Today the twenty fourth (24th) October two thousand and twenty five (2025)

Before me Doctor of Laws Kristen Dimech, Notary Public in Malta have personally appeared after having verified their identity by means of the official documents mentioned hereunder:-

Of the first part:

Anthony Mario Bajada, a bank manager, married son of Francis Bajada and of Josephine Bajada nee Tewma, born in Victoria, Gozo on the first (1st) September nineteen hundred and seventy-six (1976) and residing at Fontana Gozo, holder of identity card number 24076(G) who is appearing hereon in the name, for and on behalf of **Lombard Bank Malta p.l.c** company registration number C1607 and having its registered address at the premises number sixty seven (67) in Republic Street, Valletta, Malta, as assisted by Doctor of Laws Angele Formosa, a lawyer, wife of Anthony Formosa, daughter of the late Eucharist Portelli and of Mary Dolores Portelli nee Refalo, born at Attard Malta on the 1 st January 1975 and residing at Ghasri, Gozo, bearer of identity card number 202475(M) as duly authorized to appear on this Deed in the name and for and on behalf of **Lombard Bank Malta p.l.c.** (C-1607) as duly authorised, hereinafter referred to as the " **Bank**";

Of the second part:

Christopher Borg, married, son of late Emmanuel Borg and of Carmen Borg nee' Vella, born at Victoria Gozo, on the eighth (8th) of January of the year one thousand, nine hundred and eighty-seven (08.01.1987), residing at Ghasri, Gozo, holder of identity card number 12487G who appears on this deed for and on behalf of the limited liability company **FGG Properties Ltd**, bearing company registration number C111735 having its registered address at Ocean, Triq l-Imgarr, Ghajnsielem, Gozo as authorized by virtue of the annexed board resolution marked as document BR - hereinafter referred to as the "**Customer/s**" and/or the "**Purchaser/s**" and/or the "**Assignee**" as the case may be.

Of the third part:

Mario Debono, married to Marcelle Debono, son of the late Samuel Debono and of Maryanne Debono nee' Camilleri, born on the nineteenth (19th) August of the year one thousand nine hundred and fifty nine (1959) in Ghajnsielem, Gozo, Malta, residing at 65-11 Claran Ct Maspeth 11278 New York, United States of America, bearer of Maltese Identity Card Number 47559G and **Marcelle Debono**, married to the aforementioned Mario Debono, daughter of the late Joseph Grech and the late Rita Grech nee' Mercieca, born on the twentieth (20th) February, of the year one thousand nine hundred and sixty five (1965) in Ghajnsielem, Gozo Malta residing at same address in New York, USA bearer of Maltese Identity Card Number 10765G - Hereinafter in solidum between themselves, referred to as the "Vendors"

Of the fourth part:

Pawlu Portelli, an employee, married son of Carmel Portelli and of Pauline Portelli nee` Cordina, born at Victoria, Gozo on the 14th December, 1992 and residing at Fontana, Gozo, holder of identity card number 9593(G) who appears on this deed in the name and on behalf of **Elzan Properties Limited**, a Limited Liability Company with registration number C86669 with its officeat 'Elzan', Triq l-Arcisqof Pietru Pace, Victoria, Gozo, and this as duly authorized by virtue of the here with attached Board Resolution marked document "BR1" hereinafter referred to as the "Assignor".

Parties hereto are known to me Notary.

Whereas the Customer has requested the Bank to grant it on loan the sum of one million, seven hundred and thirty three thousand, nine hundred Euro [€1,733,900] hereinafter called the "*Loan*" which is to be utilised by the Customer in the following manner:

- as to the sum of six hundred sixty nine thousand, nine hundred Euro [€669,900] for the payment of the purchase price in full and final settlement for the acquisition of the hereunder described property bearing the name 'Sacred Heart' in Triq Malta corner with Triq Kemmunett, Ghajnsielem, Gozo which sum the Customer hereby delegates the Bank which accepts to pay directly to the Vendors in the second part of this deed and

- as to the sum of one million sixty four thousand Euro [€1,064,000] the Customer delegates the Bank, which also accepts, to pay directly to the workmen, contractors and