



MERCURY FINANCE

MERCURY PROJECTS FINANCE p.l.c.

1400, Block 14, Portomaso, St. Julian's, Malta

Co. Reg. No. C89117

COMPANY ANNOUNCEMENT

Purchase of Exchange Site by the Guarantor

Reference is made to an announcement of the Company dated 29 April 2021, where the Company brought to the attention of the public that the Company had been informed that:

- (a) the development permit reference number PA 1892/19 concerning principally the Exchange Project on the Exchange Site (both terms as defined in the Prospectus, and namely in the Registration Document dated 4th March 2019) but affecting also the main tower and other aspects of the Project on Mercury Site (both terms as defined in the Prospectus, and namely in the Registration Document dated 4th March 2019) had been issued and become executable; and
- (b) the decision of the management of Mercury Towers Limited (the "Guarantor") that it was sensible to rationalise and consolidate Phase 1 Project (namely the Project consisting essentially of the tower, hotel and commercial outlets on Mercury Site already owned by the Guarantor) and Phase 2 Project (the Exchange Project consisting essentially of a hotel, offices, retail outlets and residential units which was initially meant to be developed by Mercury Exchange Limited on the Exchange Site, in respect of which the said Mercury Exchange Limited entered into a promise of sale agreement with SGE Property Company Limited to acquire the same from the said SGE Property Limited) into one single project, from an ownership, design, operational and financial perspective, inter alia for the reasons explained in such announcement.

By virtue of such announcement dated 29 April 2021, the Company also announced that it had been informed that in view of the considerations made therein with respect to the sensibility of consolidating Phase 1 Project and Phase 2 Project and also in view of the fact that the new designs make the separate cost allocations and revenue attributions between the two distinct Phases impractical, the Guarantor and Mercury Exchange Limited had discussed and concluded that it is more commercially sensible to consolidate the two Phases in all respects. It was therefore agreed between them to exercise the assignment option included in the Promise of Sale Agreement for the acquisition of the Exchange Site, as originally entered into by Mercury Exchange Limited with SGE Property Company Limited on 2 August 2018, such that the Exchange Site is acquired by the Guarantor.

Directors

Joseph Portelli

Mario Vella

Peter Portelli

Stephen Muscat



MERCURY FINANCE

MERCURY PROJECTS FINANCE p.l.c.

1400, Block 14, Portomaso, St. Julian's, Malta

Co. Reg. No. C89117

The Company hereby announces that it has been informed that on the 12 August 2021, the final deed of sale in respect of the Exchange Site (namely the Saint George's Exchange, without official number in Triq San Gorg, Saint Julian's including its surrounding land, inclusive of its subsoil and airspace) has been executed, through which SGE Property Company Limited sold and transferred the said Exchange Site to the Guarantor, following an assignment of the promise of sale agreement that took place, on the same deed of sale, between Mercury Exchange Limited and the Guarantor.

The consideration for the sale and acquisition of the Exchange Site is fourteen million euro (EUR 14,000,000), of which one million euro (EUR 1,000,000) was paid upon the execution of the promise of sale agreement and thirteen million euro (EUR 13,000,000) has been paid in full and final settlement of the consideration upon the final deed of sale through bank financing.

Notary Kristen Dimech was the receiving notary.

The acquisition of the Exchange Site by the Guarantor has resulted in the Guarantor becoming the owner of the two adjacent sites (the Mercury Site and the Exchange Site), and will enable the Guarantor to develop and eventually operate the same holistically as a single consolidated project.

Joseph Saliba

Company Secretary

13th August 2021

Directors

Joseph Portelli

Mario Vella

Peter Portelli

Stephen Muscat