Date: 26/10/2026

Client: G3 Hospitality Ltd, Pergola Hotel & Spa, Adenau Street, Mellieha, Malta, MLH2014

SOLANA HOTEL, TRIQ GORG BORG OLIVIER / TRIQ DUN FRANGISK SCIBERRAS, MELLIEHA, MALTA.

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SOLANA HOTEL & SPA, TRIQ GORG BORG OLIVIER / TRIQ DUN FRANGISK SCIBERRAS, MELLIEHA, MALTA.

Date: 26/10/2026

For the purpose of preparing a valuation appraisal of the Solana Hotel & Spa (the "**Solana**" or "**Hotel**") a physical inspection on the subject property was carried out on 24th August 2026 on the instructions of G3 Hospitality Ltd, Pergola Hotel & Spa, Adenau Street, Mellieha, Malta, MLH2014 by Miriana Giordimaina junior architect & Perit Ian Camilleri obo Dhiperiti.

The Signing Valuer, Perit Denis H Camilleri, has not personally undertaken a physical inspection of the subject property. The Signing Valuer has thoroughly reviewed the inspection notes, photographic evidence, measured surveys, local market data, and analytical models prepared by the inspecting team. The Signing Valuer takes full professional responsibility for the methodology, assumptions, risk analysis, and final opinion of value set out in this report.

Photos as attached in Appendix E note good summer weather on a windless day in place during time of inspection.

The valuation appraisal is being undertaken according to the *Kamra Tal-Periti Valuation Standards* as issued in 2012 for valuation of premises, which draws heavily on TEGOVA's European Valuation Standards (EVS) 2009. These standards are considered to be suitable replacements for the Royal Institute of Chartered Surveyors (RICS) standards referred to in Chapter 7 of the Listing Rules.

Note that no conflict of interest arises. The valuation report has been signed off by Perit Denis H. Camilleri, holder of warrant number 114 in accordance with Chapter 390 of the laws of Malta (Periti Act).

A cursory, not a full building structural survey has been undertaken, with building elements that are covered, exposed or inaccessible not inspected and assumed in a good state of repair.

Title documentation was not provided to us, however the Hotel has been noted as freehold. We recommend that reliance should not be placed on our interpretation thereof without prior verification by the respective legal advisors. Unless notified to the contrary, we assume that the property has a good and marketable title and is free from any pending litigation. We further assume that all documentation is satisfactorily drawn and that unless disclosed to us, there are no unusual or onerous restrictions, easements, covenants or other outgoings, which would adversely affect the value of the relevant interest(s).

The existing first-ranking special hypothec secures up to €15 million in connection with the outstanding 2022 Bonds, together with the proposed second-ranking special hypothec of €12.6 million in connection with the current bond issue, in accordance with Rule 7.4.1.14 of Chapter 7 of the Capital Markets Rules.

A measured site survey was not undertaken, but areas are calculated by reference to identified boundaries of the property and the appropriate as-built drawings. All property measurements are carried out in accordance with the code of measuring practice as issued in the *Kamra tal-Periti* Valuation Standards 2012.

Note this valuation expressed herein is reported as of the Valuation Date. The user of this report is advised that current macro-economic conditions remain subject to heightened volatility driven by ongoing geopolitical tensions, international conflicts, trade disruptions, and associated inflationary or interest-rate pressures. While these market factors have been accounted for based on transactional and economic evidence available at the date of valuation, future political developments or systemic economic shocks may impact market sentiment, liquidity, and asset values more rapidly than under standard market conditions.

This Valuation assumes that the subject asset retains compliance with current environmental regulations and that energy supply/operational costs remain within forecast parameters. Should significant changes occur regarding environmental compliance, physical damage from acute & chronic physical climate risks, or severe geopolitical disruptions post-Valuation Date, a re-assessment of value may be required.

This report will be for the use to G3 Hospitality Ltd., its owners and professional advisers and is for the sole purpose stated above. Liability cannot be accepted if it is relied upon by anyone else, whether for the stated purpose or any other.

INTRODUCTION

This functioning hospitality premises with 240 rooms is situated on Triq Gorg Borg Olivier, Mellieha, and is within close vicinity to Ghadira Bay and the Gozo ferry. The Hotel has been operational since 2001 and since then, the Hotel is now six times in size (started at 40 rooms in 2001) with the addition of additional blocks constructed to the rear on Triq Dun Frangisk Sciberras in 2004 & 2023.

The recent extension/upgrade project which had increased the number of rooms from 183 to 240 commenced in August 2023 the hotel closed in November 2023 and in March 2024 and was fully completed in June 2024.

These hospitality premises, as laid out on a total land area of 2,229m^2, is split into 1,033m^2 for the front & 1,196m^2 for the rear block. These two blocks face on three streets, interconnected by a bridge at lower basement level, which is utilised as parking and stores accessed from Triq Sammy Bartolo. This reduces the need for a ramp therefore saving space. The main block on Triq Gorg Borg Olivier has a street frontage of 26.34m with an average depth of 40.18m. The blocks to the rear on Triq Dun Frangisk Sciberras has a frontage of 28.33m which widens to 30.61m to the rear, with an average depth of 44.21m.

PLANNING POLICIES CONSIDERATIONS

The Local Plan lists this locality as a Residential Area as per NWUS 3 on Triq Dun Frangisk Sciberras, and the Town Centre as per NWCM 1 on Triq Gorg Borg Olivier. The building height is further specified at three floors plus 3courses basement on Triq Dun Frangisk Sciberras.

According to the recent DC2015 PA document, the maximum heights for the above is quoted at 16.30m. It appears that a total of five floors inclusive of penthouse level + 1m screening wall may be constructed. Furthermore, for the hospitality hotel business, an additional two floors may be applicable. It appears that additional floors may be constructed.

The local plan according to map 25 defines this location as a Residential Area, following Policy NWUS3. Location is classified as a residential area as per policy NWUS3. Policy NWUS3 includes for most uses on a local scale, as shop/offices are not to exceed 75m^2 in size. Acceptable light industrial use of floor area less than 50m^2 are to be of low impact not requiring 3-phase electrical supply, such as electronic repair servicing and maintenance and not employing more than 5 people, on Triq Frangisk Sciberras and a Town Center following policy NWCM 1, this allows for many uses on a local scale providing Class 1 (dwellings) are restricted to upper floors on Triq Gorg Borg Olivier.

The Planning history of this Hotel is noted below:

- Planning Application PA/06693/94 Full development permission *"To construct a shopping arcade, multi-purpose hall and basement parking."* This application has been approved by the EPC/MEPA Board on 27 March 1996.

- Planning Application PA/00623/97 Amended development permission *"To erect a shopping arcade, games room and a basement parking."* This application has been approved by the EPC/MEPA Board on 10 July 1998.

- Planning Application PA/01082/99 Outline development permission *"for an action plan including traffic management for Triq il-Kbira, Triq G. Borg Olivier, Triq Marfa Mellieha."* This application for development permission has been withdrawn at the request of the applicant on 09 April 1999.

- Planning Application PA/02205/00 Full development permission *"Change of use of existing commercial block to a hotel and additional rooms at roof level."* This application has been approved by the EPC/MEPA Board on 28 February 2001.

- Planning Application PA/06477/01 Full development permission *"Extension of existing hotel and demolition of existing building."* This application has been approved by the EPC/MEPA Board on 07 August 2002.

