

2025

50
years

FROM VISION
TO LEGACY

AX GROUP

2025 FINANCIAL
PERFORMANCE AND
KEY HIGHLIGHTS

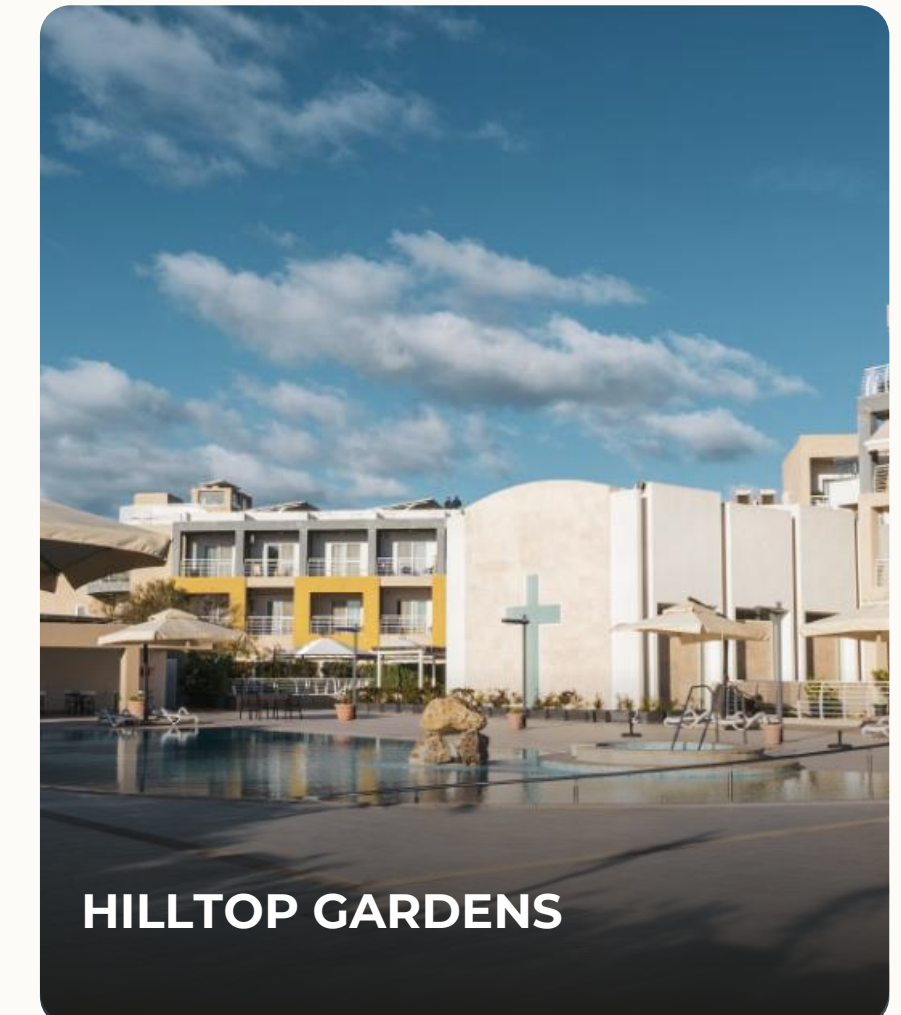
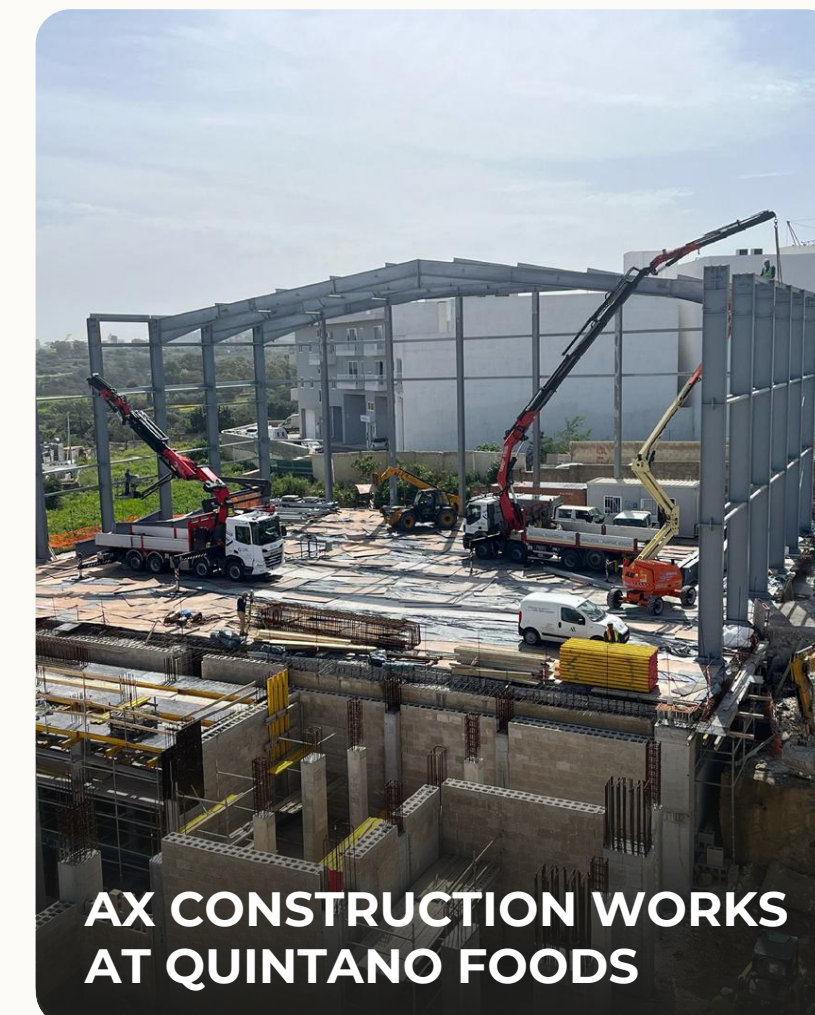
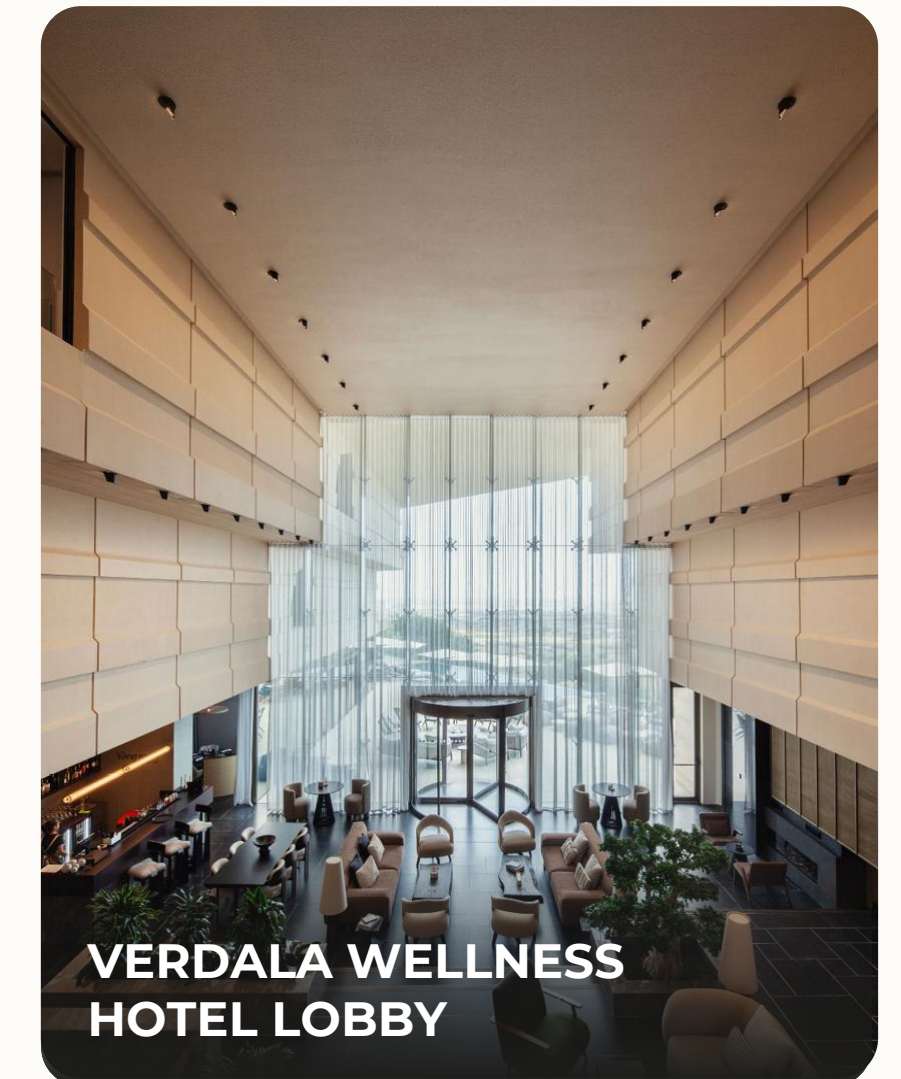
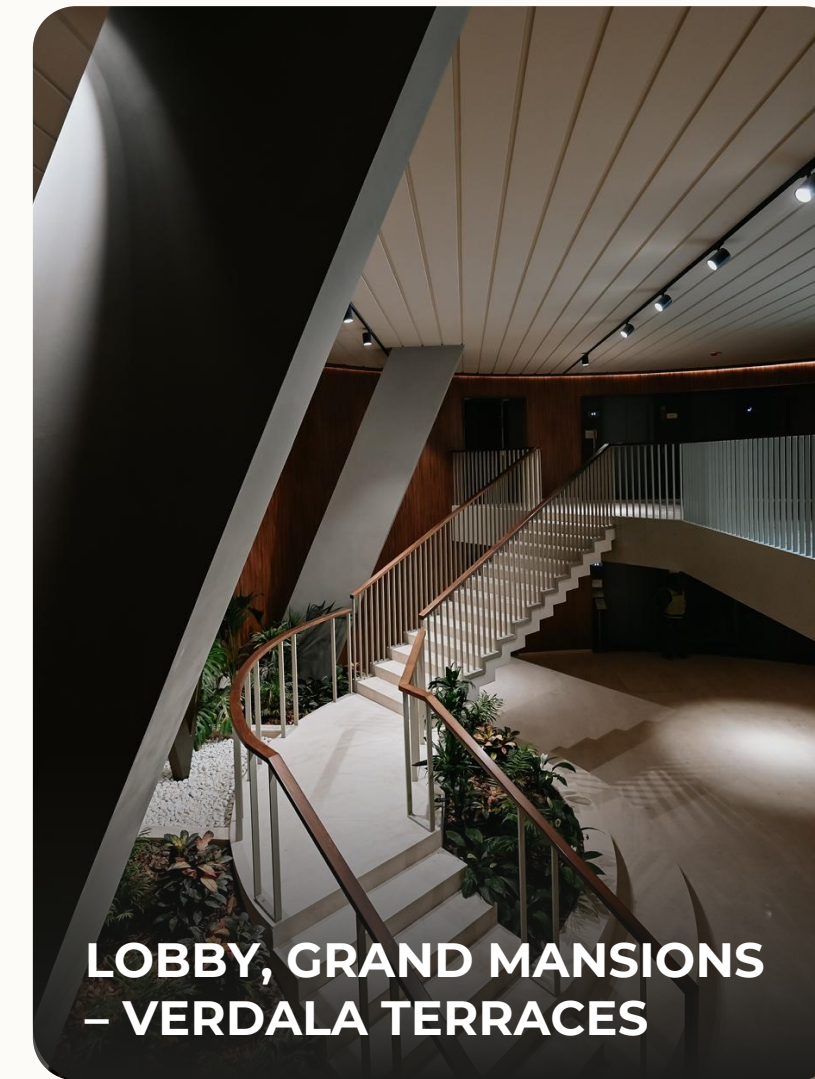
01 STRATEGIC Highlights



STRATEGIC HIGHLIGHTS

FRUITION OF STRATEGIC INVESTMENTS

- This year concludes the investment made at Verdala following the completion of AX ODYCY phase 1 in 2023.
- Strong financial performance that reflects the careful execution of the Group's strategic plan.
- All divisions reported a growth over the previous year, further strengthening the AX Brand.
- Signing of the Verdala Terraces deeds contributed to a stronger financial position for the Group.
- Plans to further consolidate its sites, to support future growth.



02 PERFORMANCE Highlights



PERFORMANCE HIGHLIGHTS

- **Strong Financial Performance:** Compared to last year, the Group revenue increased by 57% reaching €131m and EBITDA increased by 49%.
- **Hotels Exceed Expectations:** A 12.6% increase over the previous year, reflecting the impact of continued investment in product and service quality, alongside robust inbound tourism levels.
- **Steady Growth in Care:** Overall high occupancies, resulting in an 8.2% increase in revenue over the previous year - reinforcing Hilltop's standing as a leading premium retirement destination.
- **Construction Secures Key Contracts:** AX Construction expanded its market presence by securing third-party contracts for 2026 and beyond, although facing headwinds due to increased competition.
- **Real Estate Outperforms:** AX Real Estate plc benefited from the hotels' positive performance.

