

## COMPANY ANNOUNCEMENT

The following is a Company Announcement issued by AX Group p.l.c. (the “Company”) pursuant to the Listing Rules, as issued by the Listing Authority:

### Quote

#### Class 1 Transaction

By virtue of a deed in the acts of Notary Dr. Rosalyn Aquilina dated 26<sup>th</sup> March 2021, the Company, consequent to the promise of sale agreement dated 6<sup>th</sup> September 2018, assigned for a nominal consideration its rights emanating from the said promise of sale agreement in favour of its subsidiary company, namely Harbour Connections Limited, a limited liability company registered in Malta and bearing company registration number C 76078 (the “Subsidiary”), for the latter company to acquire from Viroc International Limited, a limited liability company registered in Malta and bearing company registration number C 4637 (hereinafter the “Seller”), the following two immovable properties:

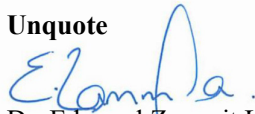
- (i) the flat internally numbered four (4) forming part of a block of flats which block is externally numbered nineteen (19) named “De Rohan Flats” in Pietro Floriani Street, formerly Pjazza Filippo Sciberras, Floriana, one room at rooftop level numbered four (4) and one fourth (1/4th) undivided share of the common parts of the said block of flats (hereinafter “Flat 1”); and
- (ii) the flat internally numbered four (4) forming part of a block of flats which block is externally numbered sixteen (16) named “La Vallette Flats” in Vilhena Street, Floriana, one room at rooftop level numbered four (4) and one fourth (1/4th) undivided share of the common parts of the said block of flats (hereinafter “Flat 2”);

for the total consideration of four hundred thousand Euro (€400,000), of which the amount of forty thousand Euro (EUR 40,000) had been paid by the Company as deposit on account of the aforesaid price, the rights over which deposit were also assigned to the Subsidiary against reimbursement in favour of the Company.

The Subsidiary, subsequent to such assignment, acquired by title of sale the above mentioned two immovable properties and paid to the Seller the balance of the aforesaid total consideration, namely three hundred and sixty thousand Euro (EUR 360,000) in full and final settlement. Notary Dr Rosalyn Aquilina was appointed by the Company, the Subsidiary and the Seller to register the deed of assignment and sale with respect to Flat 1 and Flat 2 with the Inland Revenue Department.

The objective of the Company is for the Subsidiary to develop Flat 1 and Flat 2 into residential premises for rent. Development applications are expected to be submitted to the Planning Authority in the near future. As the Property is neither a business or a company, there are no profits attributable to Flat 1 and Flat 2, nor are there key individuals that need to be identified pursuant to Listing Rules 5.164.5 and 5.164.9.

### Unquote



Dr. Edmond Zammit Laferla  
Company Secretary

08 April 2021

Company Announcement  
AXG25/2021

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