



**COMPANY ANNOUNCEMENT**

**Exalco Finance p.l.c.**

**Acquisition of Property**

---

Date of Announcement	28 September 2018
Reference No:	02/2018
Listing Rule:	5.16

---

Exalco Finance p.l.c. (the "**Company**") hereby announces that, by virtue of a deed in the records of Notary John Gambin dated 26<sup>th</sup> September, 2018 (the "**Deed of Sale**"), Exalco Properties Limited (C11273) - the guarantor of the €15,000,000 4% Secured Bonds 2028 (the "**Bonds**") issued by the Company in terms of the prospectus dated 31 July, 2018 (the "**Prospectus**") - acquired the complex of buildings consisting of six floors named 'Phoenix Building', situated in Santa Venera and bordered on three streets namely by Triq il-Ferrovija I-Qadima, Triq Reġjonali and Triq Blata I-Kahla, which property is referred as the 'Target Property' in section 4.4.2.3 of the Registration Document forming part of the Prospectus (the "**Property**").

As indicated in the Prospectus, the Property was subject to a promise of sale agreement dated 22<sup>nd</sup> June, 2018 entered into by and between Phoenix Capital Limited, a private limited liability company registered under the laws of Malta with company registration number C77880, in its capacity as the prospective vendor, and ALMO Properties Limited, a private limited liability company registered under the laws of Malta with company registration number C69554, as the prospective purchaser. In accordance with the terms of such agreement, ALMO Properties Limited has, on the Deed of Sale, exercised its right to assign its rights under such promise of sale agreement in favour of Exalco Properties Limited. As a result, Exalco Properties Limited appeared on the Deed of Sale as the purchaser of the Property.

The Property was acquired by Exalco Properties Limited for a consideration of EUR 6,204,839, of which EUR 5,904,839 were paid on signing of the Deed of Sale. As indicated in section 4.5 of the Securities Note forming part of the Prospectus, the Property has been secured in favour of the credit institution which financed the majority of the acquisition costs (with the balance being funded through proceeds of the Bond issue on-lent by the Company to Exalco Properties Limited in terms of section 4.1(ii) of the Securities Note forming part of the Prospectus).

Through the acquisition of the Property, Exalco Properties Limited is further expanding its commercial real estate portfolio of business centres offering high quality office and retail space, and remains committed to identify additional properties for acquisition and subsequent development.

By order of the Board of Directors of the Company.

Dr Malcolm Falzon  
*Company Secretary*