- Planning Enforcement EC/00464/02 *"Demolishing of an existing building and forming of road by depositing rubble in valley without permit."* Enforcement Action Closed - Owner/Occupier removed the non-compliant development.

- Planning Application PA/01220/09 Full development permission "*To sanction the extension and alterations of an existing Hotel.*" This application has been approved by the EPC/MEPA Board on 10 May 2013.

- Planning Application PA/00974/14 Full development permission "*To increase hotel rooms.*" This application has been approved by the EPC/MEPA Board on 01 December 2014.

- Planning Application PA/06362/16 Full development permission "*Demolition of the third floor level of an existing hotel, alterations to the hotel and the construction of additional floors.*" This application has been approved by the EPC/MEPA Board on 13 September 2017.

- Planning Application PA/08863/18 Full development permission "*To sanction variations from approved alterations and extension to Solana Hotel with a total number of rooms of 177, in PA 6362/16.*" This application has been approved by the EPC/MEPA Board on 17 September 2019.

- Planning Application PA/03327/21 Full development permission "*Proposed extension to an existing hotel to include 4 basement levels and 8 overlying floors. The new block shall be comprised of an additional 63 rooms, a Class 4B shop and 36 new parking spaces. The proposal shall also involve internal and external alterations to the existing hotel which include; the*

redesign of the facade facing Triq Dun Frangisk Sciberras, the addition of a shallow pool at roof level, the construction of an internal staircase and the enlargement of a few rooms overlooking Triq Sammy Bartolo." This application has been approved by the EPC/MEPA Board on 22 March 2022

- Planning Application PA/02637/24 - Awaiting Recommendation *"Proposed internal and external alterations to a newly constructed hotel extension covered by PA3327/21. The proposed alterations consist of; the extension of level -4 to create 3 additional bedrooms, the reconfiguration of level -3 which replaced the parking spaces with stores, a canteen and bathrooms, the sanctioning of level -2 and the reconfiguration of the parking spaces, the creation of a larger open plan at level -1 by shifting and eliminating internal walls, shifting of walls at level 0, the creation of a bathroom and staircase on levels 1 to 6 and at level 7, the change in position of the shallow pool, the creation of a kitchen and the addition of lightweight fixed canopies with overlying solar panels."*

  This application as submitted late 2023 is awaiting recommendation as of the date of this report, however last submission recorded was by MTA on the 25th June 2025. The client's architect current research at PA has yielded that planning will push through with application as the issue was strictly not from the client's end.

  Sanctioning fines to the whole building would be limited to a maximum of €50,000 as per S.L.552.25.

  The outstanding between PA/03327/21 & PA/02637/24 further entails that 36 third party parking spaces have not been made good. This could entail a parking levy of €290,000 amongst other minimal PA fines to make good for the ongoing sanctioning of works as outlined in the permit descriptions. On the other hand, it could transgress that payment of parking levy is not applicable for hotel developments, but parking facilities ought to be sought within a 250m distance.

  Parking fines working out at €290,000 plus 50,000 sanctioning fees, now total €340,000.

  All areas and information in the tables have been formulated from the drawings submitted with PA/02637/24. Block coloured black in these drawings has been omitted from this valuation. These as noted in Appendix F.

EXISTING DEVELOPMENT

Table No. 1 notes the floor areas as existing on all levels for this hospitality premises. The intermediate basement solely is utilised for parking, storage and housekeeping activities, due to this intermediate basement has direct access onto Triq Sammy Bartolo, with no rampways required to access this level. The basement level is utilised as the Spa & Wellness Centre, with the indoor pool and gym located here. At the rear block, the Hotel has further guest rooms. The upper basement then caters for the large breakfast area overlying the rear sunken garden.

TABLE 1: MELLIEHA HOTEL DEVELOPMENT FLOOR AREAS							
LEVEL	USE	NUMBER GUEST ROOMS	PARKING	AREAS IN m^2 GROSS	INTERNAL NET	EXTERNAL	HEIGHT
-4	ROOMS	3		377.06	284.02	93.04	3.97
	PUMP ROOM			101.14	84.99		
-3	CIRCULATION			2,052.47	107.15		3.87
	ROOMS	4			115.71	29.21	
	STORES				106.26		
	MEETING ROOM				71.24		
	STAFF FACILITIES				205.99		
	PLANT ROOM				238.37		
	CESSPIT				10.26		
	GYM, SPA & POOL				782.21	134.96	
-2	KITCHEN RELATED STORES			2,153.76	362.15	112.21	3.24
	SUBSTATION				16.48		
	LAUNDRY & RELATED STORES				365.45		
	STORE & LAUNDRY ACCESS				164.76		
	STORE & LAUNDRY OFFICE				11.61		
	PARKING PEDESTRIAN ACCESS				46.34		
	VEHICULAR ACCESS				524.91		
	REFUSE & GENERAL HOIST				19.83		
	PARKING SPACES		18		530.01		
-1	CIRCULATION			2,088.71	82.97		3.14
	ROOMS	9			293.75	59.74	
	STORES/ROOM				49.45		
	KITCHENS				551.37		
	RESTAURANT				843.36	35.44	
	RESTAURANT LOBBY				195.47		
0	CIRCULATION			1,994.99	127.77		3.05
	ROOMS	14			516.71	56.77	
	STORE				6.61		
	BAR/ RESTAURANT/ HOTEL LOBBY				969.45	76.07	
	CLASS 4B SHOP WITH STORES & WC				226.60		
	REFUSE ROOM				14.30		
1	CIRCULATION			1,898.07	222.24		3.42
	ROOMS	39			1,371.63	174.66	
	STORE				6.98		
2	CIRCULATION			1,918.70	231.57		3.08
	ROOMS	39			1,442.25	159.50	
	STORE				6.98		
3	CIRCULATION			1,891.21	221.69		2.95
	ROOMS	39			1,384.40	189.99	
	STORE				6.98		
4	CIRCULATION			1,789.78	227.26		2.94
	ROOMS	37			1,269.18	200.04	
	STORE				6.98		
5	CIRCULATION			1,737.95	235.91		3.17
	ROOMS	37			1,258.02	151.24	
	STORE				6.98		
6	CIRCULATION			1,688.50	188.42		3.16
	ROOMS	19			819.70	172.57	
	STORE				6.98		
	LIBRARY				39.25	95.29	
	POOL FOUNDATIONS, RESERVOIR, & MOTOR ROOM				143.46		
7	CIRCULATION			1,270.62	54.46		4.08
	KITCHEN & PREPERATION AREAS				42.63		
	WCs				39.67		
	STORE				11.71		
	POOL DECK					1,038.61	
	SERVICES					232.01	
OWNED LAND TAKEN AT LEVEL - 2 = 2,229m^2		***240***	***18***	***20,962.96***	***17,170.88***	***3,011.33***	***40.06***

At level -4, there is a pump room & 3 rooms by the external pool

At basement level -3, block A consists of the Nataraya Day Spa & Wellness complete with Gym and indoor pool facilities all just upgraded, a conference hall and a reception area with adjoining store. Block B has a plant room with access to the underlying pump room, meeting room, three stores (one is connected to the cesspit), a WC block and four guest rooms overlooking the garden facing Block A. The client noted that entrance to the Spa is being relocated and renovated, to be more easily accessible, and strategically located at the start of the wellness journey, starting next to the changing area.

