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V.A.T. Registration number 1108-0503

19th October 2026

The Board of Directors
CF Estates Ltd.,
Triq Gort,
St. Julians,
STJ9023.

Valuation of Property: Meltemi Residence, Triq Luigi Apap c/w, Triq Ross, San Giljan

Tenure / Possession: Meltemi Residence is subject to the annual and perpetual revisable ground rent of seventeen euro and eighty Euro cents (€17.80) due to the Lands Authority/Joint Office in relation to the ground rent of the area known as *'Tad- Dukkara'*, and to its pro rata share from the annual and perpetual revisable ground rent due to the Lands Authority/Joint Office in relation to the ground rent of the area known as *"Ta` Belvedere"*, but is otherwise free and unencumbered.

1.0 Introduction

1.1 The undersigned, in the capacity of a warranted architect and civil engineer, has been commissioned by CF Estates Ltd., to carry out a valuation of The Meltemi Residence, Triq Luigi Apap c/w, Triq Ross, San Giljan and as further described in section 5.0 below (the "Properties"). The effective date of the valuation is the 19th October 2026.

1.2 The valuation is being carried out as at present market conditions adjusted to exclude works on site between the valuation date and the date last of site last inspected

1.3 The valuation is being made without a formal structural or technical assessment. The valuation covers the building as a whole in its existing state. The property is being valued on a Market Value basis, as defined by the Royal Institute of Chartered Surveyors ('RICS') Standards, namely, the price at which land and buildings could be sold under private contract between a willing seller and an arm's length buyer on the date of valuation, it being assumed that the property is publicly exposed to the market, that market conditions permit orderly disposal and that a normal period, having regard to the nature of the property, is available for the negotiation of sale.

1.4 The property is being valued using the RICS Standards as updated in January 2025.

1.5 A site inspection of the property has been carried out on 19th October 2026 and it is confirmed that the property is currently in advanced shell form with finishing works currently underway.

2.0 *Purpose of Valuation*

I understand this valuation is being undertaken by management for the analysis of the current market valuation of the property mentioned above.

The valuation has been carried out by the undersigned, as an external and independent valuer in terms of, and with regard given to, the RICS Valuation and Professional Standards Manual.

As a non-RICS regulated member of a firm over which RICS cannot exert control, the undersigned declares that in preparing this valuation the undersigned has complied with the RICS valuation standards and guidelines.

3.0 Declaration of Independence

3.1 The undersigned confirms his status as an external independent valuer, without any financial interest (other than service fees due to him) in CF Estates Ltd.

4.0 Basis of Valuation

4.1 This valuation provides an independent professional opinion of the market value of the mentioned property as prepared in accordance with the RICS Valuation Global Standards. The report estimates the amount for which an asset should be exchanged on the market assuming:

- 4.1.1 A willing seller;
- 4.1.2 That, prior to the date of valuation, there had been a reasonable period, (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and conditions of the sale;
- 4.1.3 That the state of the market, level of values and other circumstances were, on an earlier assumed date of exchange of contracts, the same as on the date of valuation;
- 4.1.4 That no account is taken of any additional bid by a purchaser with a special interest;
- 4.1.5 That both parties to the transaction had acted knowledgably, prudently and without compulsion.

4.2 The Guidance Notes refer to the fact that certain types of property designed or adapted for particular uses, invariably change hands in the open market at prices based directly on trading potential for a strictly limited use.

5.0 Property Description

5.1 The Property is located along **Triq Luigi Apap c/w, Triq Ross, San Giljan** and falls within the Residential Area (NHHO 01) as per the North Harbour Local Plan,

Paceville Policy Map – PV1, with a height limitation of 4 floors with semi-basement as per the Paceville Building Heights & Urban Design Map – PV2.

5.2 The property, with a footprint of approximately 370 square meters and an overall area of approximately 2,100 square meters, includes the following:

- 4 maisonettes at Level 0;
- 4 apartments on each floor from Level 1 to 5 (20 apartments);
- 1 penthouse at level 6;
- 2 domestics stores located at Level -1 & -2.

5.3 The Property under review is approved from the Planning Authority however is still under reconsideration for parking requirements.

5.4 The property is currently in an advanced shell form. Mechanical and electrical (M&E) installations are underway, with interior and exterior finishes scheduled to follow. Total construction costs incurred up to the shell stage are valued at **€2,260,000** (Two Million Two Hundred and Sixty Thousand Euros).

