



**Extraordinary General Meeting
Presentation to Shareholders**

28 November 2024

Latest Developments

Appointment of COO

- The Company has appointed Amanda Desira as its new Chief Operations Officer (COO).
- With over 15 years of experience in the construction industry, Perit Desira brings expertise in project management and operational strategy. In her new role, she will oversee Malita's portfolio of construction projects, manage day-to-day operations, and drive process improvements.
- Perit Desira is a qualified Architect and Civil Engineer, holding an Honors degree in Structural Engineering and an MBA with distinction from the University of Derby.



Perit Amanda Desira




EIB Vice President Visit

- Dr Johan Farrugia and the Senior Management had the honour of welcoming the Vice President of the European Investment Bank (EIB), Kyriacos Kakouris and his team at the Siggiewi Housing site, one of fifteen sites part-financed by the EIB.
- The Company is grateful for the EIB's support and looks forward to strengthening its relationship through the continuance of its collaborative efforts.





Inauguration of Qrendi B Site

The latest site to be inaugurated is situated in Triq Nazzareno Sammut in Qrendi, with a cost of around €4 million.

 Total area of 1,030 m²

 26 Apartments

 20 Car Spaces & Lock-up Garages

 Hosting residents from December 2024

Completed Housing Units

Locality	Apartments	Garages/Car Spaces
Attard	8	3
Birkirkara	73	56
Kirkop A	19	21
Kirkop B	18	-
Kirkop C	8	6
Kirkop D	8	8
Msida	102	22
Qrendi B	26	20
Qrendi C	11	7
Siggiewi	84	121
Zurrieq	27	20
Zebbug	8	6
	392	290

Nine-month Financial Results

FINANCIAL HIGHLIGHTS

*Excluding IFRIC 12 adjustments

** Excluding IFRIC 12 adjustments and FV movements

We are pleased to present the first-ever quarterly report, marking a significant step in the Company's commitment to transparency and proactive communication with stakeholders. Going forward, the aim is to continue providing regular updates with consistent insights into performance and progress.

To enhance clarity and provide a straightforward view of the Company's performance, we have presented the quarterly results without accounting adjustments that may obscure the core figures, making them easier to interpret for all users. These accounting adjustments mainly relate to IFRIC 12 and Fair Value movements.

By removing IFRIC 12 adjustments, we intend to provide a clearer view of how revenue from the Housing Project is increasing year over year, offering better insight into the Project's true growth trajectory and how the introduction of each and every site affects profitability.

The introduction of 240 units and 192 garages/car spaces across 5 Housing sites during the first nine months of 2024 (9M 2024), contributed to a significant increase in revenue generated from the Housing Project of around 180%. Such an increase has in turn led to an increase of total revenue* by 19%, rising from €7.4m in 2023 up to €8.8m in 2024.

Excess liquidity not required in the short-term was invested in risk-averse financial instruments in order to maximise returns. Administrative Expenses increased by around 14% during the first nine months of 2024, however following the investment of excess liquidity as mentioned above, coupled with the increase in Revenue, the Company recorded a 24% increase in Profit before Taxation**.

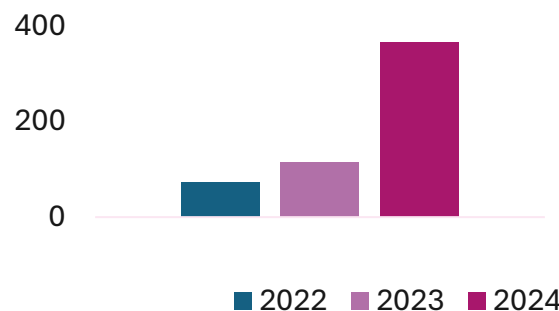
9M 2024

Financial Report – Unaudited

9M Total				
	2022 (€)	2023 (€)	2024 (€)	(%) Change
Revenue*	6,286,373	7,464,861	8,875,728	+19%
Expenses*	(432,618)	(602,932)	(687,573)	+14%
Net Finance Cost	(850,814)	(874,550)	(744,782)	-15%
Profit before tax**	5,002,941	5,987,378	7,443,373	+24%

