Cash and Cash Equivalents	(4,046,053)	(610,270)
Net Debt	37,405,768	36,718,283
Total Equity	53,637,506	52,694,515
Net debt to equity ratio	0.70	0.70

31 EVENTS SUBSEQUENT TO THE REPORTING DATE

No circumstances have arisen since reporting date which require adjustments to / or disclosure in the financial statements other than disclosed above.

32 DIRECTORS' RESPONSIBILITY

The Board of Directors of the Company is responsible for the preparation and presentation of these financial statements.

33 TRANSACTIONS WITH THE KEY MANAGEMENT PERSONNEL

The Board of Directors of the Company are the members of the key management personnel. The Company has made USD 100,065/- payments to the key management personnel during the year ended 31st December 2025 (2024 : USD 102,050/-).





MTDC

MALDIVES
TOURISM DEVELOPMENT
CORPORATION

www.mtdc.mv