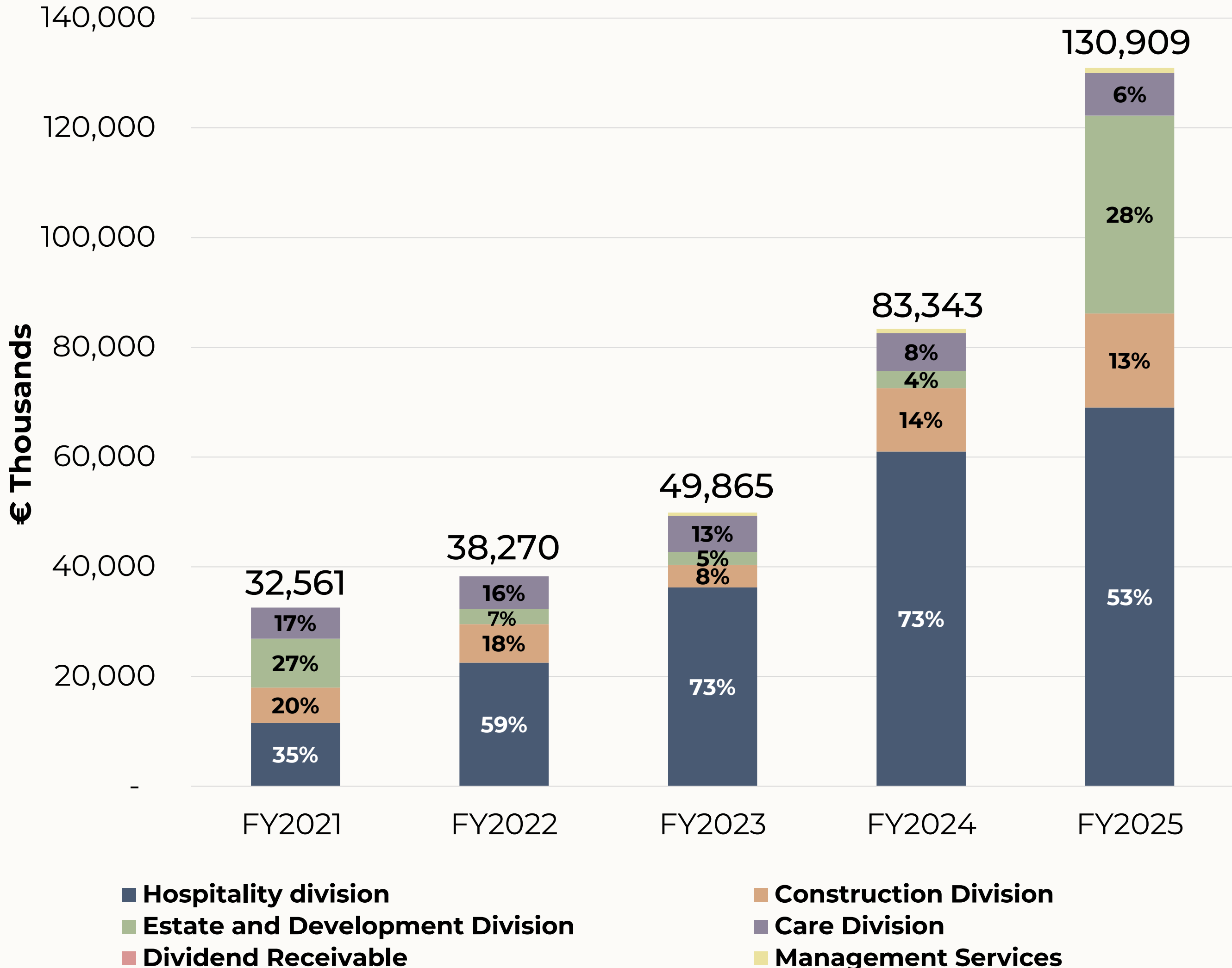




REVENUE COMPOSITION

TOTAL REVENUE **▲ 57%**

FINANCIAL YEAR 2025 PERFORMANCE REVIEW



MOVEMENT IN GROUP REVENUE

+ €34m

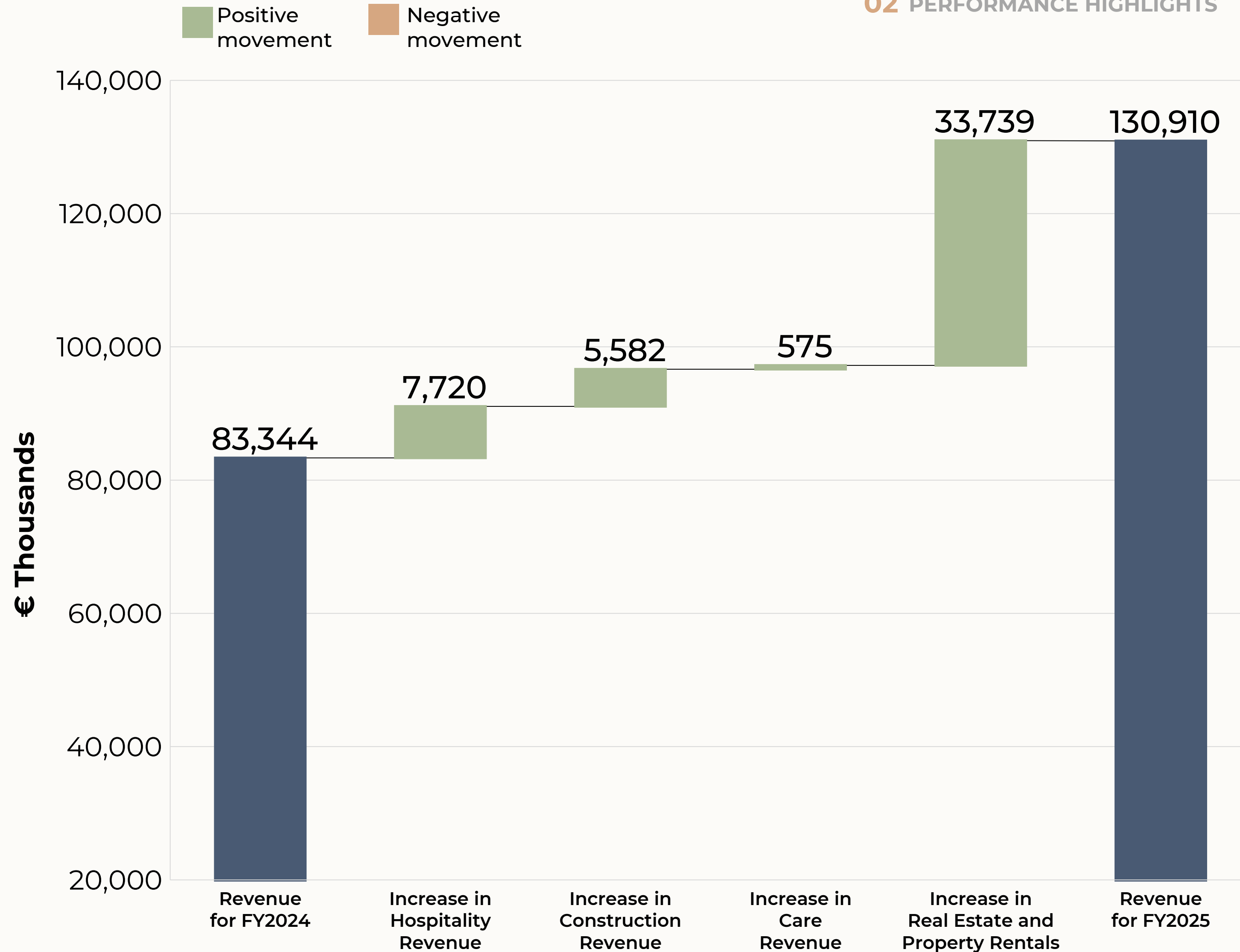
From Sale of Property

+ €6M

In Construction Revenue

+ €8m

In Hospitality Revenue



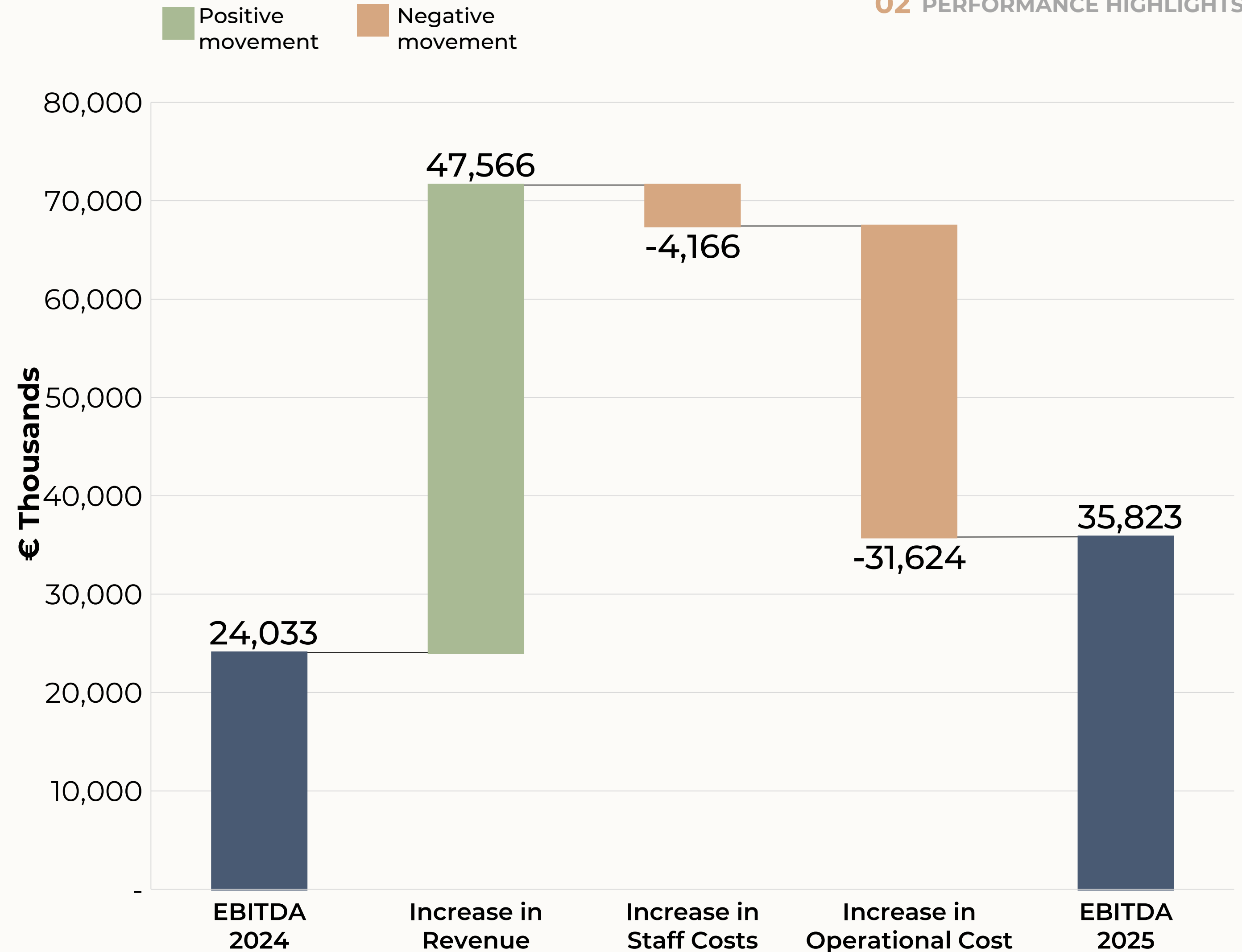
**GROUP
EBITDA**

YEAR-ON-YEAR EBITDA
GROWTH

+ 49%

EBITDA MARGIN

27%





GROUP PROFIT & LOSS STATEMENT

Interest Cover

▲ **3.81x**

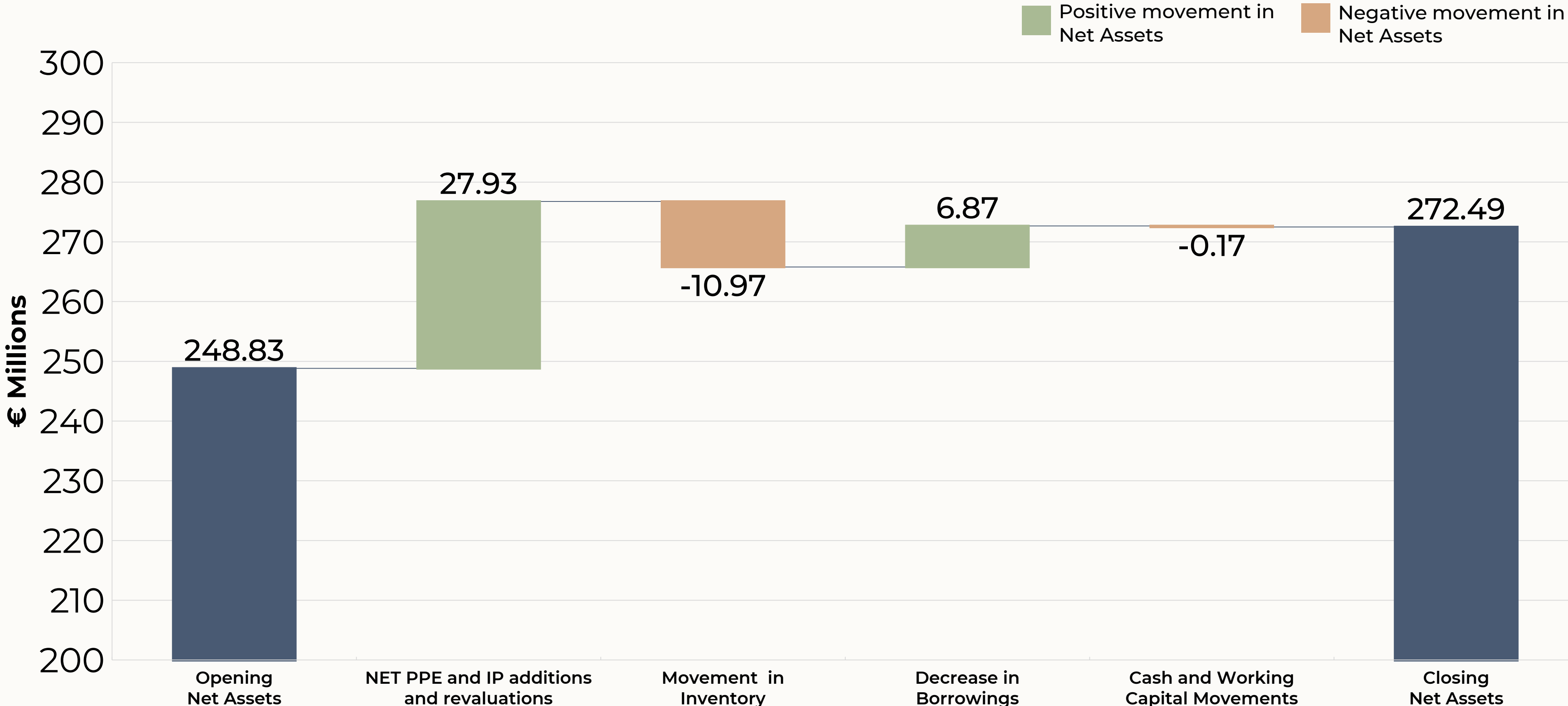
NET PROFIT MARGIN

▲ **13%**

FINANCIAL YEAR 2025
PERFORMANCE REVIEW

	FY 2025 EUR	FY 2024 EUR
REVENUE	130,909,881	83,343,606
Net operating expenses	(95,086,702)	(59,310,487)
EBITDA	35,823,179	24,033,119
Depreciation	(11,934,199)	(10,077,922)
