

Sunborn London Oyj: HALF YEAR REPORT FOR JANUARY - JUNE 2025

26.8.2025 23:20:03 EEST | Sunborn London Oyj | Half Year financial report

This is a summary of the 1 Jan - 30 Jun 2025 half year financial report. The complete report is attached to this release and is also available at www.sbih.group/bond-investors

EUR thousand	1 Jan - 30 Jun 2025	1 Jan - 30 Jun 2024	1 Jan - 31 Dec 2024
Rental income	1 760	1 724	3 471
EBITDA	1 642	1 616	3 183
Operating profit	888	862	1 675
Investment property (Yacht hotel)	29 763	31 272	30 517
Total Equity	25 315	26 377	24 570
Borrowings	23 470	24 399	23 820

Financial summary 1 January - 30 June 2025

Rental Income for the reporting period was 1.760 MEUR (1.724 MEUR). Rental income in EUR was slightly affected by exchange rate fluctuations. Operating costs were in line with the budget.

Book value of the yacht hotel as of 30 June 2025 approximates the fair value of the yacht hotel based on income approach using discounted cash flow analyses. The fair value of the Yacht hotel is 49.9 MEUR based on the latest valuation report dated March 3rd, 2025.

Notable events during and after the end of the reporting period

Sunborn London Oyj bond is maturing on 5 February 2026, and refinancing process is well underway. The company is engaged in discussions with financing solutions to secure financing for full bond repayment before year-end 2025.

Estimated future development

Management believes the property will continue successful operations and Sunborn London Oyj's financial performance and debt service capacity to remain stable.

Short-term risks and uncertainties

Sunborn London's financial risks related to business are market risk (including interest rate risk and foreign currency risk), credit risk, liquidity risk and refinancing risk.

*Sunborn London Oyj
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Distribution:
Nasdaq
www.sbih.group/bond-investors

Disclosure regulation

The information contained in this release shall not constitute an offer to sell or the solicitation of an offer to buy securities of Sunborn London Oyj in any jurisdiction.

About Sunborn London Oyj

Sunborn London is part of Sunborn International Group, based in Finland. Sunborn International is a pioneer in innovative floating accommodation concepts. With over decades of experience, Sunborn designs, develops, and operates unique floating hotels and yachts around the world, including destinations in London and Gibraltar. The company combines sustainability and modern quality, offering unforgettable experiences by the water. Sunborn is headquartered in Finland and is a leading player in its field in the international market.

Attachments

- [Download announcement as PDF.pdf](#)
- [Sunborn London Oyj Financial Report H1 2025.pdf](#)