

MAL160

COMPANY ANNOUNCEMENT

The following is a Company Announcement issued by MALITA INVESTMENTS P.L.C (THE “COMPANY”) pursuant to the Capital Markets Rules issued by the Malta Financial Services Authority:

QUOTE

Approval of Audited Financial Statements for the year ended 31 December 2025; Dividend; and Satisfaction of Conditions Precedent to Financing

Audited Financial Statements

The Company hereby announces that on the 30th April 2026, the Boards of Directors of the Company resolved to approve the audited financial statements for the year ended 31st December 2025 and resolved to propose the same for approval of the shareholders at the Annual General Meeting. The Board of Directors shall recommend to the Annual General Meeting of the Company that no dividend be declared. A copy of the Financial Statements can be viewed on the Company’s website <https://malitainvestments.com/investor/financial-statements-2025/>

Dividend

The Directors are not recommending the payment of a dividend for the year ended 31 December 2025. The Directors have considered the Company's financial position, cash flow requirements and ongoing capital commitments and, in light of the current phase of the Company's investment programme, have determined that available resources should be directed towards the completion of the Company's remaining development obligations.

The Board acknowledges that the decision not to declare a dividend for 2025 represents a departure from the Company’s dividend policy as originally intended. Notwithstanding this, the Board recognises and is aligned with shareholders’ two key priorities: to ensure the share price trades at least at the issue price and nominal value per share, and to restore dividend payments as soon as possible, particularly for minority shareholders.

The Board is actively evaluating a number of potential solutions to address these priorities and will communicate its approach to dividend distributions to the market once there is sufficient visibility on the Company's financial position to enable it to do so.

Satisfaction of Conditions Precedent — Financing of Affordable Housing Projects

The Board is pleased to announce that the Company has obtained the requisite consents from its institutional lenders, thereby satisfying the outstanding conditions precedent to the financing facility secured by the Company.

The Company had secured a Sanction Letter for financing to enable it to complete the affordable housing project, confirming a binding commitment to provide the financing required, subject to the satisfaction of certain conditions precedent, including obtaining the requisite consents from the Company's institutional lenders. The Board is pleased to confirm that this condition has now been duly satisfied and the financing arrangements are accordingly capable of being progressed to drawdown.

The Company is engaging with its contractors with a view to restarting works on the relevant sites, with works expected to resume in the near term. The three remaining open sites within the Company's affordable housing project are:

- Qrendi (Triq Nazzareno Mifsud, Triq Nikol Magri and Triq San Gwakkini);
- Cospicua (Triq Hanover, Triq L-Irlandizi, Santa Liena u San Mark); and
- Hal-Farrug, Luqa (Triq ir-Russett Abjad, Triq tal-Vitorja, Triq Gdid, Triq L-Astjun l-Iswed).

The Luqa project, which is the Company's largest ongoing development, comprises three blocks, with Block A expected to be completed in 2026, Block B in 2027, and Block C by 2028.

The Board remains focused on the timely delivery of its remaining development commitments and will continue to keep the market informed of material developments in accordance with its obligations under the Capital Markets Rules.

The Directors' Declaration on ESEF Annual Financial Reports is attached to this announcement.

UNQUOTE

By Order of the Board



Dr Mauro Magro
Company Secretary

30 April 2026