Share of results of associates and joint ventures	1,536,535	2,104,953
Finance costs	(9,402,237)	(7,770,523)
Gain/(loss) on revaluation of investment properties	834,339	(2,477,613)
Profit before taxation	16,857,617	5,812,014
Taxation	527,858	(744,664)
Net Profit for the year	17,385,475	5,067,350
Other comprehensive income, net of tax	6,914,379	5,753,886
TOTAL COMPREHENSIVE INCOME	24,299,854	10,821,236

MOVEMENT IN NET ASSETS





GROUP PERFORMANCE OVERVIEW

	FY 2025	FY 2024
Total Assets	€ 529m	€ 513m
Total Liabilities	€ 257m	€ 264m
Net Assets	€ 272m	€ 249m
Gearing	40.4%	43.5%
ROE	6.7%	2.1%
ROCE	7.9%	5.5%
Free Cash Flow	€ 8m	(€ 18m)

03 DIVISION Performance

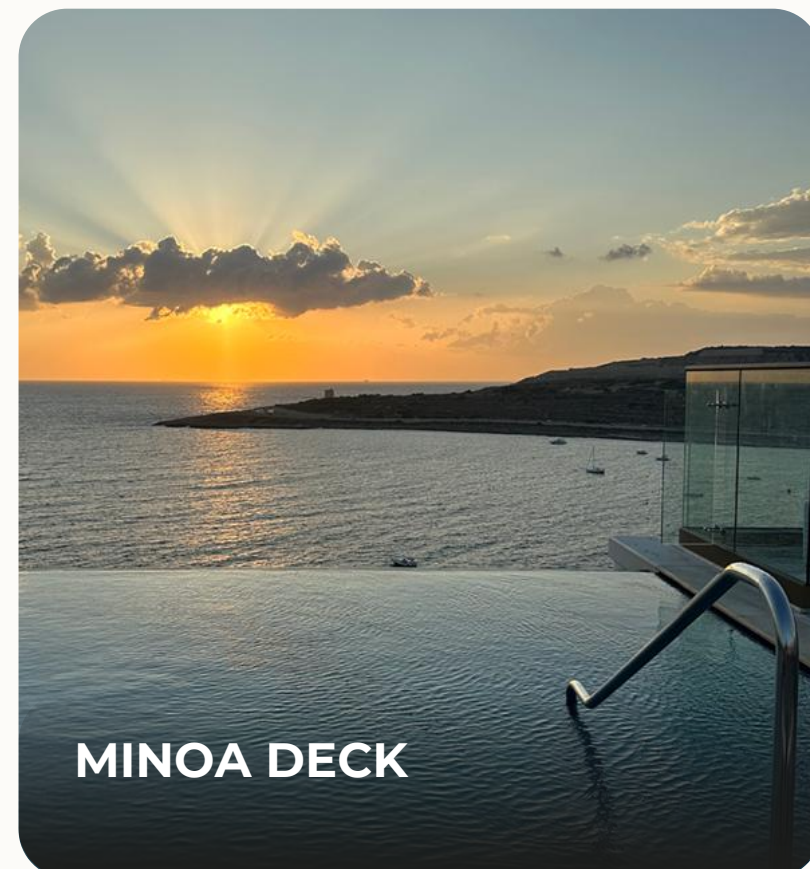
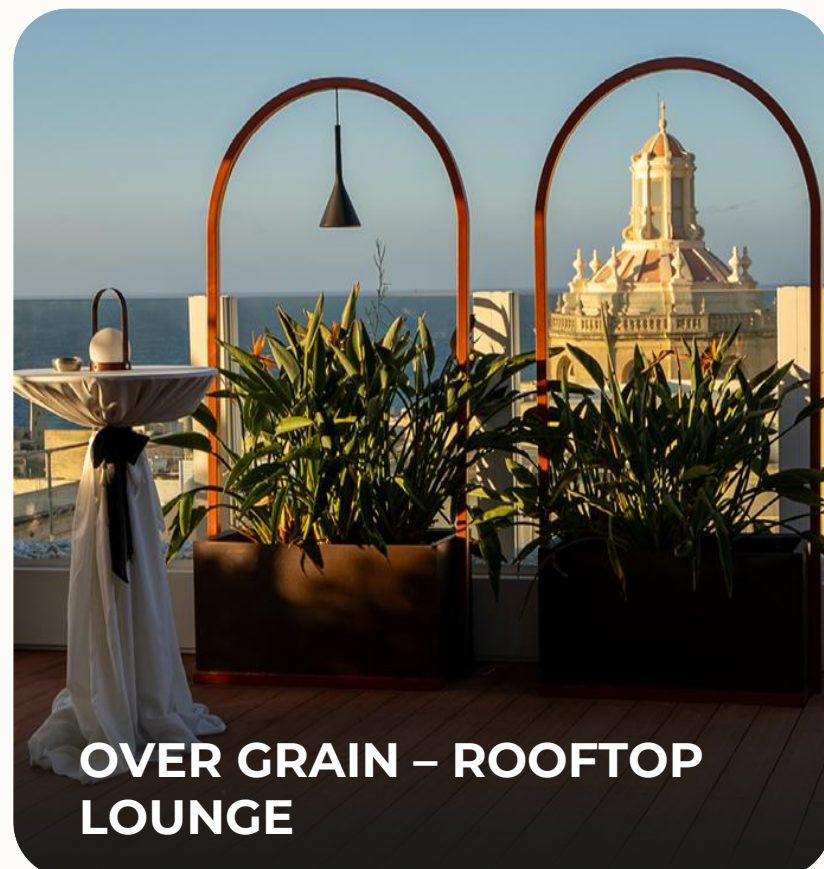
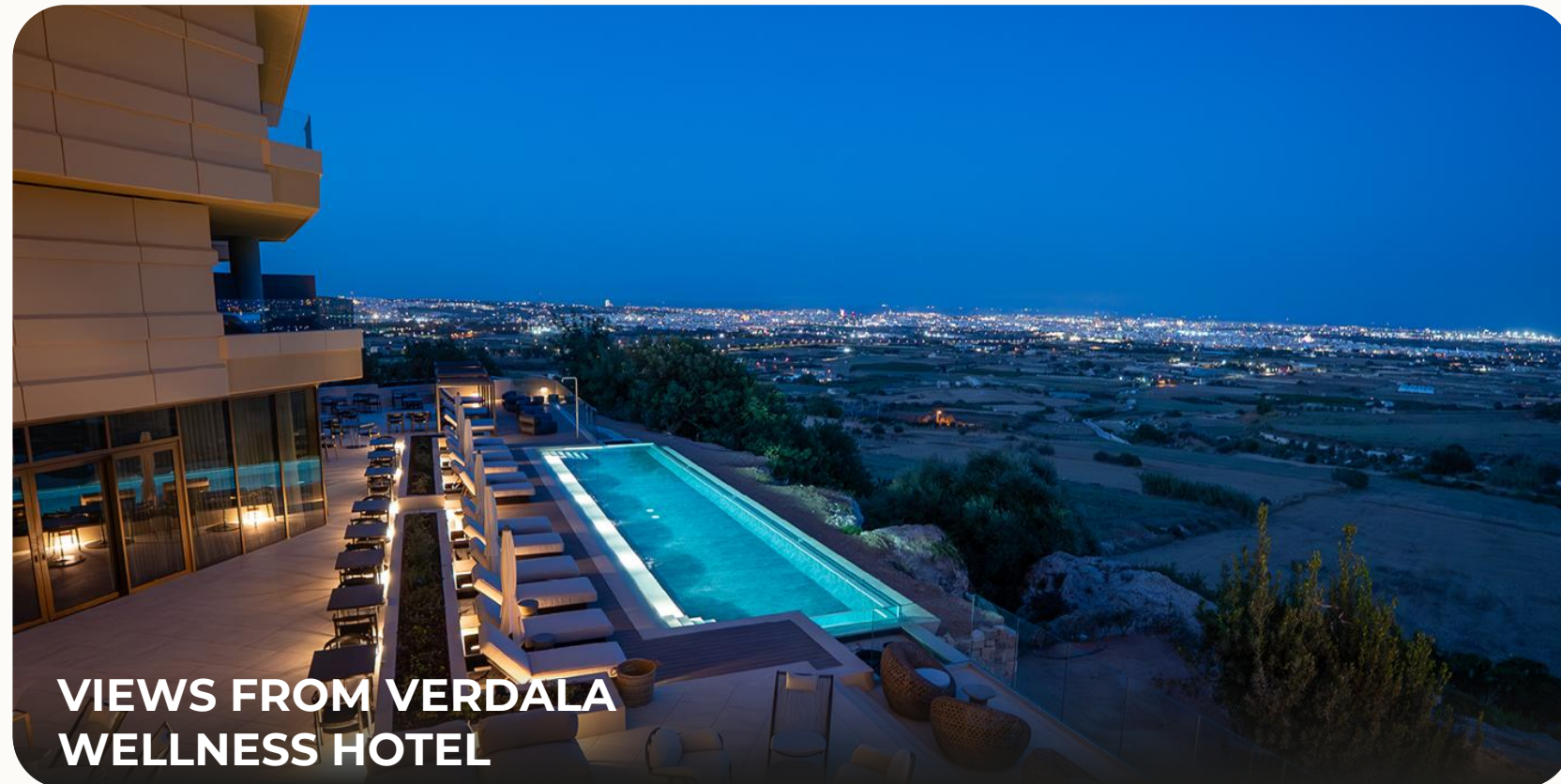