At basement level -2, block A consists of stores and the laundry room. At this level, a bridge connects the two blocks. Block B is mainly utilised as a parking accommodating 18 parking spaces. Furthermore, one finds an area with two hoists connected to level -1 for refuse disposal. An existing sub-station has been upgraded to a dedicated sub-station catering for all the wings.

At basement level -1, block A consists of a restaurant mostly utilised for breakfast, with covers increasing from 160 to 300. Furthermore, this level contains the hotel's kitchens and related stores. Block B is mainly utilised as guest rooms, of which there are nine in total and there is also access to the refuse disposal hoists.

At ground floor level, block A consists of a restaurant with 50 covers & open kitchen facing onto Triq Gorg Borg Olivier, the main hotel reception, complete with a bar, an office area and to the rear one finds seven guest rooms overlooking the garden and Block B. Block B is mainly utilised as guest rooms, of which there are seven in total and there is also access to Triq Dun Frangisk Sciberras, along with recently renovated offices that are currently in operation.

The overlying floors (1 to 6) now cater for a variety of guest rooms varying in sizes. The exact number of rooms is noted in table 2 below. A library along with the pool foundations & ancillaries are also present at level 6.

Finally, on level 7 there is a rooftop pool area with two bars and toilet/showering facilities.

Noting the above, the room types are classified as follows.

TABLE 2: ROOM TYPES	
STREET	92
INTERNAL	148
	240

All guest bedrooms have an en-suite bathroom. Most rooms are also external facing with their own terrace. These external standard rooms have a minimum floor area of 30m^2 increasing to 33.5m^2, with a terrace of minimum area of 6m^2. The superior external rooms have a minimum floor area of 38.5m^2 increasing to 54.5m^2, with a terrace of minimum area of 40m^2. The internal standard rooms have a floor area of 27m^2 with a 4m^2 terrace. A comfortable hotel guest room typically ranges from 25m^2 up to 35m^2, with the majority of the rooms within the Hotel falling within this range. 6 rooms out of 240 rooms fall short, as these range between 18m^2 & 22m^2. Storey heights of the original rooms noted at 2.715m

ceiling height, acceptable as just above the old norm at 2.7m. The new constructed floors were built with a storey height of 2.45m.

EXISTING STATE OF REPAIR

This is an approximate 26-year-old development for the oldest section, decreasing to 3 years for the more recent additional floors. During the recent extension of floors project, refurbishments were being undertaken over this period to all the original floor areas, with the upgrading of rooms undertaken recently, hence the finishings to most of the rooms conform to a uniform standard of finishes. As a result, the Hotel is found to be in good condition for the storage areas and the guests' areas.

It is to be further noted that although upgrading had been undertaken to all of the existing premises, 40 rooms still have the original furniture. Upgrading to the indoor pool, spa and gym areas has now been fully undertaken.

The building services in place are located at intermediate basement level. Hot water has been upgraded from the previous calorifiers and boilers at this intermediate basement level pumped to the guest rooms to a more efficient heat pump technology. The A/C system in place is via VRV units, with the outdoor units placed in the various terraces as existing in the various levels of the two blocks. Fire alarm systems are in place, with a dry riser system and hand-held fire extinguishers in place at every lift lobby areas. Fire doors have also been installed in every location. A reservoir is located underneath the lowest basement level. This is fed mainly by mains water, or bowser supply if necessary. A water softener supplies the kitchen areas with the required treated water. An electrical generator feeds the whole electrical supply, if necessary.

Vertical circulation is undertaken by three closed stairways, together with six passenger lifts and one service lift.

MALTA'S TOURISTIC DATA.[1][2]

Demand for Malta as a holiday destination, as measured by the number of annual tourist arrivals, increased by 555,552 over a period of 10 years (2005 – 2015). By 2018, when a record of 2.75 million + tourists visited Malta, the United Kingdom's market share, although still the largest, had fallen to close to 24.6%, as compared to 75% in the 60's. Tourist arrivals were up by 14.3% in 2018 after increasing by 15.7% in 2017. The following notes the spiralling of the tourism increases over the period 2010 – 2019, then fizzling out in 2020 due to the Covid pandemic, still ongoing in March of 2021. On the other hand, the number of touristic arrivals for 2023 surpassed the anticipated surpassing the 3M mark even superior to 2019 2.8M mark, Malta's best year pre-Covid. For 2024 this spiralled up even further to circa 3.5M tourists.

[1] MHRA Annual Reports
[2] Central Bank of Malta Annual Reports.

Over the ten-year period to 2010, total nights spent by inbound tourists remained broadly stable. From 2001 to 2008, total nights stayed averaged 10.9 million nights per year, before declining to 9.9 million nights in 2009 on the back of dwindling demand spurred by the global financial crisis. The effect of the crisis was limited to a single year. Subsequently, visitor nights spent in Malta continued to increase steadily and exceeded 18.6 million in 2018, a rise of 12.5% over 2017, almost 50% more compared to 2010. In 2001, out of the 10.5 million nights spent by tourists in Malta, nights in private accommodation amounted to only about 2 million nights, or slightly less than 20% of total nights. As private accommodation continued to gain popularity, its share of overall nights spent by tourists in Malta increased from 43.0% in 2017 to 48% in 2023.

Leisure tourism remains the main purpose of visits, with its share increasing from 83.7% in 2010 to 85.3% of the total inbound tourists in 2017, largely reflecting the expansion in self-catering accommodation facilities and internet marketing. Only 15.7% chose Malta as their destination solely for the traditional 'sun and sea' factor. The largest share of tourists, standing at 42.9% chose Malta for its culture and heritage. Moreover, important tourism niches such as, health, wellness, scuba diving and other sports segments were mentioned by a further 12.7% of the tourists surveyed as their main motivational factor in choosing Malta as their destination.

Over the same period, although the number of visitors for business purposes increased by over 62,000 persons, its share in total inbound tourism nevertheless declined to 7.9%, 0.9 percentage point less than in 2010. Meanwhile, the share of the "other" tourist segment, which includes tourism for educational, religious and health-related purposes, stood at 6.8%, accounting for more than 154,000 visitors in 2017.

The number of annual tourists is presently at the 3.5 million mark, up from just below 1.2 million in 2009 with the total number of annual bed nights above 16.5 million as at 2019, increasing to 20.82M for 2023, up from 10 million in 2009. It is further noted that although numbers increased, the length of stay since 1995 has been decreasing. In 2001, on average, inbound tourists spent 9.2 nights in Malta. However, since 2004, the average length of stay has been on a downward trend, standing at 7.1 nights in 2018, decreasing to 6.8 as at 2023. Post 2007 this was partly reflected by the advent of low-cost carriers which led to more frequent airline connectivity of the islands, increasing Malta's viability as a short holiday destination.

Reflecting the rise in inbound tourists and total nights stayed in Malta, visitors' spending also surged markedly up to 2017. After a 13.9% increase in 2017, tourist spending was up by 8.0% in 2018, reaching €2,101.8 million. In 2001, total tourist expenditure stood at €960.4 million. It surpassed the €1 billion mark in 2003. Spending remained broadly stable until 2008 before declining by 13.5% in 2009. From 2010 onwards, expenditure grew at an average annual rate of 9.9%, reaching €1.9 billion in 2017, more than double the level recorded in 2009.

