



JD Capital plc
HHF 303/304,
Hal Far Industrial Estate,
Birzebbuga BBG 3000
Malta

COMPANY ANNOUNCEMENT

Acquisition of Ta' Monita property by JD Real Estate Development Ltd.

Date of Announcement	12 February, 2024
Reference	JDC 76/2024

The following is a company announcement issued by JD Capital p.l.c. (the “**Company**”) pursuant to the Capital Markets Rules.

QUOTE

Reference is made to section 6.2.1.2 of the registration document forming part of the prospectus dated 12 December 2023 published by the Company in respect of the issue, by the Company, of €5,000,000 7.25% secured callable notes redeemable in 2026 (or earlier, at the discretion of the Company), specifically to the reference therein to the proposed acquisition of parts of the complex known as *Ta' Monita Residence*, Marsascala, including: (i) a site with a total area of 4,863m², which site includes seven apartments forming part of the same block of apartments, the air space overlying two other blocks of apartments, a garage, and surrounding open spaces, gardens, passages and pathways; (ii) and the pool area measuring approximately 1,000m² (the “**Properties**”).

The Board of Directors of the Company hereby announces that, by virtue of a deed of sale entered into on 7 February 2024, JD Real Estate Development Limited (C 106933), a wholly owned subsidiary of the Company (the “**Purchaser**”), acquired the Properties from third party vendors with the intention to hold as an investment property. The Board of Directors also notes that the Properties are situated in a Special Designated Area, thereby exempt from the restrictions to acquisition which non-Maltese and non-EU nationals are subject to.

The acquired Properties have a potential of further developable area of circa 6,600m² of residential apartments, and circa 2,100m² of underlying basement garages.

UNQUOTE

By order of the Board of Directors of the Company.

A handwritten signature in black ink, appearing to read 'Dr Malcolm Falzon', written over a horizontal line.

Dr Malcolm Falzon
Company Secretary