5.5 The finishing cost of the building is expected to be Euro 500,000 (Five Hundred Thousand Euro.

5.6 The expected date of completion is March 2027.

5.7 The building is presently subject to two hypothecs inscribed at the public registry Malta against CF Hotels Ltd C 97986 and CF Leisure Ltd C 104594 as principal debtors bearing numbers H 14785/23 and H 15271/23 in favour of **FCM Bank Limited,** C 50343 which hypothecs shall be cancelled on the deed of hypothec and thus have no bearing on the valuation of the property.

6.0 *Sources of Information*

6.1 In drawing up this report, I have relied on the information provided to me by CF Estates Ltd; management, their advisors, or which was otherwise in the public domain.

7.0 Planning History

Application No.	Type of Application	Project Description	Issue Date
PA/05964/25	Full Development Permission	Proposed changes to approved permits PA/06415/22 and PA/05350/23, consisting of store at -2 basement level and two offices (Class 4A) and domestics store at basement level -1. Proposed changes in configuration from ground floor level upward.	Under reconsideration
PA/01778/25	Full Development Permission	Proposed construction of a 63-room hotel Class 3B, distributed from the fist to the ninth floor, with a pool and sun terrace on the tenth floor, amenities on the ground floor, and a basement level.	Withdrawn
PA/01715/24#	Full Development Permission	Proposed additional excavation from that approved in PA/05350/23 and proposed a 4 star hotel built onto ten floors including recessed level in lieu of residential units approved by PA/05350/23.	Withdrawn
PA/05350/23#	Full Development Permission	Proposed extension of the existing basement. Creation of a new basement -2, and proposed changes in the approved basement -1 in accordance with approved permit PA6415/22.	Approved
PA/06415/22#	Full Development Permission	Demolition of existing property, excavation of a plot, and construction of 4 garages, 2 car spaces and a substation at basement level, 4 marionettes at ground floor level, 20	Approved

		apartments from first to fifth floor and 1 penthouse at receded level	
PA/06557/97	Full Development Permission	Construction of a basement garage, two shops and two apartments. Application includes the demolition of existing garage.	Approved

8.0 General Considerations

8.1 No allowance has been made for the balance of outstanding loans or other charges which may exist, either in respect to capital or interest thereon.

8.2 No allowances have been made in our valuation for any expenses of purchase or realization.

8.3 The undersigned draws attention to the fact that valuations stated within this report are exclusive of any VAT liability which may be incurred in development or disposal.

8.4 Unless otherwise stated, the undersigned has assumed that the freehold and leasehold properties are capable of unrestricted transfer to third party purchasers (in the case of leasehold properties subject to the lessors consent, not to be unreasonably withheld).

8.5 The undersigned's valuation reflects only the goodwill which is transferable. It excludes goodwill which attaches to personal reputations and qualities.

In the event of a future change in the trading potential, the open market value of the existing use could vary.

9.0 Valuation Methodology

9.1 The valuation is based on the Comparative Methodology based on rental income.

9.2 The property has been valued on a Market Value basis to meet the regulatory requirements of the MFSA and RICS for public capital offerings. This provides an independent, transparent, and arm's-length valuation that ensures all stakeholders, including trustees and investors, have a reliable baseline. The comparative method of valuation based on rental income estimates an apartment's market value by analyzing the rents and yields of similar rental properties in the local market. It blends the comparison approach (considering current market data) with the income approach (focusing on earnings from rental income).

9.3 Workings of Market Values

Level	Use	Internal Area (sq.m)	External Area (sq.m)	Monthly Rental Value	Yearly Rental Value
Level 0	Maisonette 1	62.7	23.8	€3,166.43	€37,997.14
	Maisonette 2	49.4	14	€3,166.43	€37,997.14
	Maisonette 3	50.3	13.5	€3,166.43	€37,997.14
	Maisonette 4	51.7	6.2	€3,958.04	€47,496.43
Level 1	Apt. 101	54.3	7.1	€2,878.57	€34,542.86
	Apt. 102	53.9	7.5	€2,878.57	€34,542.86
	Apt. 103	54.9	12	€2,878.57	€34,542.86
	Apt. 104	67	7.6	€3,598.21	€43,178.57
Level 2	Apt. 201	54.3	7.1	€2,878.57	€34,542.86
	Apt. 202	53.9	7.5	€2,878.57	€34,542.86
	Apt. 203	54.9	12	€2,878.57	€34,542.86
	Apt. 204	67	7.6	€3,598.21	€43,178.57
Level 3	Apt. 301	54.3	7.1	€2,878.57	€34,542.86
	Apt. 302	53.9	7.5	€2,878.57	€34,542.86
	Apt. 303	54.9	12	€2,878.57	€34,542.86
	Apt. 304	67	7.6	€3,598.21	€43,178.57
Level 4	Apt. 401	54.3	7.1	€2,878.57	€34,542.86