Given the decline in the average length of stay, the average expenditure per visiting tourist did not change much from 2001 onwards. On a per capita expenditure basis, tourists spent €838 per stay in 2001, rising only to €856 in 2017, before declining to €809 in 2018. However, when taking into account the impact of shorter stays, the average expenditure per night increased from €91 in 2001 to €118 in 2017, recording €132/night for 2023. However, over time, while wage bill and operational costs rose, hoteliers managed to increase their gross operating profit margin per available room.

TABLE 3- % OCCUPANCY LEVEL OF 3 - 5 star Hotels 2012 – 25														
Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
MHRA – 3*	63.7	67.5	68.1	77.7	81.3	83.8	82.4	79.8	22	31	53	63	/	/
MHRA – 4*	73.9	75.6	79.2	82.7	82.3	80.3	83.2	81.9	30	37	60	82.6	80.5	82.6
MHRA – 5*	68.2	70.2	74.4	76.3	76.5	74.2	74.2	73.3	22	33	50	68	69.6	71

In 2015 tourist numbers increased by 6.0% to reach nearly 1.8 million visitors, following growth of 6.8% in 2014. Although the annual growth rate of tourist arrivals moderated somewhat, total expenditure by visitors and nights spent rose at a faster pace when compared with 2014. Malta's buoyant performance also compared positively with other competing markets. According to the World Tourism Barometer, arrivals in Mediterranean European countries during 2015 grew by 4.8%, while the global tourism industry recorded growth of 4.4% in 2015.

The buoyant performance in the tourism sector observed since 2010 persisted during 2016. NSO data for 2016 show that tourist arrivals, nights stayed and expenditure surpassed the levels recorded in 2015. Compared with a year earlier, the number of inbound tourists grew significantly during 2016 as it rose at an annual rate of 10.2% compared with a 5.5% growth rate recorded in 2015. The total number of visitors rose to almost two million, 182,562 tourists more than a year earlier. The United Kingdom and Italy remained Malta's most important source markets, accounting for 28.5% and 16.0% of total visitors, respectively. Malta's performance compared positively with other competing markets. According to the World Tourism Barometer, arrivals in Mediterranean European countries grew by an annual rate of 1.4%, while the global tourism industry recorded a 3.9% expansion in 2016.

Visitors spent slightly less than fifteen million nights in Malta during 2016, a 5.7% increase on 2015. Nights stayed in private accommodation recorded the strongest increase as they grew by 724,529, or 13.5%. Nights spent in collective accommodation establishments rose by 85,273, or 1.0%. As private accommodation continued to gain in popularity, its share in the overall nights spent by tourists visiting Malta edged up further, reaching 40.6%.

Nearly two million tourists visited Malta for leisure purposes in 2017. This represented an increase of 247,263 or 14.6% on 2016. Those coming to Malta for business purposes totalled 180,560, an increase of 43,790 or 32.0% on the preceding year, with this strong increase partly reflecting the impact of Malta's EU Presidency in the first half of the year. Meanwhile, 154,821 persons visited for educational, religious, health and other purposes, a rise of 16,856 or 12.2%.

The number of tourist nights spent in Malta reached 16.5 million, a rise of 10.3% on 2016. Around two-thirds of this growth was reflected in a rise in nights spent in private accommodation. These were up by 16.7% on the preceding year. At the same time, nights spent in collective accommodation increased by 6.0%. As private accommodation gained further popularity, its share in the overall nights spent by tourists in Malta edged up further, reaching 43.0%.

In 2017, tourist expenditure rose further reaching €1.9 billion, a gain of 13.9% on 2016. Higher expenditure was registered in all expenditure categories, with the highest increase in absolute terms reported in the "other" category, which rose by 17.3%. Spending on non-package holidays increased by 19.8% and that on package holidays rose by a more modest 3.2%. Growth in this expenditure component was dampened by lower spending by UK visitors in Malta, partly affected by the depreciation of sterling. As tourist expenditure increased at a slower pace compared with arrivals,

expenditure per capita fell. It decreased to €856 from €869 in 2016. This partly reflected a shorter length of stay, which fell to 7.3 nights from 7.6 nights in 2016.

The favourable developments during 2017 were also corroborated by the quarterly survey conducted by the Malta Hotels and Restaurants Association. This shows that occupancy rates for 2017, the hotel segments reported limited movement in occupancy compared last year, except for the 3-star category, which registered a 1.4% gain, a 0.6% gain in the 4-star category, with the 5-star category registering a 0.4% gain. On a positive note, the survey continued to report healthy growth in average daily room rates except in the 3-star categories, to a staggering 11.2% in the 4-star category & 10% in the 5 star category. The overall profitability continued to increase, with the four & five-star segment reporting the most significant growth at 11% & 10.4% respectively. On the other hand, the three-star cost base was reported to be down by -5.15%.

Malta's performance in 2017 compared positively with other countries. According to the World Tourism Barometer, arrivals in Southern and Mediterranean European countries grew by an annual rate of 12.6%, while the global tourism industry registered a 6.7% increase in 2017. This however witnessed a decrease for 2018 with, arrivals in Southern and Mediterranean European countries grew by a reduced annual rate of 7.0%, while the global tourism industry registered a 5.6% increase in 2018.

The positive performance in the tourism sector persisted in 2018. Tourist arrivals and expenditure continued to grow strongly, albeit at a slower pace compared with the preceding year, while nights stayed rose at a faster pace. Tourist arrivals were up by 14.3% after increasing by 15.7% in 2017. The total number of visitors exceeded 2.5 million.

The number of tourist nights spent in Malta reached 18.6 million in 2018, a rise of 12.5% on 2017. Nights spent in private accommodation accounted for around two-thirds of this increase. These were up by 19.7% on the preceding year. As private accommodation continued to gain popularity, its share in overall nights spent by tourists in Malta increased from 43.0% in 2017 to 45.7% in 2018.

Tourist expenditure rose at a slower pace during 2018. After a 13.9% increase in 2017, tourist spending was up by 8.0% in 2018, reaching €2,101.8 million. As tourist expenditure increased at a slower pace compared with arrivals, expenditure per capita fell further. It decreased to €809 in 2018 from €856 in 2017. This partly reflected a shorter length of stay, which fell to 7.1 nights from 7.3 nights in 2017.

The total average occupancy rate in collective accommodation establishments edged up further to 67.6% in 2018, from 65.6% a year earlier. 2-star & 3-star establishments and the "other" collective accommodation category reported the largest increases.

In the first quarter of 2019, the tourism sector continued to expand, though it slowed down compared with previous quarters. The number of inbound tourists grew by 2.8% on a year earlier, reaching 425,892. Those visiting for leisure purposes increased further, while those travelling for business motives and for other reasons declined compared with the same quarter of 2018.

Meanwhile, the number of nights that tourists spent in Malta in the first quarter totalled 2.8 million in 2019, an increase of 4.2% on the previous year. This rise was driven by an increase in nights stayed in private accommodation, which rose by 20.6%. On the other hand, nights stayed in collective accommodation decreased by 5.5%.