AX HOTELS

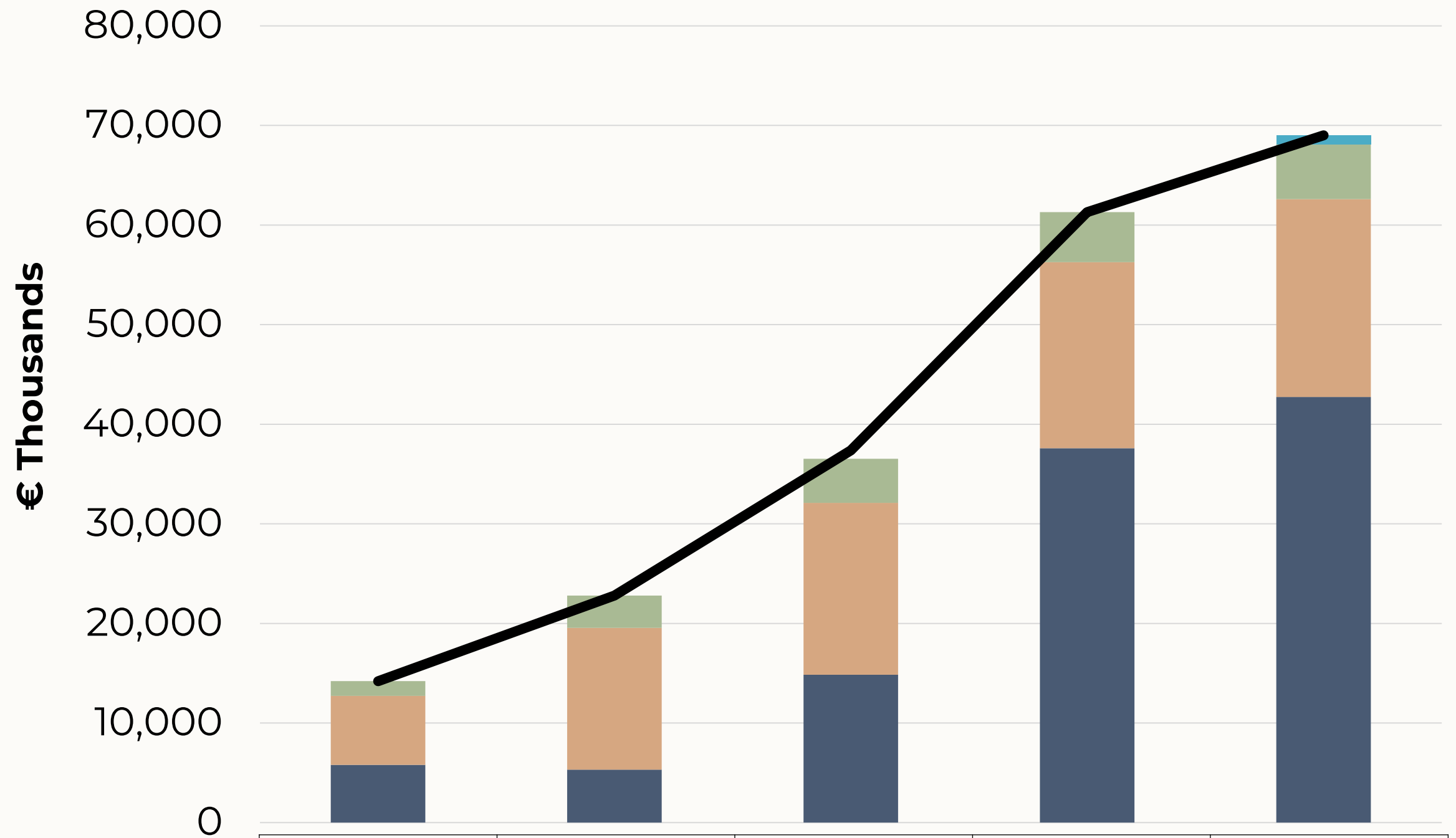
HOSPITALITY DIVISION

EIGHT DIFFERENT JOURNEYS
ONE PURPOSE



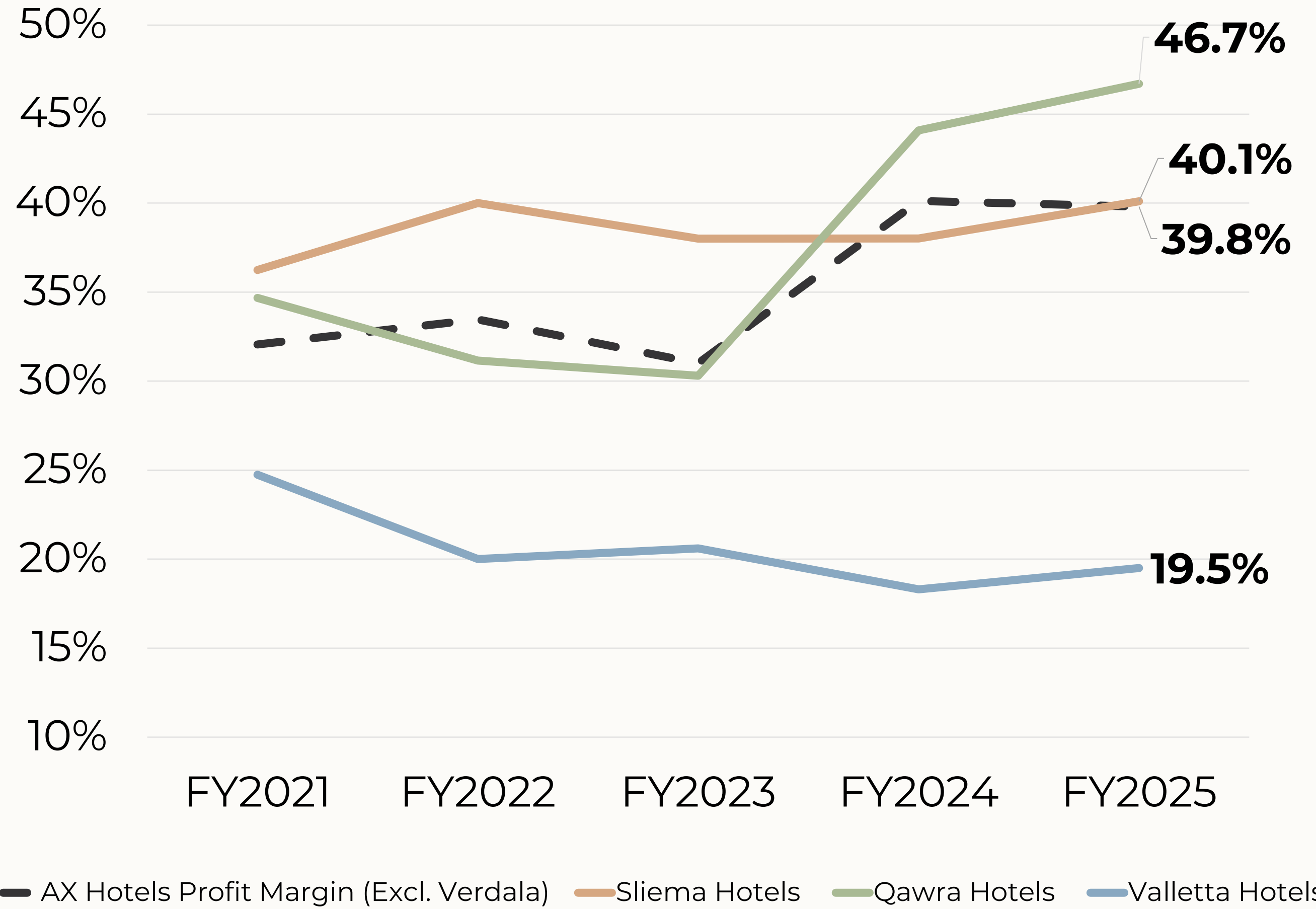
- Revenue increased by 12% over the previous year, supported by solid results across all AX Hotels properties.
- AX Hotels launched its 8th hotel in August 2025 - Verdala Wellness Hotel in Rabat – first of its kind in Malta.
- Strong focus on the commercial strategy – ensuring that AX Hotels secures its fair share of the market while accelerating its positioning within the wellness-luxury segment.
- Continued investment in upskilling our people, upgrading our hotels and harnessing technology for better guest experience and efficiency.
- Strong guest ratings across online platforms underline consistent service and experienced delivery.

HOSPITALITY REVENUE



	FY2021	FY2022	FY2023	FY2024	FY2025
Qawra Hotels	5,786	5,319	14,853	37,596	42,742
Sliema Hotels	6,943	14,241	17,245	18,678	19,867
Valletta Hotels	1,467	3,232	4,430	5,027	5,517
Rabat Hotels	-	-	-	-	886
— Total Turnover	14,196	22,792	37,379	61,301	69,012

HOSPITALITY GOP%



AX HOTELS | QAWRA

- Registered an increase in revenue of 13.6% when compared to the previous year.
- Rooms revenue amounted to €25m driven by an increase in ADR at ODYCY and Sunny Coast. ODYCY achieved an occupancy of 85% whilst Sunny Coast achieved an occupancy of 72% - 4% below previous year.
- Food and beverage revenues increased by 16% reflecting sustained brand loyalty across our outlets.
- Revenue growth coupled with operational efficiency led to an improved GOP% of 46.7%.
- Retained consistent high guest ratings.
- Several food and beverage outlets received national and international recognition.



AX HOTELS | SLIEMA



- Sliema hotels delivered strong results, exceeding both 2024 performance and budget expectations.
- Revenue increased by more than 6% driven by strong occupancies and rates.
- Food and beverage revenues increased by 11% compared to the previous year.
- Gross Operating Profit surpassed budget by €1.34m, yielding an improved GOP% of 40%.
- Despite the fierce competition in the Sliema/St. Julian's area our hotel management team continued to deliver exceptional returns.
- Multiple awards received for service excellence and culinary quality.
- Refurbishment of AX The Palace planned for November 2026 to support future growth and competitiveness.

AX HOTELS | VALLETTA

- Valletta hotels continued on their positive trajectory - total revenue exceeded the previous year by 10%.
- Both properties experienced stronger occupancies and growth in ADR.
- Food and beverage revenue increased by 12% driven by improved performance at Over Grain and Cheeky Monkey.
- Delivered the highest profitability since opening.
- The hotels and outlets earned significant international recognition, including Rosselli AX Privilege becoming the only property in Malta with three Michelin distinctions under one roof.
- Rosselli AX Privilege also became one of the first hotels in Malta to receive a Michelin Key and was accepted into the Virtuoso Preferred Network.



AX HOTELS | RABAT

- Malta's first wellness-focused hotel opened in August 2025.
- Verdala Wellness includes 46 suites and 24 serviced apartments, supported by a 1,500 sqm spa and advanced holistic treatments, positioning it as a destination wellness retreat.
- Early revenue, occupancy and guest feedback have been highly encouraging, reflecting strong potential.
- A strategy is in place to build the hotel's presence across key international wellness and luxury travel markets.
- Food and beverage offerings were well received, delivering results that exceeded expectations.
- Works on the Virtu Annex are underway and are expected to be finalised in the coming month. Once completed, the hotel will have a total of 90 units.