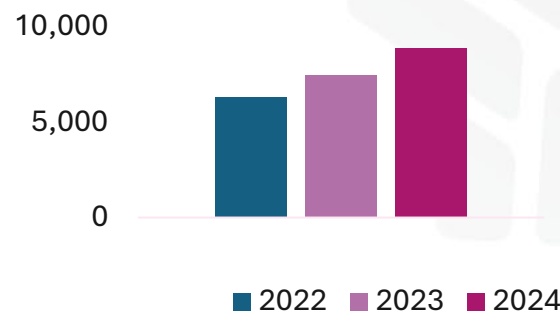
Housing Units

+218%



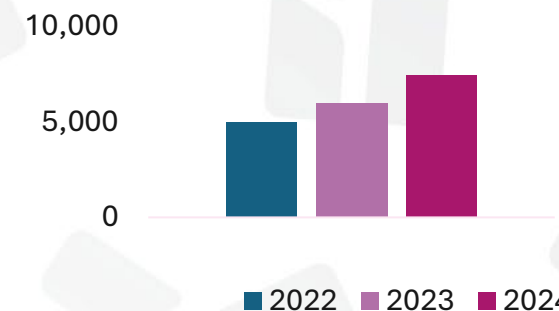
Revenue*
(€) '000

+19%

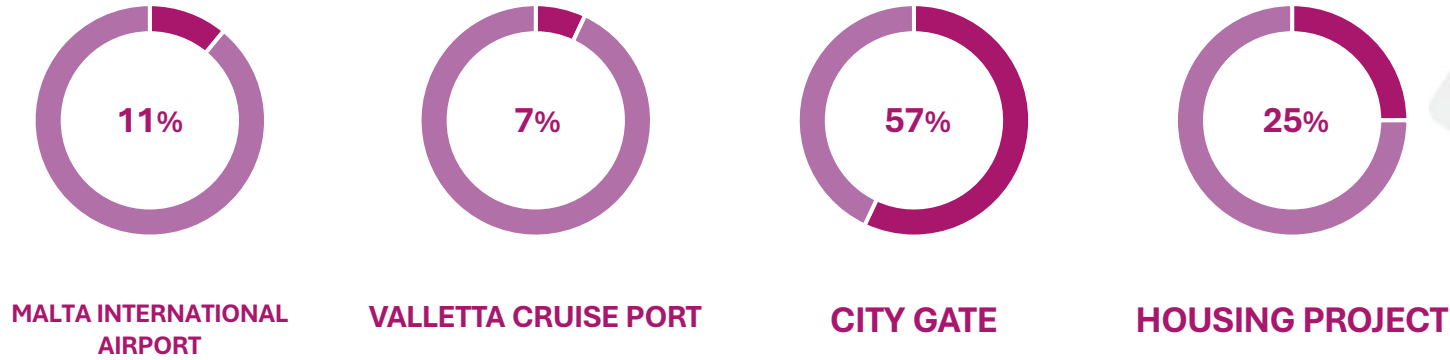


Profit before tax**

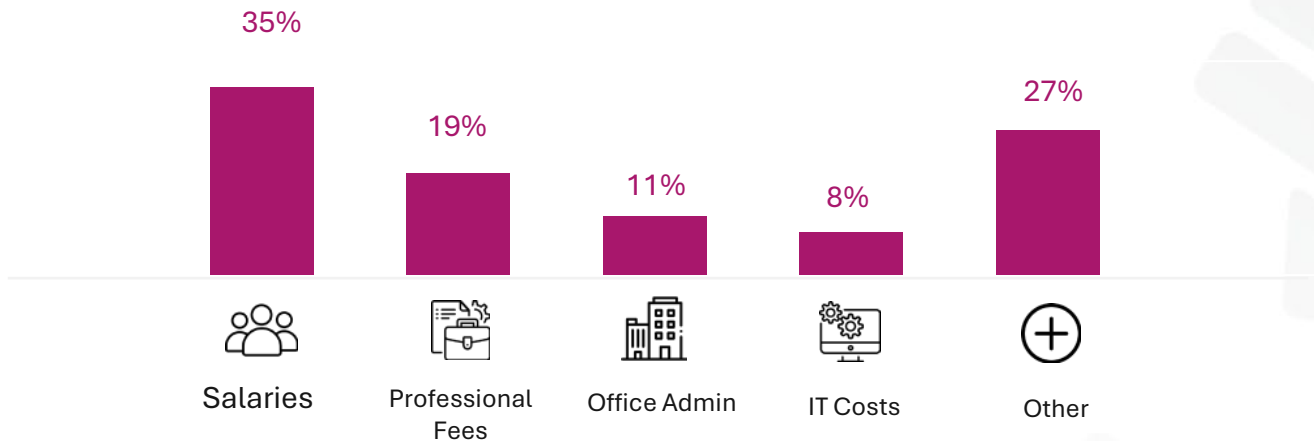
+24%



MAIN SOURCES OF REVENUE



QUARTER EXPENSES



*Excluding IFRIC 12 adjustments

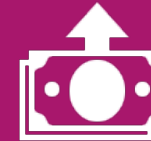
** Excluding IFRIC 12 adjustments and FV movements

KEY HIGHLIGHTS



HOUSING UNITS

A total of 240 units & 192 garages/car spaces handed over during 9M 2024.



TOTAL REVENUE*

9M Total Revenue for 9M 2024 increased by 19% over the same period in 2023.



PROFIT BEFORE TAX**

24% increase in profit before taxation when compared to the same period in 2023.



FINANCE INCOME

Over 250% increase in finance income generated by investments.

DISCLAIMER

This financial report includes information related to parties other than Malita Investments or sourced from external parties, and such information has not been independently verified for accuracy or completeness. No express or implied representation or warranty is made with respect to the fairness, accuracy, completeness, or correctness of the information or opinions presented in this report. As a result, readers should not place undue reliance on any of the data or conclusions contained herein. Malita Investments, along with its representatives, shall not be held liable for any loss, damage, or negative consequence, whether arising from negligence or otherwise, that results from the use of this financial report, its contents, or any other related information or materials discussed within it. Furthermore, due to rounding, the totals reflected in the tables, analyses, and calculations may differ slightly from the reported sums. These differences are typically minor and should not be construed as inaccuracies.

Resolution

Extraordinary General Meeting - Resolution

Special Business - Ordinary Resolution

Removal and Appointment of Auditors of the Company

“That the removal of PricewaterhouseCoopers as auditors of the Company be and is hereby approved and that KPMG, of 92, Marina Street, Pietà, PTA 9044, Malta, be and are hereby appointed as auditors of the Company until the next annual general meeting of the Company, and that the Board of Directors of the Company be and is hereby authorised and empowered to determine their remuneration.”