To gauge the effect of the 2020 pandemic on Malta's tourism industry, the following is noted:
In the first quarter of 2020, the number of inbound tourists declined by 13.1% on a year earlier, to 370,216. In the same quarter, the total occupancy rate in collective accommodation establishments fell to 37.4%, from 47.7%, whilst expenditure per capita decreased to €607, from €640 in the first quarter of 2019. Overall, for the year tourist expenditure averaged out at €691, a 14.4% drop over 2019.

From the 2nd quarter onwards the average net use of bed-places during the second quarter stood at 6.5%, a substantial decline compared to the 73.5% recorded in 2019. This data translates to not more than 0.66M tourists visited Malta over 2020, when the number in 2019 exceeded 2.75M tourists, up from 2018 at 2.6M & 2.27M in 2017, as compared to 2016 at 1.965M. Tourist expenditure over 2020 totalled €455M, an 80% decrease over 2019. In December of 2020 tourist arrivals totalled 12,940, translating to 90% decrease over 2019.

The number of inbound tourists in 2021 increased by 47.0% over 2020, but at 968,136, it was just over a third of the arrivals registered in 2019. The total average occupancy rate in collective accommodation establishments rose to 33.1% in 2021, from 25.4% a year earlier, but it remained well short of that recorded in 2019 when it reached 65.7%. Expenditure per capita rose to €899.4, from the €691.1 recorded in 2020. It also stood around 11% higher than the €806.6 reported for 2019.

During 2022, the tourism sector continued to recover from the reopening of the economy after the restrictions related to the pandemic were lifted. The number of inbound tourists, nights stayed, and tourist expenditure in Malta rose significantly compared with 2021, but were still below the levels reached in 2019. The number of tourists visiting Malta more than doubled during 2022, reaching 2,286,597, up from 968,136 in 2021. However, tourist arrivals were still 16.9% below the number of inbound tourists in 2019, before the pandemic. The number of nights that tourists spent in Malta increased to 16.6 million in 2022, nearly double the number of nights stayed in 2021. The total average occupancy rate in collective accommodation establishments rose to 53.3% in 2022, up from 33.2% a year earlier, but it remained short of that recorded in 2019 when it reached 65.7%. Expenditure per capita fell to €880.1, from €899.4 in 2021. It however stood around 9% higher than the €806.6 reported for 2019.

During 2023, the tourism sector reached new highs. Nights stayed and tourist expenditure in Malta also rose significantly compared with 2022, and surpassed pre-pandemic levels. The number of tourists visiting Malta increased by almost a third in 2023, reaching 2,981,476, up from 2,286,597 in 2022. Tourist arrivals surpassed 2019 levels across most source markets, with the exception of the United Kingdom, Sweden, Ireland, Belgium and Spain.

Tourists visiting Malta for leisure purposes accounted for most of the increase in arrivals in absolute terms. This segment recorded 2,705,845 visitors, a 32.6% increase over 2022, and accounted for most of the increase in overall arrivals. Those visiting for business and other reasons also increased, but these segments accounted for around 3% of the total increase.

Italy & the UK were the most important markets in 2023, each accounting for around 18% of total tourist arrivals. They were followed by France and Germany which made up 9.6% and 7.3% of arrivals, respectively. Poland was next, with a share of 5.6%.

The number of nights that tourists spent in Malta increased to 20.2 million in 2023, 21.9% more than the number of nights stayed in 2022. This was mainly attributable to a rise in nights stayed in collective accommodation, followed by other rented accommodation. The increase in nights stayed in non-rented accommodation was much more muted. Nights stayed, surpassed pre-pandemic levels by 4.7%.

The total average occupancy rate in collective accommodation establishments rose to 62.2% in 2023, up from 53.3% a year earlier, but still short of that recorded in 2019 when it reached 65.6%. Higher occupancy rates were registered across all accommodation categories compared to 2022.

Tourist expenditure increased by almost a third over 2022, to reach €2,012.5 million. Since tourism expenditure increased at a faster pace compared with arrivals, expenditure per capita rose to €897.8, from €880.1 in 2022 – an increase of 2.0%. This increase occurred despite a further reduction in the average length of stay from 7.3 nights in 2022 to 6.8 nights in the year under review and reflects an increase of almost 9% in per person spending per night.

Southern European countries in 2023 experienced a particularly positive year, with Spain, Greece, and Italy having almost or totally recovered to tourist-arrival levels experienced pre-pandemic, while Portugal was more than 10% higher. ADR increases have been robust and, in some cases, outstanding (especially in the upper segments of the market), with ADR increases for southern European countries' submarkets ranging from 20–40% over 2019 levels.

The number of tourists visiting Malta totalled 3,563,618 in 2024, up by 19.5% from 2,981,476 in 2023. Tourist arrivals had further surpassed 2019 levels. Tourists visiting Malta for leisure purposes accounted for most of the increase in arrivals in absolute terms. This segment recorded an increase of 580,050 visitors, equivalent to a 21.4% increase over 2023. Those visiting for business also increased, albeit to a much lesser extent. On the other hand, the number of visitors coming over for other purposes declined.

The United Kingdom registered the largest increase in absolute terms. Arrivals from Italy also increased strongly. After losing the top spot to Italy in 2023, the United Kingdom once again re-emerged as the most important source market in 2024. In fact, arrivals from the United Kingdom made up 19.8% of total tourist arrivals in 2024, up from 18.1% in 2023. Arrivals from Italy accounted for 17.3% of total tourist arrivals in 2024, while arrivals from France made up 8.3%. Next were Poland and Germany, with shares of 7.4% and 7.0%, respectively.

The number of nights that tourists spent in Malta increased to 22.9 million in 2024, 13.0% more than the number of nights stayed in 2023. This was attributable to an increase in nights stayed in both collective accommodation and other rented accommodation. On the contrary, nights stayed in non-rented accommodation declined.

The total average occupancy rate in collective accommodation establishments rose to 64.8% in 2024, up from 62.2% a year earlier. Higher occupancy rates were registered across all accommodation categories compared to 2023.

Tourist expenditure increased by almost a quarter over 2023, to €3,291.5 million. The largest increase in absolute terms was in the non-package expenditure category, followed by 'other' expenditure and package expenditure.

Since tourism expenditure outpaced arrivals, expenditure per capita rose to €923.6, from €897.2 in 2023 – an increase of 3.0%, as expenditure per night increased from €130 to €141. This injected €3.3 billion into Malta's economy. This increase occurred despite a further reduction in the average length of stay from 6.8 nights to 6.4 nights and reflects an increase of 8.9% in spending per night.

The number of tourists visiting Malta totalled 4,022,310 in 2025, up by 12.9% in 2024. Tourists visiting Malta for holiday accounted for most of the increase in arrivals in absolute terms. This segment recorded an increase of 454,251 visitors, equivalent to a 13.8% increase over 2024. Those visiting for business and for other purposes also increased, although to a much lesser extent.

This expansion in volume was outperformed by growth in total expenditure, which rose by 18.6%. During 2025, the tourism sector continued to set new records, as tourist expenditure increased by 18.6%, to reach €3,904.4 million. Expenditure per capita rose to €970.7, from €923.6 in 2024 driven by a 6.9% increase in spending per night, as the average length of stay declined from 6.4 to 6.3 nights.