AX DEVELOPMENT

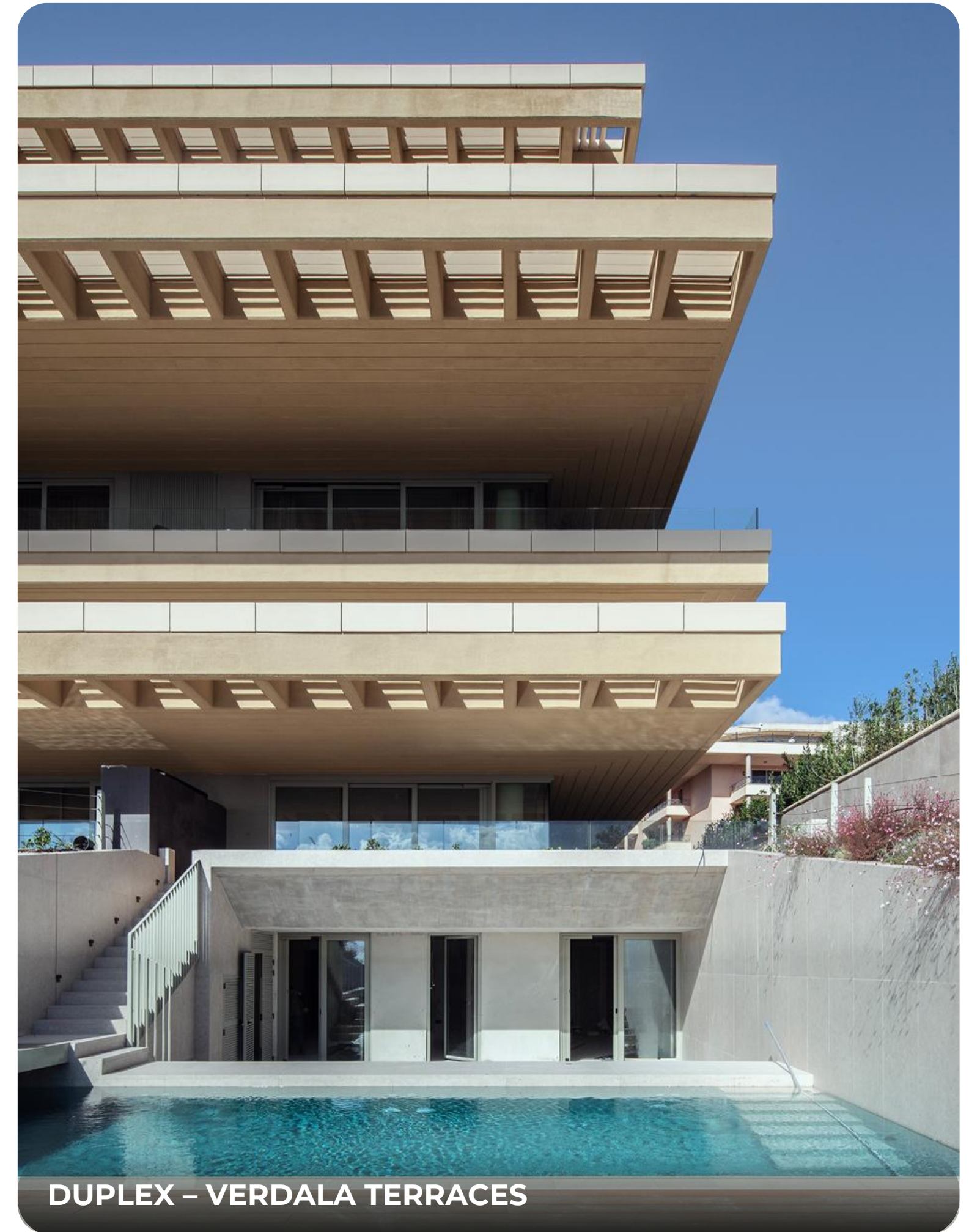
DEVELOPMENT DIVISION

REIMAGINING SPACES
WITH PURPOSE



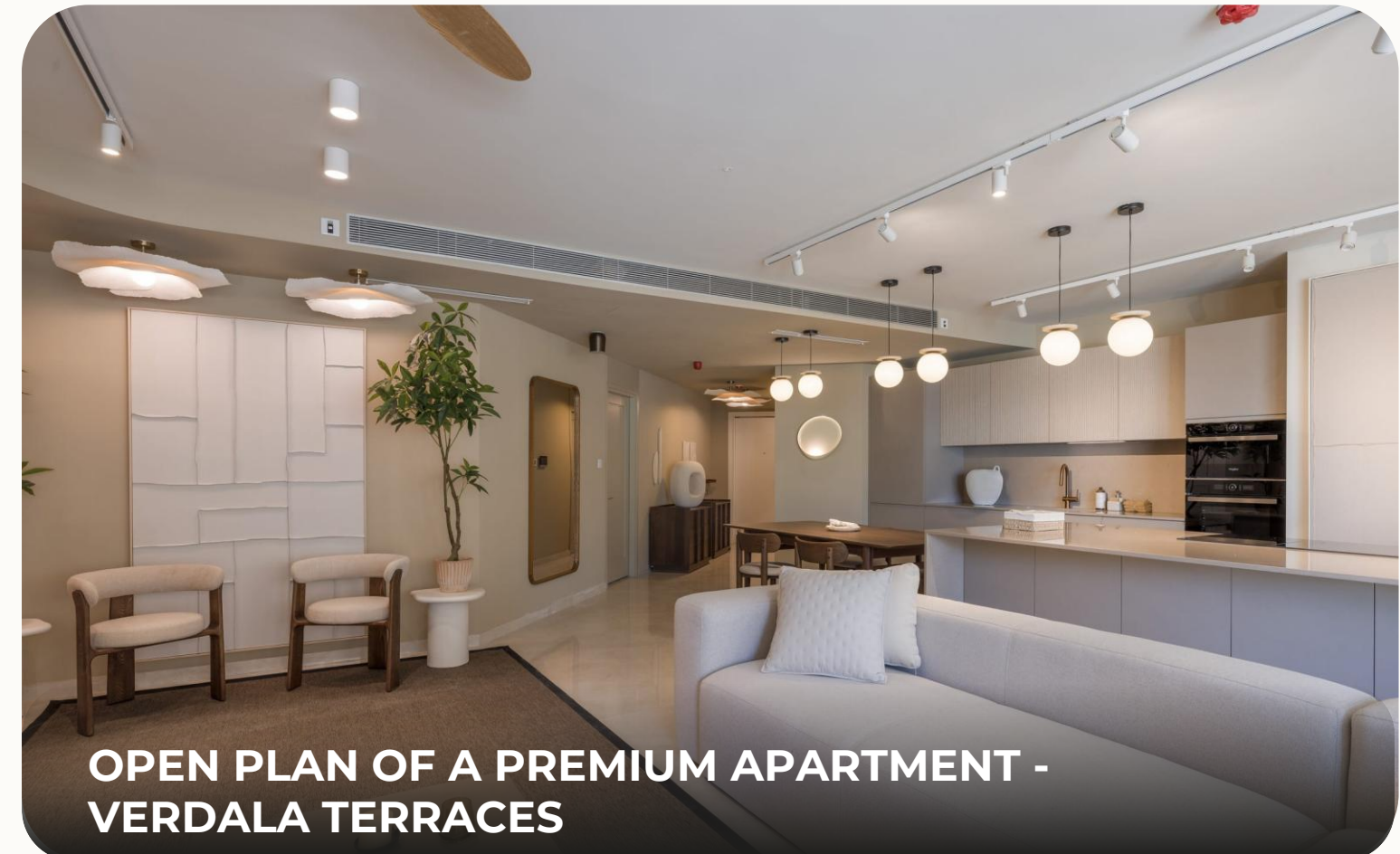
Verdala Project

- AX Development delivered another iconic building, setting new standards in design, quality and execution across the Verdala project.
- Verdala Wellness Hotel was handed over to AX Hotels in August 2025; AX The Heights were handed over to operations just after.
- Works on the Virtu Heights building are at the tail end, with a targeted opening date of April 2026. These units will be part of the hotel inventory.



Verdala Terraces sales

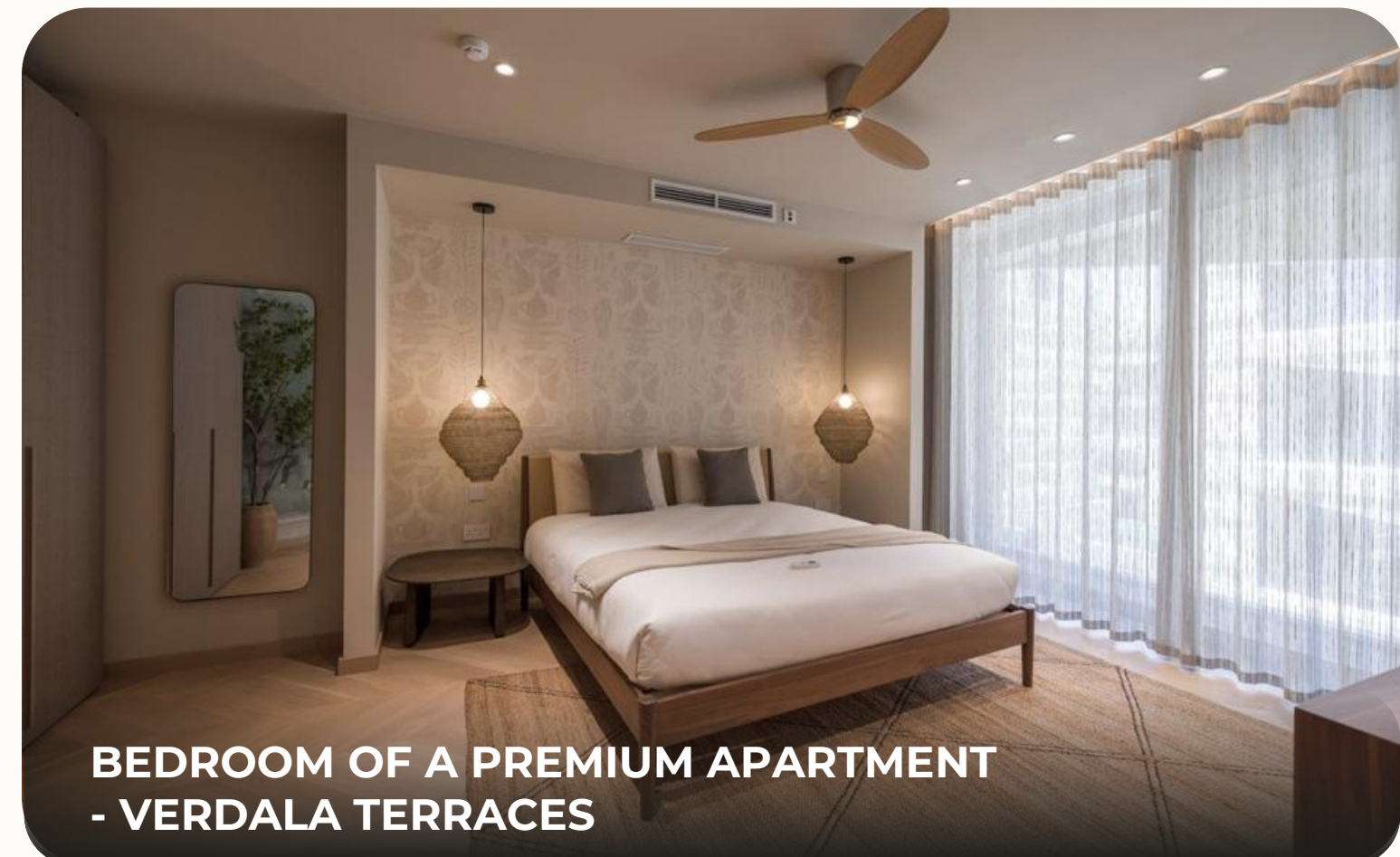
- Final deeds signed in 2025 amounted to €34.1 million.
- As at February 2026, 77% of Verdala Terraces apartments are committed.
- A total of €83 million in sales value.



OPEN PLAN OF A PREMIUM APARTMENT -
VERDALA TERRACES



OUTDOOR TERRACE -
VERDALA TERRACES



BEDROOM OF A PREMIUM APARTMENT
- VERDALA TERRACES





GRAND MANSIONS – VERDALA TERRACES

THE VERDALA TERRACES



LOBBY, GRAND MANSIONS - VERDALA TERRACES



PANORAMIC PENTHOUSE AT THE GRAND MANSIONS - VERDALA TERRACES

Upcoming projects & Reorganisation of AX Development

- The Development Division has shifted its focus to priority projects scheduled to commence in 2026.
- The refurbishment of AX The Palace Hotel in Sliema is planned to start in November 2026 with a 6-month duration.
- ODYCY Phase 2 is targeted to start in September 2026.
- Design, budgeting, and tendering for the Qawra Phase 2 Project is progressing steadily.
- The Group is consolidating further the Hilltop and Marsa sites – future potential growth.
- Repositioning Development from a cost centre to a revenue-driven enabler for the Group. Appointment of a General Manager in January 2026.





