



Hal Mann Vella Group plc  
The Factory  
Mosta Road  
Lija LJA 9016  
Tel: 21433636 Fax: 21412499

## COMPANY ANNOUNCEMENT

### Hal Mann Vella Group plc (the “Company”)

#### Update to Market – Sale of Mavina Holiday Complex

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<b>Date of Announcement</b>	<b>23 December 2024</b>
<b>Reference</b>	<b>70/2024</b>
<b>Capital Markets Rule</b>	<b>5.164</b>

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#### QUOTE

Reference is made to the company announcement of the Company dated 18 January 2023 (HMV49/2023) wherein the Company announced that Mavina Holiday Complex Ltd (C 1728) (“**Mavina**”), a subsidiary of the Company, had entered into a promise of sale agreement for the sale of the property known as “Mavina Holiday Complex” (the “**Promise of Sale Agreement**”). Pursuant to the Promise of Sale Agreement, Mavina promised and bound itself to sell and transfer to CF Homes Ltd (formerly CH Developers Ltd) (C 96073) (the “**Purchaser**”), which bound itself to purchase and acquire, the “Mavina Holiday Complex”, a building, without official number, located in Triq il-Fliegu, Qawra, limits of St Paul’s Bay, inclusive of its subsoil and airspace (the “**Property**”). The Promise of Sale Agreement was subject to a number of conditions precedent, including but not limited to the issuance of Planning Authority permits for the redevelopment of the Property.

As communicated by virtue of the company announcement of the Company dated 9 August 2024 (HMV 66/2024), the term of the Promise of Sale Agreement was extended beyond its initial term, to 20 December 2024, as the said permits had not been issued by the original expiration date.

The Company hereby announces that following issuance of the necessary permits for the eventual development of the Property by the Purchaser, Mavina appeared on a public deed of sale with the Purchaser on 23 December 2024 for the sale and transfer of the Property to the Purchaser. The net proceeds of the transaction, amounting to €6.3 million, shall be used for the general corporate funding purposes of, and potential capital projects to be invested in by, the Hal Mann Vella group.

#### UNQUOTE

Louis de Gabriele  
Company Secretary