Strong growth in arrivals was reported from various source markets. The United Kingdom registered the largest increase in absolute terms, followed by Poland. However, arrivals from Italy and France declined. The United Kingdom once again was the most important source market in 2025, with around a fifth of total tourist arrivals. Arrivals from Italy accounted for 14.5% of all arrivals in 2025, while arrivals from Poland made up 9.6%. Next were France and Germany, with shares of 7.1% and 6.5%, respectively.

The total average occupancy rate in collective accommodation establishments rose to 66.2% in 2025, up from 64.8% a year earlier. Higher occupancy rates were registered across all accommodation categories compared to 2024.

The number of nights that tourists spent in Malta rose to 25.4 million, 11.0% more than the number of nights stayed a year earlier. This was attributable to an increase in nights stayed in both collective accommodation and other rented accommodation. Nights stayed in non-rented accommodation also increased, albeit to a lower extent. The total average occupancy rate in collective accommodation establishments rose to 66.2% in 2025, up from 64.8% a year earlier. Higher occupancy rates were registered across all accommodation categories compared to 2024.

Following a record-breaking 2025 in which Malta passed 4 million tourist arrivals for the first time in history, the first half of 2026 shows no signs of slowing down. According to NSO data Arrivals (Jan–June 2026): 2,131,825 tourists visited Malta in the first six months of 2026—an 18.1% jump compared to the same period in 2025. In June 2026 alone, inbound tourists hit 458,223 (+18.5% year-on-year).

Total Expenditure: Tourists spent €1.795 billion in the first six months of 2026 (+14.8%YoY), building on the total €3.9 billion spent in 2025. While overall spending is up due to sheer headcounts, expenditure per capita actually dropped in H1 2026 to €842 (down from €866 in H1 2025). Malta is acquiring more tourists who spend less individually, exacerbating crowd density without a linear rise in profitability per head. On the other hand the crowd density figure could be softened, as it is noted that over this period each tourist spent less days in Malta than as at 2025.

Market Diversification: While the UK, Italy, and Poland remain the top source markets (accounting for nearly half of arrivals), rapid growth from emerging markets (such as Ireland) has sustained momentum.

Almost 90% of guest nights are spent in rented accommodations. The rapid rise of unlicensed and licensed short-term holiday rentals (Airbnb's) has squeezed long-term rental housing stock out of the market, driving up local rent and property prices in hubs like Sliema, St. Paul's Bay, Valletta, and Gżira. It has been noted that recently tighter enforcement is to be applied to Airbnb's especially those without an MTA permit. Although this presently is only to apply for new applications, with old residences presently staying put.

Malta is currently living through a paradox: the goose is still laying golden eggs, but the environment keeping the goose alive is deteriorating. Without urgent policy shifts toward quality over quantity, such as enforcing short-let regulations, capping regional daily visitor numbers in hotspots, and upgrading electricity, water, and sewage infrastructure—the current trajectory threatens to degrade Malta's brand and resident quality of life permanently.

On the positive side however, Off-Peak Growth: Shoulder and winter months (January–April) saw double-digit growth (+16% to +19% YoY), indicating that seasonality is flattening out and providing year-round commercial activity for hotels, restaurants, and transport services, thus again softening the crowd density figure.

VALUATION METHODOLOGY AS BASED ON OPEN MARKET VALUE OF EXISTING USE

This report is being undertaken according to the *Kamra Tal-Periti Valuation Standards* as issued in 2012 on valuation of premises. The Hotel's valuation is based on the business trading analysis for the present accommodation business and on the comparative system for the developable residential land value via a residual approach. The reported values constitute an estimate of the "Market Value" of the property, as defined in the European Council Directive 2006/48/EC, that is, "*the estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion*."

The valuation takes into consideration the trading potential of the Hotel and excludes any value / goodwill which may be derived from management's personal skills, expertise and reputation. On the other hand the intangible element of goodwill can be included on the basis of worth that could be achieved by a reasonably efficient operator, thus being defined as a "value in use".

Hospitality properties are not frequently sold. Even when there is a sale of a hotel, there are differences in the prices obtained which is the result of the variety of services offered, the location and its size, amongst others. The comparative sales approach relies heavily on a large number of recent sales to support a strong predictive value. Appraisal experts widely believe that the sales comparison approach is the strongest approach only when there exist a high number of representative sales, with accurate and readily available data for the development of sales adjustments; this is not the case for such a specialised hotel property. The sale of hospitality premises is not merely the sale of brick and mortar. These generally involve the sale of the real estate and the business as a going concern of the hospitality entity. As such, the sale prices often reflect both the value of the real estate and the value of the business. The market value for hotels includes four major components namely:

1. the land;
2. buildings;
3. contents; and
4. the business value.

The existing use value of property lacks marketability requisites and complicates the application of traditional valuation techniques. Emphasis is placed on the cost and income approaches in valuing hospitality premises with the income approach given the most emphasis to reflect market factors, which result in a valuation of the premises as a going concern.

Of the numerous valuation methods available there appears to be a general consensus that they constitute three main approaches namely:

1. the income approach (Profit's Method)
2. the cost approach (the Brick & Mortar Approach); and
3. the comparative sales approach (Comparison per Room Approach).

From the above, it is noted that method 1 - the income capitalisation approach - is the preferred one, as it goes beyond the relative simplicity of the cost and the sales comparison approaches by attempting to relate the wealth-generating capacity of the Hotel to its value.

The most important figure to determine for the Profit's Method of Valuation is the "adjusted net profit" that the existing premises is capable of producing and then adds back any items that are applicable to the individual operator, which includes finance & depreciation charges. This figure is known as EBITDA (earnings before interests, Taxes, depreciation and amortisation). A less reliable approach is the assessment of the value of the building on a bricks and mortar value and adds on value of the goodwill.

The other method which is best to be utilised as a check is a per-bedroom multiplier.

The audited and management accounts for the hospitality business were utilised for the years 2015 – 2026 to build up Table 4. This outlines the EBITDA generated over the period 2015 – 2026.

TABLE 4 - EBITDA for the period 2015-2026 as noted in audited accounts

	2015	2016	2017	2018	2019	2020	2021
Revenue	€ 2,646,203	€ 2,864,246	€ 2,764,382	€ 2,928,590	€ 6,088,449	€ 3,061,062	€ 4,375,190
Direct Costs	€ 1,304,242	€ 1,530,004	€ 1,428,011	€ 1,531,030	€ 2,541,854	€ 2,145,213	€ 2,299,873
Other Operating Costs	€ -	€ -	€ -	€ -	€ -	€ -	€ -
Administrative Costs	€ 639,261	€ 735,207	€ 657,544	€ 525,410	€ 1,339,643	€ 944,289	€ 1,217,686
EBITDA	€ 702,700	€ 599,035	€ 678,827	€ 872,150	€ 2,206,952	-€ 28,440	€ 857,631
%EBITDA /Revenue	26.56%	20.91%	24.56%	29.78%	36.25%	-0.93%	19.60%
Occupancy %	93.30%	94.42%	88.48%	91.55%	94.60%	57%	69%
ARR + Other revenue					€ 65.67	€ 52.34	€ 67.04
ADR	€ 39.73	€ 45.47	€ 56.42	€ 66.25	€ 60.21	€ 50.84	€ 72.36