AX CARE

HEALTHCARE DIVISION

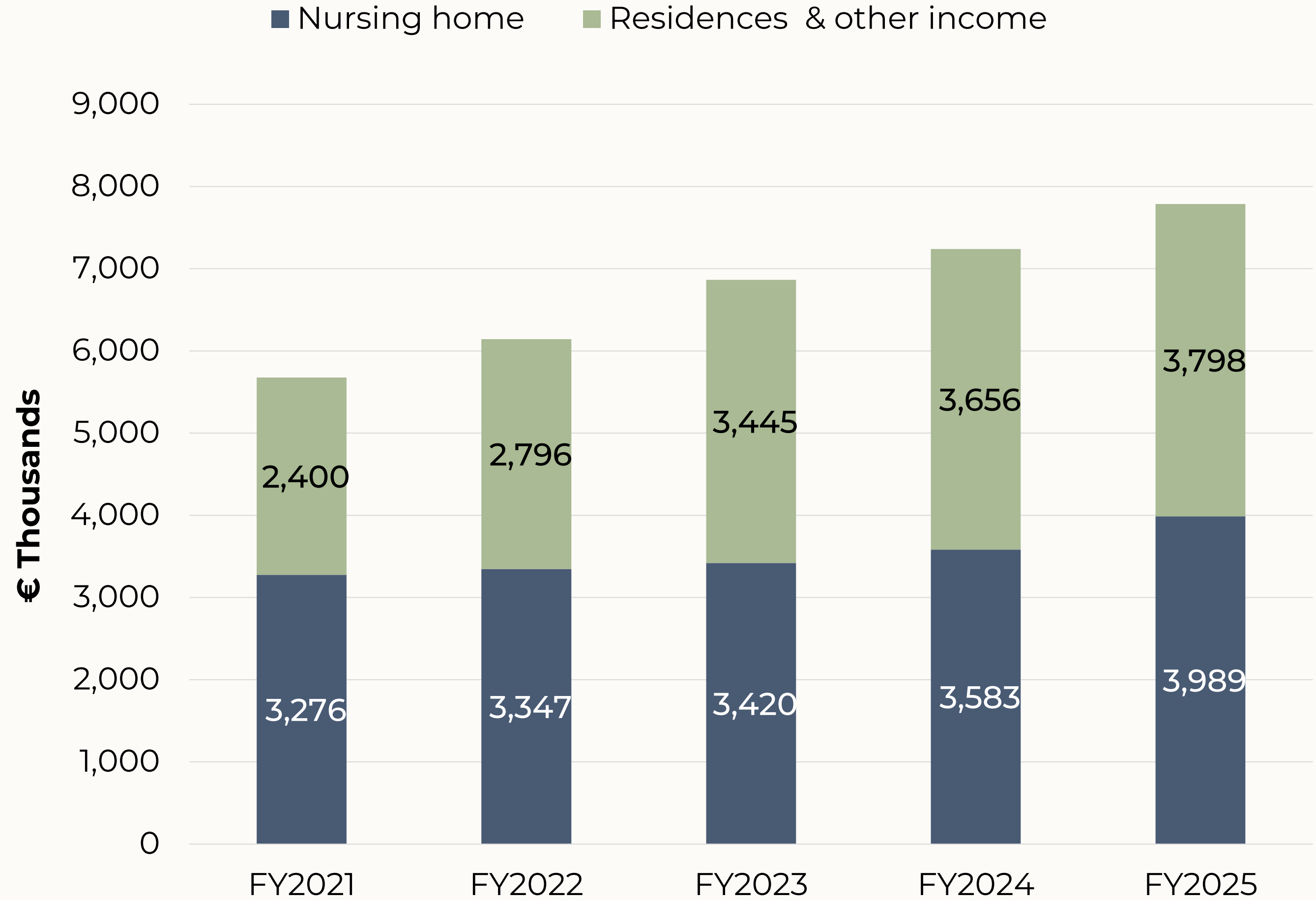
A COMMUNITY THAT
CARES

AX CARE

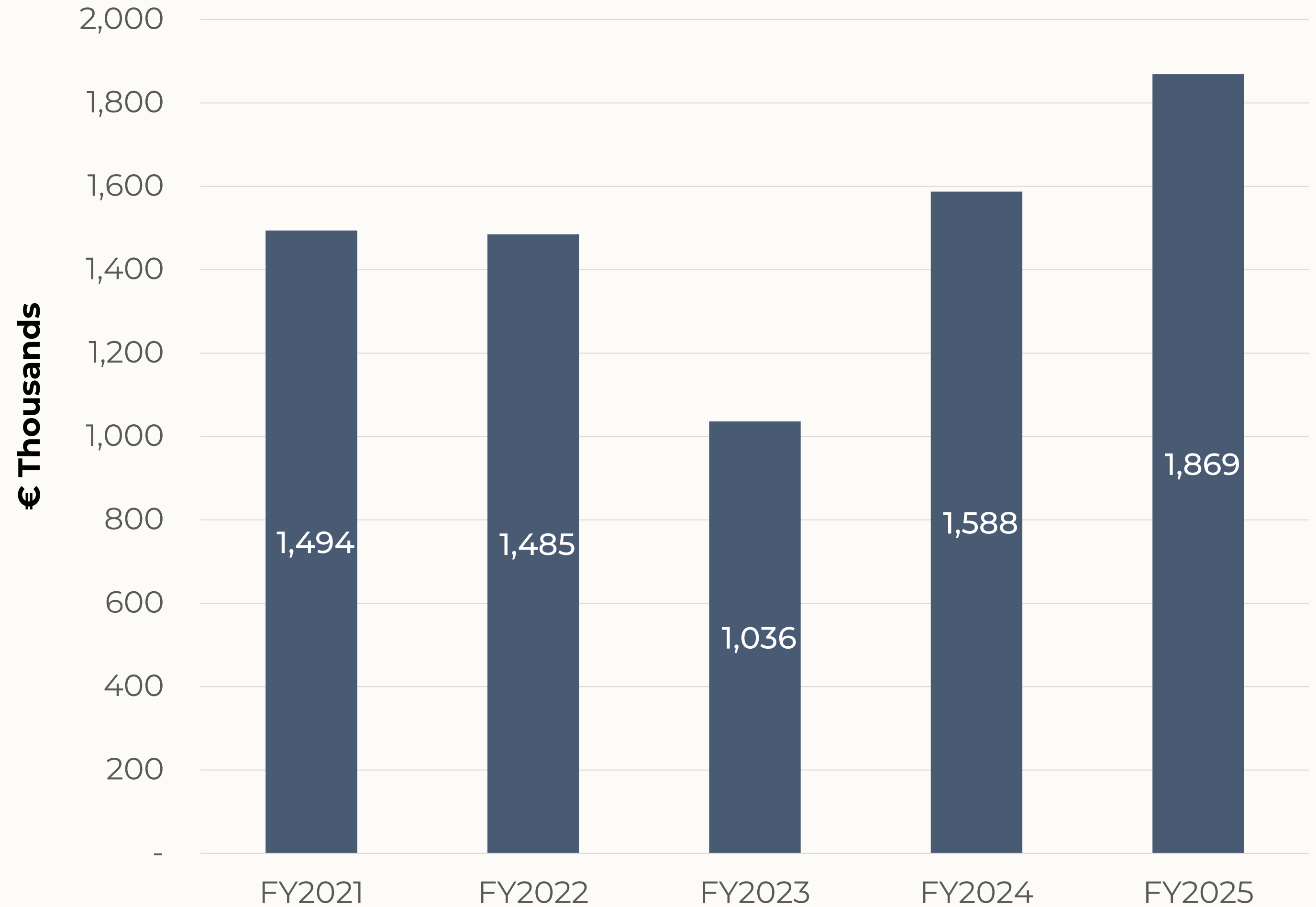
- 2025 marked the tenth-year anniversary of Hilltop Gardens Retirement Village.
- An increase in revenue of 8.2% over the previous year - driven by near full occupancy at both the Hilltop Gardens independent units and Simblija Care Home.
- Revive Physio and Aquatic Therapy Centre exceeded its profit targets, reinforcing its central role within AX Care.
- Gross operating profit exceeded €1.8m, a record for the division - driven by higher revenues and a disciplined financial management approach.
- Invested in a new IT system for Simblija Care Home – to improve communication across departments, enhance service quality and operational efficiency.
- These encouraging results, together with the sustained demand for the Hilltop offering reinforce the Group's strategy and support plans for future expansion.



CARE REVENUE



**CARE
GROSS
OPERATING
PROFIT**



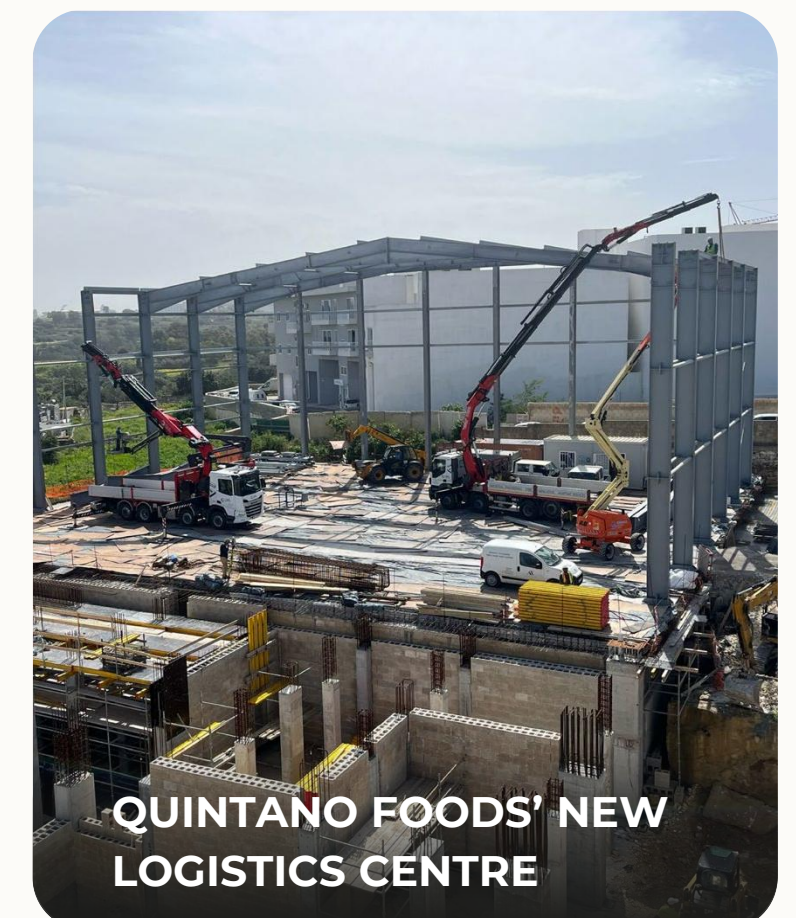
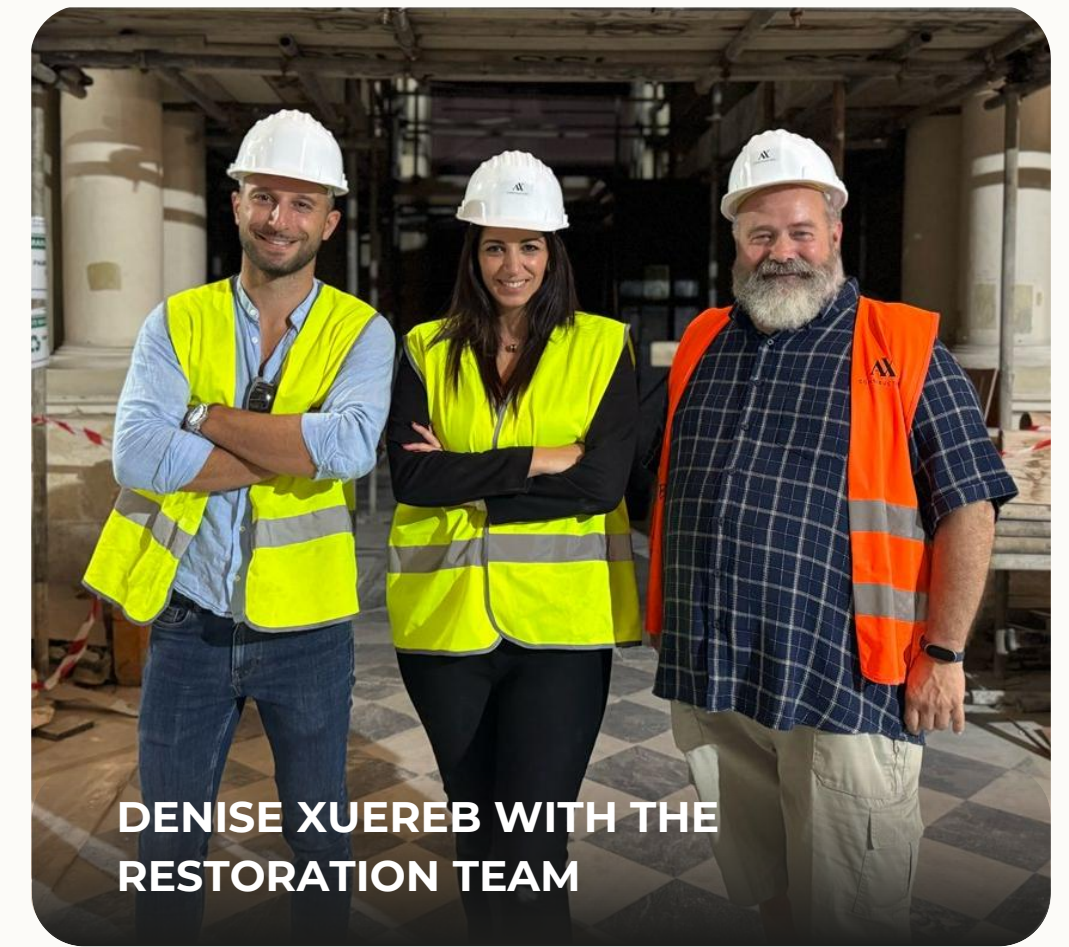
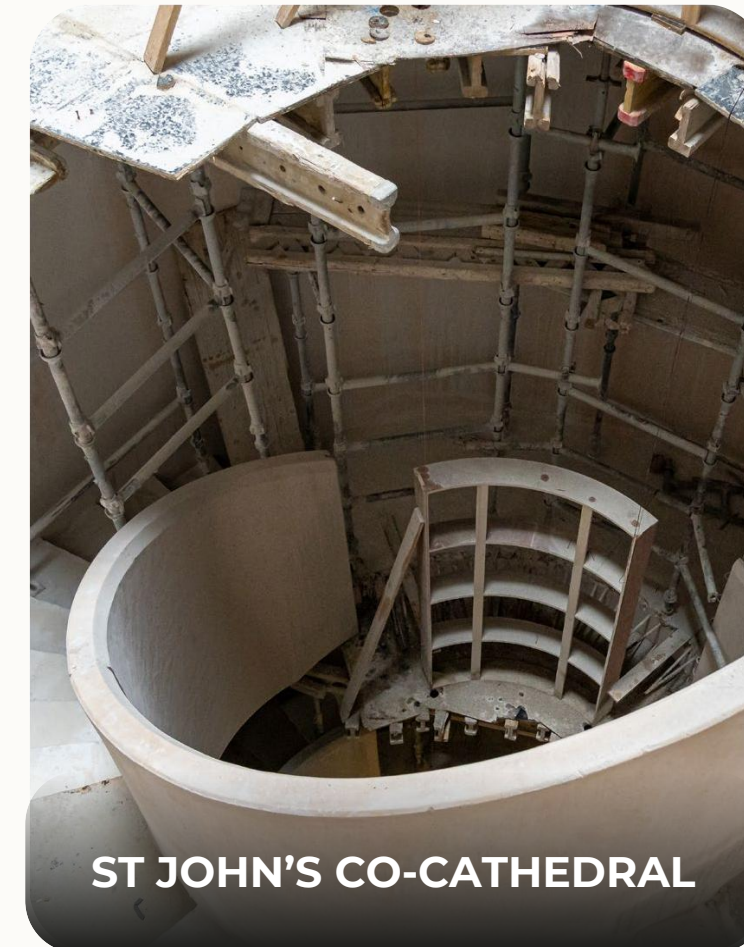
AX CONSTRUCTION
**CONSTRUCTION
DIVISION**