	Apt. 402	53.9	7.5	€2,878.57	€34,542.86
	Apt. 403	54.9	12	€2,878.57	€34,542.86
	Apt. 404	67	7.6	€3,598.21	€43,178.57
Level 5	Apt. 501	54.3	7.1	€2,878.57	€34,542.86
	Apt. 502	53.9	7.5	€2,878.57	€34,542.86
	Apt. 503	54.9	12	€2,878.57	€34,542.86
	Apt. 504	67	7.6	€3,598.21	€43,178.57
Level 6	Apt. 601	76.6	168.2	€4,605.71	€55,268.57
Level -1	domestic store	95	-	€752.08	€9,025.00
Level -2	domestic store	173	-	€1,369.58	€16,435.00
Total Rent				**€81,354.35**	**€976,252.14**
Less management, maintenance cost and expenses - 15%					€146,437.82
Less TAX & VAT					€68,337.65
Sub-total					€761,476.67
Market Value once completed by capitalising at 6% (rounded to the nearest 5K)					**€12,690,000.00**

Level	Use	Internal Area (sq.m)	External Area Rate/sq.m	Monthly Rental Value	Yearly Rental Value
Level -1	office 1	74.5	20.5	€2,174.45	€26,093.38
	office 2	35	8.2	€961.19	€11,534.34
Total Rent				**€3,135.64**	**€37,627.71**
Less management, maintenance cost and expenses - 7%					€2,633.94
Less TAX & VAT					€2,633.94
Sub-total					€32,359.83
Market Value once completed by capitalising at 6% (rounded to the nearest 5K)					**€540,000.00**

9.4 Comparative Data

Offices for rent in St. Julians			
area	monthly rent	yearly rate	yearly rent/sq.m
494	€14,450.00	€173,400.00	€351.01
325	€8,750.00	€105,000.00	€323.08
325	€11,510.00	€138,120.00	€424.98
400	€7,000.00	€84,000.00	€210.00
284	€7,336.00	€88,032.00	€309.97
284	€6,630.00	€79,560.00	€280.14
380	€12,500.00	€150,000.00	€394.74
average rental rate	**€9,739.43**	**€116,873.14**	**€327.70**
less estate agent fess - 5%		€111,029.49	€311.32

Aprt for rent in St. Julians		
no. of bedrooms	monthly rent	yearly rate
1	€2,500.00	€30,000.00
1	€3,250.00	€39,000.00
1	€3,000.00	€36,000.00
1	€2,300.00	€27,600.00
1	€2,300.00	€27,600.00
1	€3,500.00	€42,000.00
1	€3,300.00	€39,600.00
average rental rate	**€2,878.57**	**€34,542.86**
less estate agent fess - 5%		€32,815.71

10.0 Valuation Conclusions

The definition of Market Value is based on the RICS Valuation Standards, published by the Royal Institute of Chartered Surveyors.
The Market Value, unless otherwise directed by legislation, is defined as:

> *"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion (see IVS 104 paragraph 30.1)."*

It takes account of the condition of the property as indicated in this report. No inquiries have been made regarding the actual or potential use of other property in the area that may influence the value of the inspected property.

The highest and best use of the property is deemed to be its current use.

After having considered the above intrinsic factors, approved permits, Local Plan Policies, and location the undersigned considers that, based on open market values: The **Meltemi Residence** will have an estimate market value of **Euro 13,230,000** (Thirteen Million, Two Hundred & Thirty Thousand Euro) **once approved from The Planning Authority and fully constructed and completed.**

The market value of the property in its current stage, in **advanced shell form**, as at 19th October 2026, is **Euro 12,730,000** (Twelve Million, Seven Hundred & Thirty Thousand Euro).

The undersigned confirms that there is no conflict of interest, at the date of this report, related to this valuation.

Regards,

Dr Edwin Mintoff