TABLE 4 - EBITDA for the period 2015-2026 as noted in audited accounts

	2022	2023	2024 (F)	2024 (A)	2025 (A)	2026 (MA & Forecasts)
Revenue	€ 6,675,385	€ 6,860,347	€ 7,585,681	€ 8,306,342	€ 11,423,955	€ 12,073,341
Direct Costs	€ 2,795,127	€ 2,832,244	€ 3,300,132	€ 3,418,819	€ 4,637,305	€ 3,979,038
Other Operating Costs	€ -	€ -	€ -	€ -	€ -	€ -
Administrative Costs	€ 1,590,243	€ 1,567,646	€ 1,869,945	€ 2,070,001	€ 2,715,714	€ 2,689,881
EBITDA	€ 2,290,015	€ 2,460,457	€ 2,415,604	€ 2,817,523	€ 4,070,936	€ 5,404,422
%EBITDA /Revenue	34.31%	35.86%	31.84%	33.92%	35.64%	44.76%
Occupancy %	95%	96%	88%	96%	97%	97%
ARR + Other revenue	€ 74.65	€ 90.97	€ 94.59	€ 98.63	€ 95.23	€ 98.73
ADR	€ 82.40	€ 102.79	€ 109.32	€ 111.36	€ 109.34	€ 113.22

**2026 figures have been extracted from management accounts and budgets of G3 Hospitality Ltd.*

Table 4 notes a growing EBITDA over the years up to 2019, increasing from €702,700 (EBITDA margin: 26.56%) in 2015 to €2,206,952 (EBITDA margin: 36.25%) by the end of 2019. This then decreased down following the COVID years, recovering as at 2022/2023 to €2,290,015 (EBITDA margin: 34.31%)/ €2,460,457 (EBITDA margin: 35.86%). It is however to be noted that the hotel closed down totally as from November 2023, hence the turnover/EBITDA should have been higher for 2023 having closed down over the 2-month low season period. 2025 Audited accounts note a substantial increase in EBITDA to €4,070,936 (EBITDA margin 35.64%). 2026 Management Accounts and Forecasts predict a further increase to €5,404,422 (EBITDA margin 44.76%)

The latest MHRA reports notes the Gross Operating Profit (GOP) of 4* hotels increased from 38.2% in 2015 to 42.5% in 2018, increasing to 44% as at 2023. As at 2022 this stood at 43.9%, 54.3% in 2023, 39.4% in 2024 and 41.7% in 2025.

The increased EBITDA margins registered post COVID, give credence to the refurbishment and enlargement jobs undertaken as at 2000 and 2024, the effect of which is to be noted in the ADR achieved increasing from €60/night as at 2019 up to €113/night as at 2026.

Room Revenue less VAT & commissions

Table 6 has been compiled from Internet searches for the Mellieha 4* hotels.

For 2026 this has yielded room rates from a low of €41/night up to a high of €223/night for Mellieha 4-star hotels. The average daily rate (ADR) for the year 2026 varies from €109/night up to €126/night, with the Solana hotel averaging €126/night in 2026.

TABLE 6: HOTEL RATES IN VICINITY FOR 2020/21/24/26

MONTH	SOLANA				PERGOLA				MARITIM ANTONINE			
	2020	2021	2024	2026	2020	2021	2024	2026	2020	2021	2024	2026
JAN	€ 32.00	€ 27.00	€ 41	€ 59	€ 22.00	€ 22.00		€ 46	€ 52.00	€ 40.00	€ 70	€ 61
FEB	€ 32.00	€ 33.00	€ 41	€ 69	€ 29.00	€ 28.00	€ 35	€ 55	€ 52.00	€ 42.00	€ 70	€ 61
MARCH	€ 43.00	€ 33.00	€ 51	€ 83	€ 36.00	€ 31.00	€ 50	€ 49	€ 74.00	€ 48.00	€ 85	€ 84
APRIL	€ 86.00	€ 51.00	€ 96	€ 123	€ 76.00	€ 51.00	€ 111	€ 133	€ 103.00	€ 64.00	€ 94	€ 87
MAY	€ 97.00	€ 84.00	€ 111	€ 139	€ 85.00	€ 70.00	€ 85	€ 142	€ 147.00	€ 84.00	€ 124	€ 111
JUNE	€ 106.00	€ 92.00	€ 131	€ 163	€ 96.00	€ 84.00	€ 121	€ 133	€ 147.00	€ 96.00	€ 141	€ 172
JULY	€ 159.00	€ 138.00	€ 159	€ 193	€ 146.00	€ 123.00	€ 140	€ 161	€ 169.00	€ 120.00	€ 210	€ 186
AUG	€ 182.00	€ 159.00	€ 187	€ 223	€ 165.00	€ 140.00	€ 161	€ 194	€ 176.00	€ 138.00	€ 116	€ 213
SEP	€ 159.00	€ 138.00	€ 144	€ 157	€ 146.00	€ 123.00	€ 140	€ 165	€ 170.00	€ 120.00	€ 103	€ 184
OCT	€ 102.00	€ 87.00	€ 72	€ 153	€ 85.00	€ 70.00	€ 100	€ 103	€ 74.00	€ 75.00	€ 100	€ 137
NOV	€ 52.00	€ 38.00	€ 75	€ 89	€ 38.00	€ 31.00	€ 46	€ 86	€ 74.00	€ 42.00	€ 52	€ 87
DEC	€ 36.00	€ 28.00	€ 31	€ 63	€ 32.00	€ 22.00		€ 41	€ 80.00	€ 42.00	€ 69	€ 67
ADR	***€ 90.50***	***€ 75.67***	***€ 94.92***	***€ 126.17***	***€ 79.67***	***€ 66.25***	***€ 98.90***	***€ 108.96***	***€ 109.83***	***€ 75.92***	***€ 102.83***	***€ 120.83***

These room rates were noted as being affordable, with good reviews reflected on the service provided, location, and its facilities amongst others. This translates into superior occupancy rates for the Solana Hotel exceeding the 90% mark when compared to that quoted in the MHRA's survey which averages at 82.6% for 4-star hotels (table No. 3), as at 2025.

Solana occupancy levels note an average of 97%, noting that probably the peak of tourist arrivals will subside during the winter / shoulder months.

The ADR for the Solana Hotel as quoted in table No. 4 at €113.22 (T4_Solana Hotel Accounts) can be compared to the ADR extracted from online listings in Table 6 after deducting 7% VAT & 16% commission charges as worked out below.

€126.17/1.07/1.16 + €11.5* (Breakfast) = €113/room.

*breakfast rate discounted from the online rate, as not all bookings will be undertaken with breakfast.

This ADR is further corroborated by the MHRA report which notes that for 4-star hotels, the 2025 price per room stood at €115/night, up from €62.30/night for 2014 & €91/night for 2019, as noted in Table 7.

TABLE 7- ADR OF 3 - 4 – star Hotels 2014–25

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
MHRA – 3*	43.9	43.1	46.7	52.8	66.5	67.5			71.9	72.2		
MHRA – 4*	62.3	67.8	72.0	72.1	76.0	91.0			96.3	100.2	110	115.2
MHRA – 5	119.9	135.4	143.3	159.2	170	165.7			188.1	200.8	210.1	219.3

The revenue is generated mainly through its 240 guest rooms in this complex. The average rates for this functioning 4-star hotel from above are noted at €113/night (T4_Solana Hotel Accounts). Solana management accounts note a 30% additional revenue being generated from its two restaurants and bar

facilities as fronting onto the Mellieha main commercial thoroughfare, amongst the other facilities for guests as outlined on the various levels.