BUILDING OUR FUTURE
*RESTORING OUR
HERITAGE*

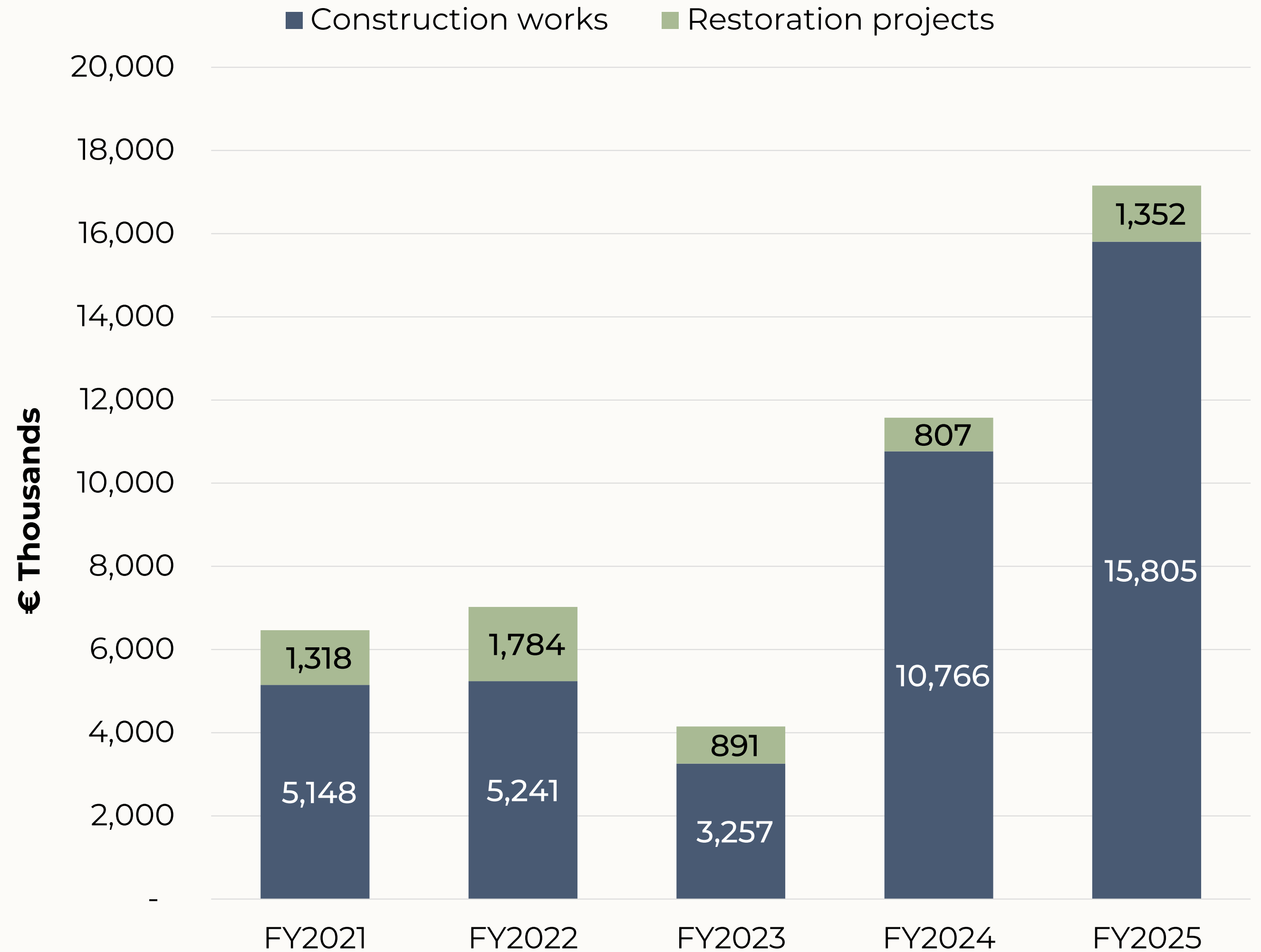


AX CONSTRUCTION

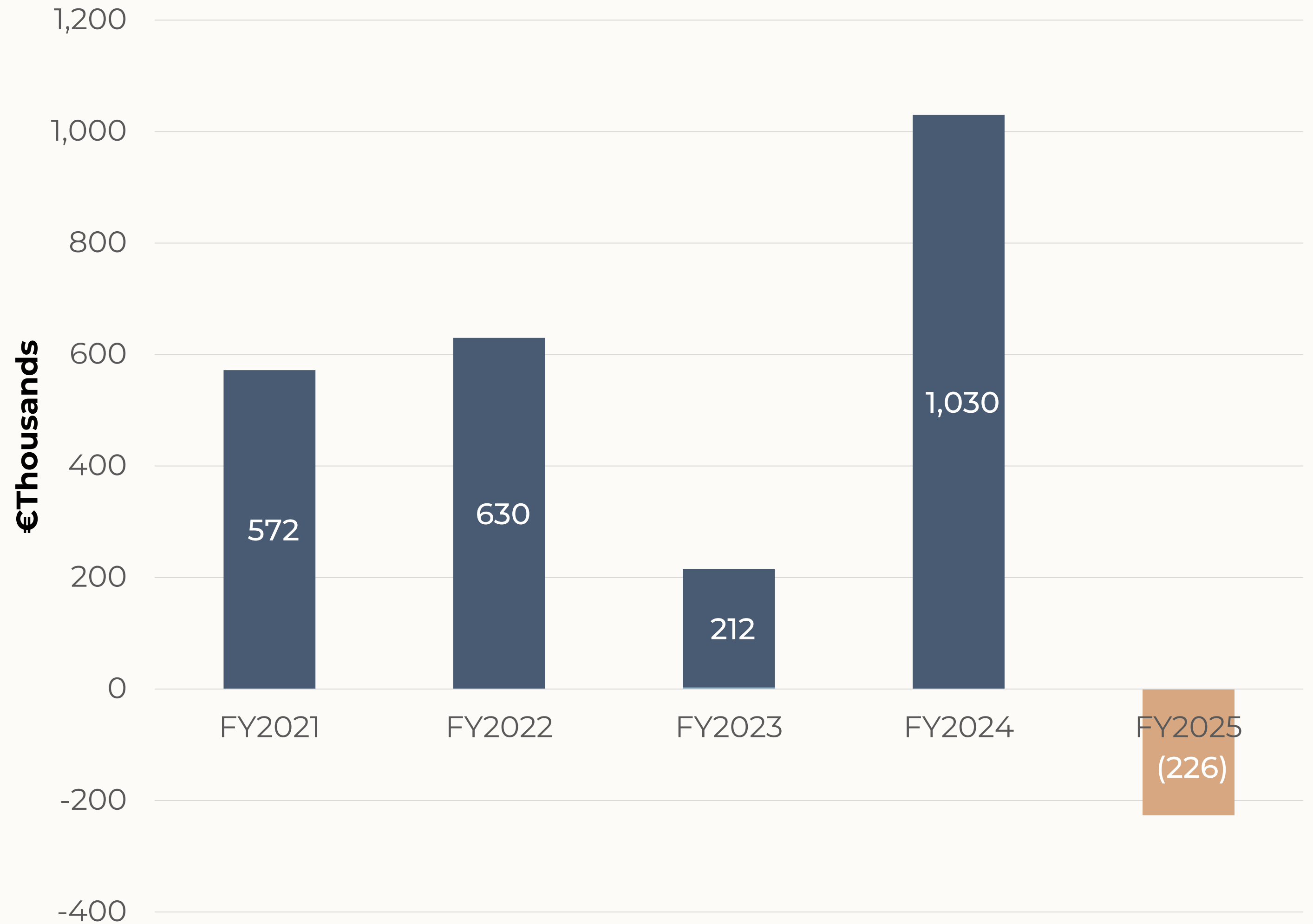
- During 2025, AX Construction increased its third-party work by 48% compared to the previous year.
- AX Construction remains instrumental for the completion of internal projects – as has happened at Verdala.
- AX Construction continues to play an important role in preserving our heritage - the Jesuits' Church, Valletta; the Annex of St John's Co-Cathedral, Valletta, Villa Luginsland, Rabat; Sacro Monte, Rabat.
- EBITDA was negatively impacted – Measures taken - change in senior management and initiatives to enhance efficiency and monitor productivity.
- The construction industry is becoming more regulated - Continued investment in people and compliance are critical to ensure regulatory adherence and a safe environment for our employees.

