



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

COMPANY ANNOUNCEMENT

Acquisition of asset-owning companies

Date of Announcement	28 November, 2024
Reference	JDC 85/2024

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

QUOTE

The Board of Directors of the Company is pleased to announce that a reorganisation exercise implemented with a view to consolidate the asset-owning companies belonging to Mr Josef Dimech, the ultimate beneficial owner of the Company, within the group of companies of which the Company is the parent company has been completed. This reorganisation has resulted in:

- i. the acquisition by JD Real Estate Development Limited (C 106933) of the following companies, each previously wholly owned by Mr Josef Dimech:
 - (a) J&J Development Limited (C 91498), the parent company and sole shareholder of Skorba Developments (C 95344), owner of the 89 underground garages and 5 parking spaces set on four basement levels, including a substation, 42 apartments set on four floors, nine recessed floor dwellings and two ground floor maisonettes constructed in shell form on the divided portion of land having a superficial area of circa 2,197m² including its relative subsoil and airspace having its facades on and is accessible from Triq Ras il-Gebel and another unnamed road which abuts unto Triq il-Fuhhar l-Ahmar in Zebbiegh, limits of Mgarr, Malta (the “**Skorba Mansions**”); and
 - (b) IVIVIV Holdings Limited (C 101979), the parent company and sole shareholder of J&J Hotel Operations Limited (C 93492), owner of the site at no. 53, 54, 55, 56, and 57, Xatt tal-Imcida / Triq Clarence, Msida, presently consisting of the already constructed ground floor and first floor level, being developed into a class 3B Hotel with 11 floors comprising 107 rooms (the “**Msida Hotel**”); and
- ii. the acquisition by the Company of ONEA Properties Limited (C 85133), a financing vehicle



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through which the bank financing deployed for the acquisition and development of the Skorba Mansions and the Msida Hotel was obtained, previously wholly owned by Mr Josef Dimech.

UNQUOTE

By order of the Board of Directors of the Company

A handwritten signature in black ink, appearing to read 'Dr. Malcolm Falzon', with a long horizontal line extending to the right.

Dr. Malcolm Falzon
Company Secretary