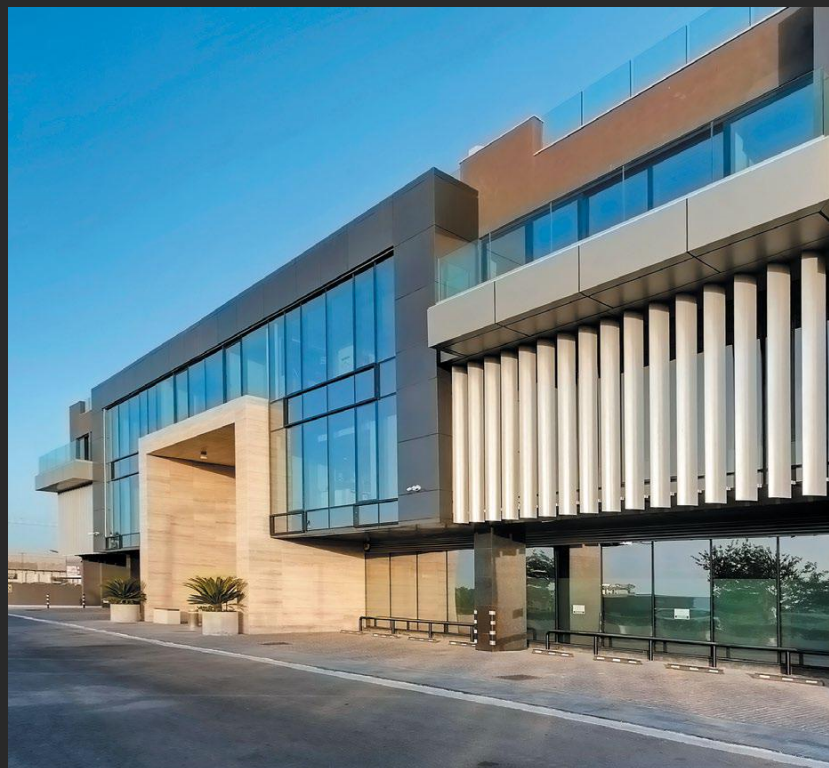


CONSTRUCTION REVENUE FROM THIRD-PARTY WORKS



**GROSS
OPERATING
PROFIT**





AX REAL ESTATE

AX REAL ESTATE PLC

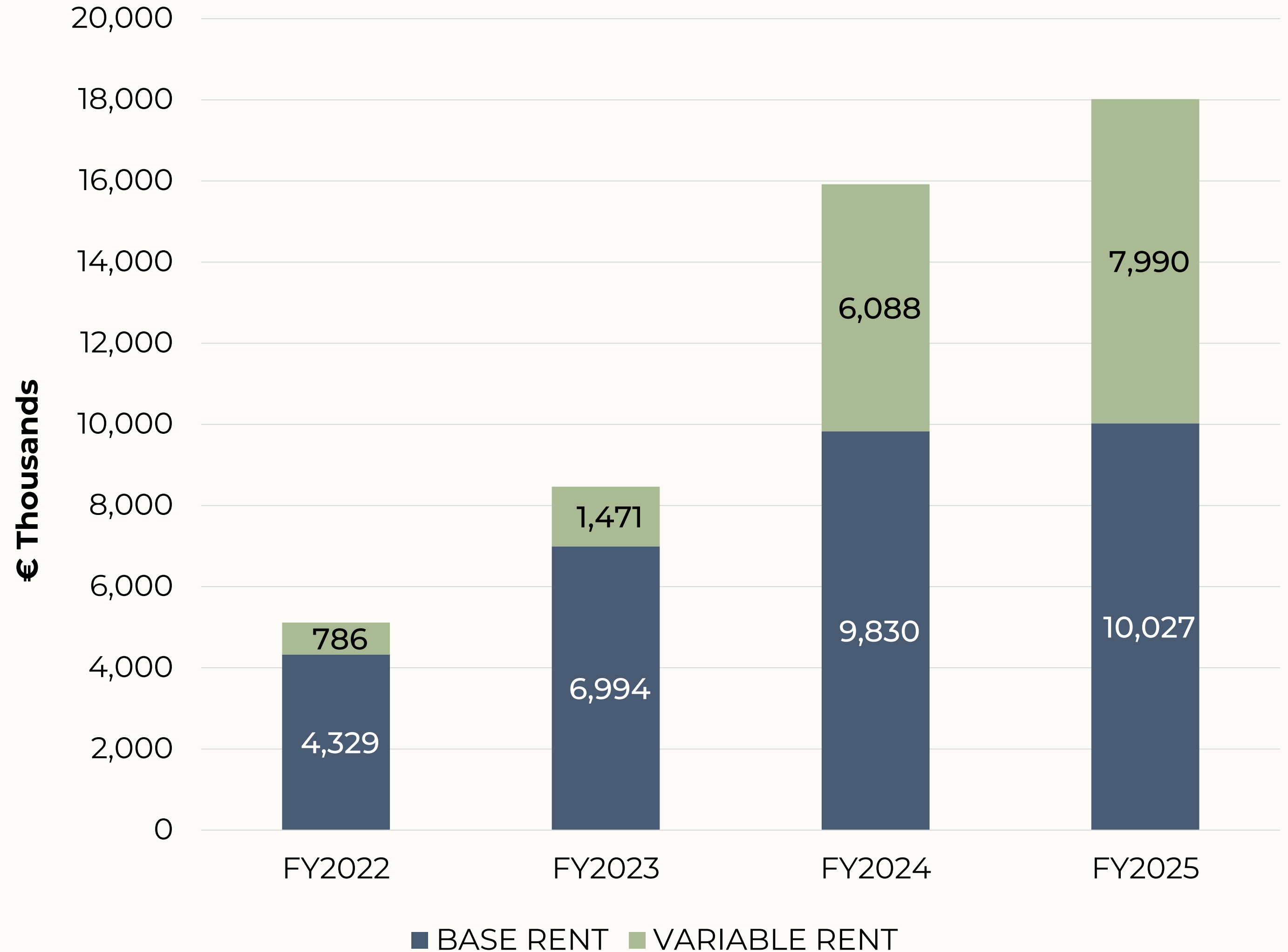
DIVERSIFIED PROPERTY
PORTFOLIO

AX REAL ESTATE

- Financial performance exceeded expectation
- revenues surged to EUR 21.64m from EUR 19.4m.
- EBITDA increased by 13% over the previous year,
reaching almost €20.8m.
- The hotels' rent agreements are structured to give AX
Real Estate a share of the gains when there is an
upswing in tourism.
- The Verdala Wellness Hotel started to generate rental
income as from August 2025.
- All properties maintained near-full occupancy
throughout the year.
- Distributed an interim dividend of €7.2m during the
year and proposed a final dividend of €7.1m payable in
May 2026.



AX REAL ESTATE HOSPITALITY REVENUE



04 OTHER Investments



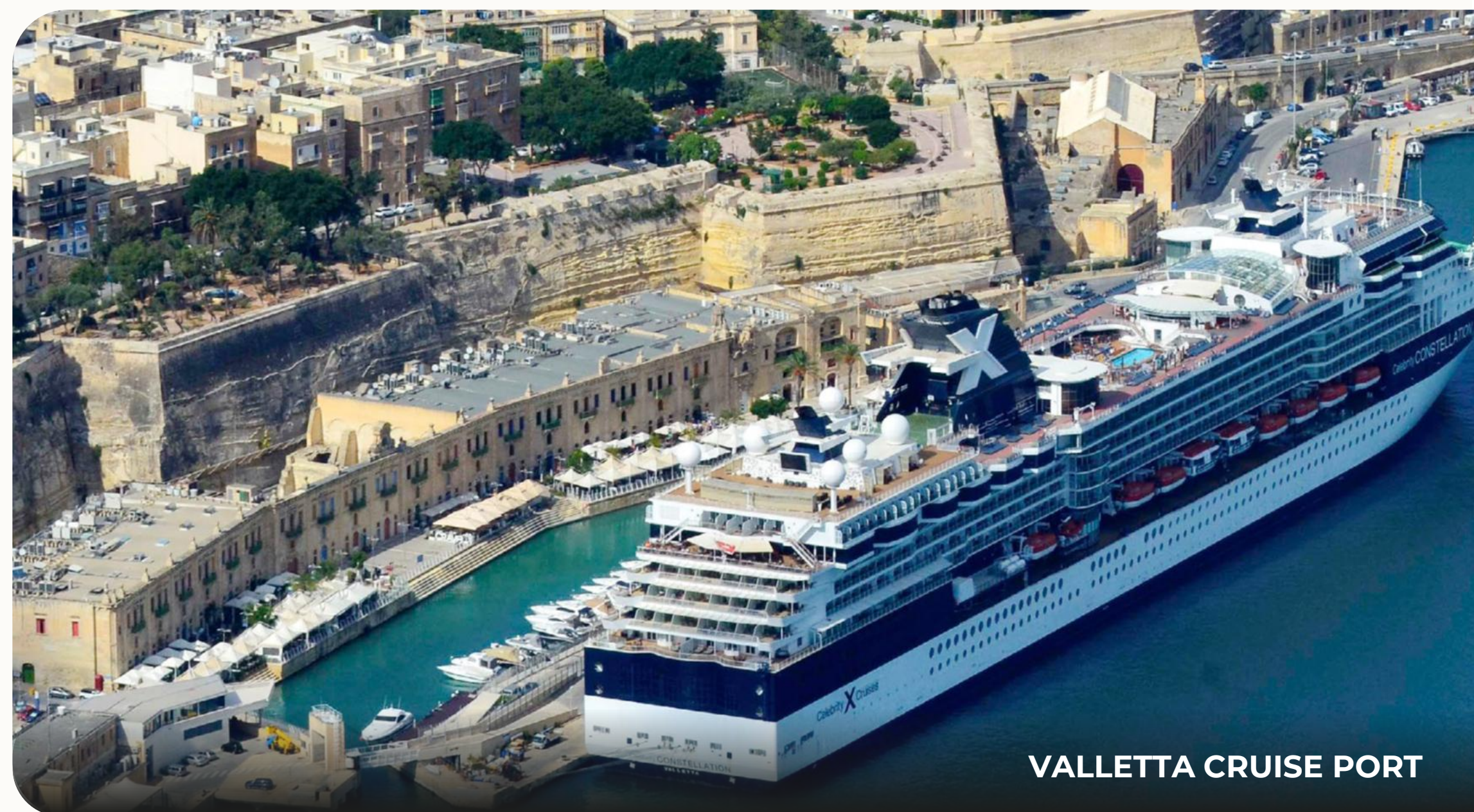
Investment in Imselliet

- AX Group has a 33% stake in Imselliet Solar JV, Malta's largest solar farm.
- Imselliet Solar operates two plants, one in Mgarr (Imselliet) and the other at Hilltop Gardens.
- Generated approximately 8.8 million kWh of clean energy.
- Imselliet Solar JV generated a total revenue of €1.1m in FY2025.



Valletta Cruise Port PLC

- AX Group retains 36.4% stake in Valletta Cruise Port p.l.c.
- Valletta Cruise Port delivered a record year in 2025, - AX Group received €1 million in dividends.
- VCP handled over 960,000 passengers.
- Permit for the Atrium has been secured, enabling the construction of a much-needed car park to better support operations.
- RFP submissions for the old power station site have been received, and VCP is now in advanced negotiations for the proposed development.
- Works on Pinto 4 & 5 are progressing, although at a slower pace than anticipated.



05 FUTURE Outlook



Future Outlook

- The sale of the remaining units at Verdala Terraces is a priority.
- Positioning of The Verdala Wellness Hotel in the luxury wellness segment.
- Hospitality Division - expected to maintain its strong momentum.
- Care Division - a stable business with solid results.
- Construction Division - has a strong pipeline of projects, whilst strengthening internal processes.
- Development Division – gearing up to another phase of development; established as a fully-fledged operational business unit.

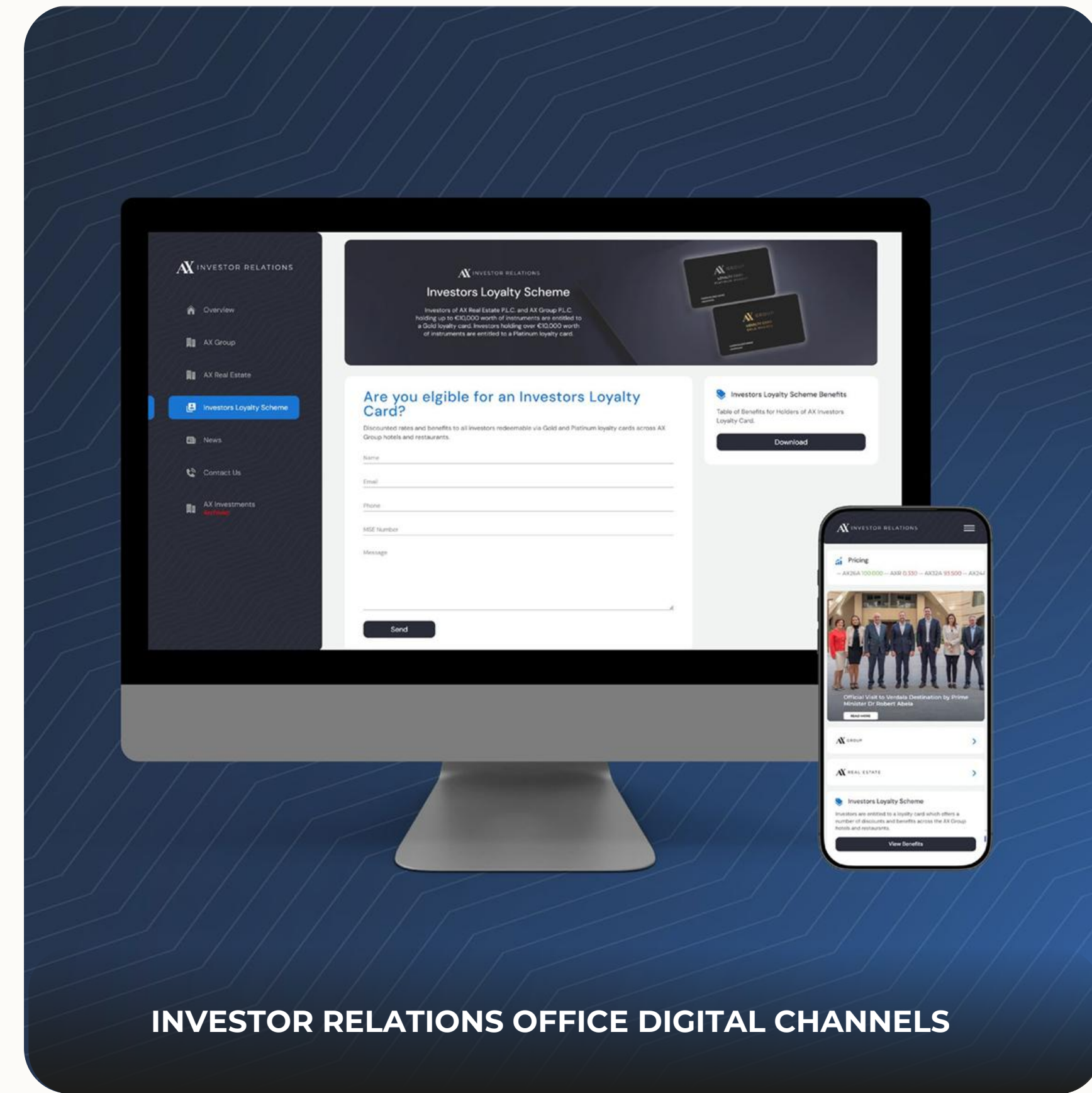


06 BUSINESS FUNCTIONS



AX INVESTOR RELATIONS

- Focused on cultivating an informed investor community.
- Annual presentation of Group results.
- Shareholder show around event at AX ODYCY.
- Annual Investors Newsletter – being enhanced.
- Hosting another show around shareholder event at the Verdala Wellness Hotel in 2026.



INVESTOR RELATIONS OFFICE DIGITAL CHANNELS

OUR PEOPLE

- Our people are a fundamental pillar of our Group.
- HR team was heavily involved in recruiting personnel for the launch of Verdala Wellness Hotel.
- Various initiatives to attract talent including direct overseas recruitment.
- Training & development – dedicated training academy – invested 26,939 hrs of training.
- Recognition – long service awards.
- Well-being – providing mental-wellness support, health insurance, staff solidarity fund managed by AX Foundation.
- Despite a challenging labour market, the Group remains focused on its long-term strategy - to be employer of choice.



INFORMATION TECHNOLOGY

- Key appointments within the IT team.
- Focus on enhanced infrastructure, cybersecurity, and cloud-based systems.
- Developing AI capabilities to improve operational performance and customer experience.
- Preparatory work for a number of new IT projects.
- The Group is assessing the consolidation of accounting systems into a single ERP and upgrading critical software to support operations.



ESG

- Strengthened data tracking and recording measures, establishing a solid foundation for better planning.
- Working to achieve GSTC certification at the Valletta hotels and Verdala Wellness Hotel.
- Actively pursuing the installation of additional photovoltaic solar plant on all suitable roof areas.
- Various social initiatives – tree planting, food bank donations, donations to support NGOs.
- AX Foundation continued to lead the Group’s social impact efforts, including delivering a two-day specialist training programme supporting meaningful employment pathways for neurodivergent individuals.



AX