Noting this hotel is to be priced at €113/night for a room, for 87.5% occupancy, applying a multiplying factor of 1.3 to account for additional revenue generated by restaurants, spa, pool bar etc., the annual net revenue is estimated at:

1.3 X 0.875 X (240 guest rooms X €113/night) X 365 days = €11,259,885.

This estimated hotel revenue for 2026 is noted as being slightly lower than the audited revenue noted in 2025 at €11,423,955.

The latest MHRA report notes the GOP for 4* hotels to have increased from 32.7% in 2014 to 49.7% by 2019, down from the 2018 -2016 at circa 42.25%. For 3* hotels this stands at 34.4% for 2019. As at 2022 this stood at 43.9%, 54.3% in 2023, 39.4% in 2024 & 41.7% in 2025.

Under standard profits method practice, a further 3.5% reduction is applied to the EBITDA for FF&E (Furniture, Fixtures & Equipment) replacement reserve.

Thus, a present sustainable EBITDA value is estimated at:

0.40 x 0.965 x €11,259,885 = €4,346,316**.

this estimated EBITDA amount of €4,346,316,** falls between the audited EBITDA for 2025 at €4,070,936 and the forecasted EBITDA for 2026 at €5,404,422 noted in Table No. 4.

1. Profit's Method Valuation of Hospitality Complex

The Open market Value for Hotels is obtained by applying an earnings' multiplier to the EBITDA values obtained above. This varies from 4.75X to 8X for a fair market value. On the other hand, the public market has valued investor-owned hospitality chains on average at multiples between 8X and 13X of EBITDA.

For a luxury hotel, the multiplier varies within the range of 16.67X down to 9.00X.
For an economy hotel, the multiplier varies within the range of 11.50X down to 7.00X.
For a budget hotel multiplier, this varies within the range of 7.50X down to 3.67X.[3]

Market value is defined as "The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion." The most important distinction between fair market value and investment value is that fair market value is determined by the price of a general willing buyer, while investment value is defined by a particular buyer, a price which reflects the particular facts and circumstances of that investor.

[3] Camilleri D. (2015), "Hotel Valuations Earnings Multipliers – terminal value: Malta's Scenario", Journal of Property Investment & Finance, Vol.33 No. 3 pp. 212 – 241.

Considering the good state of repair to this mid-range economy hospitality premises together with risks as inherent in the operation of existing premises implies a multiplying factor of 10.5X. As the based expected life of this hospitality business is being taken at 45 years, the multiplying factor is being reduced to 10.33X.

This multiplier of 10.33X signifies a Years' Purchase in perpetuity given:
100/10.33 = 9.68% known as the cap rate.

This Cap rate on a global level has known to have fallen from 9.2% in 2000 to 6.9% (3.8% - 11%) in 2019. Over the various hotel sectors this is noted to vary from 6.8% for the luxury hotels, to 7.4% for the select service hotel and up to 8% for the limited service hotel (2019 cap rates)[4].

This cap rate at 9.68% is to be compared with initial yield rates required for investment properties (offices, retail outlets, industrials), hovering around 4.5%, as computed below.

The discount rate for investment properties is based on the addition of a property risk free rate presently standing at 3.5%, plus a premium rate due to property considered as a lumpy investment at 2%, plus a tenant risk taken at 1% and finally a depreciation rate taken at 1%:

Investment property discount rate: 3.5% + 2% + 1% + 1% = 7.5%
As institutional property leases increase annually at 2.5%,
Initial yield for institutional property given at: 7.5% - 2.5% = 5%.

The hospitality leisure industry is known to have a higher risk premium than institutional property, which is computed from the difference from the hotel's cap rate and the institutional property's initial yield, namely given at:

9.68% - 5% = 4.68%

The hotel's discount rate is thus computed by adding on
1/- an additional hotel risk scenario to the investment property discount rate given at 7.5%

7.5% + 4.75% = 12.25%.

This computed hotel unlevered discount rate at 12.25% is being compared with the global averages which were noted to drop from 14% in 2000 to 11.8% in 2018 & remained generally steady in 2019.

Its present existing use value is obtained from a future sustainable EBITDA amount as estimated above and applying an adequate multiplier factor for an economy accommodation, is given at:

€4,346,316p.a. @ 10.33 = €44,897,440

[4] Mellen S. (2019), "Hotel Cap Rates Hold Steady – Values Under pressure", HVS.

2. Bricks & Mortar Valuation Approach

This method takes into account:

a. An estimate of the value of the bricks and mortar by comparing with similar adjoining properties including consideration of alternative use value and taking into account of the state of repair;
b. A figure for goodwill determined by applying a multiplier to the adjusted net profit; and
c. An estimate of the value of the trade fixtures, fittings and furnishings taken at current value.

After taking into consideration its good state of repair, the brick and mortar valuation is based on the following building rates ex-VAT:

1/ Shell construction	€300/m^2
2/Finishings	€625/m^2 - €300/m^2
3/ Building services	€325/m^2

TABLE No. 8 Brick & Mortar estimate

	An estimate of the building costs work out at:								
1	Basement & recreation	6,294.95	m²	@	€	900	/m²	€	5,665,453
2	Ground floor reception	1,994.99	m²	@	€	1,250	/m²	€	2,493,737
3	Upper Floors rooms	11,301.26	m²	@	€	900	/m²	€	10,171,138
4	Roof level pool & bar	1,270.62	m²	@	€	550	/m²	€	698,841
5	Professional fees - 10%							€	1,902,917
		20,861.82						**€**	**20,932,086**
(a)	As this hotel had been trading for a number of years with consistent occupancy levels a multiplier of 1.35 is to be applied to the Adjusted Net Profit	1.35	X	€	4,346,316			€	5,867,526
(b)	Fixtures, fittings & furnishing/guest room	240	X	€	9,000			€	2,160,000
								€	**28,959,612**

3. Comparison per bed-space valuation approach

Method 1 results in a capital rounded value of €187,000/room
Method 2 results in a capital rounded value of €121,000/room

A well-known rule of thumb quotes the value of a room at 1,000 times its average daily rate. Noting from table No. 5, the average rate for a guest unit is taken at €113/night.
Cost of bed thus works out at:
1,000 X €113/night = €113,000/guest unit.

Averaging out the above values, a **room rate is being taken at €140,000 each.**

Hence existing rounded use value pre-Covid of hotel is estimated at: 240 rooms @ €140,000/room = **€33,700,000**

This existing use value is noted as being intermediate between the rounded value of €45,000,000, as obtained from the profit's method and the rounded value of €29,000,000, as obtained from the brick & mortar valuation.

Table 9 below notes the above price per room as compared to the European Hotel Index with an average for a 4/5 star room value as at 2025, standing at **€290,714/room** with the highest value recorded in Paris at €745,330/room and the lowest in Birmingham at €126,800/room and closely followed by Sofia at €130,300/room. Over the past 32-year period hotels picked up a 1.05% pa increase in value. Then over the immediate past 12-year period, this gain remained the same at 1.05% pa. On the other hand, prime hotels in Paris had appreciated by a 1.6% pa over the past 10-year period. The real increases are now occurring in Athens at 5.5%, Lisbon & Madrid at 3.6% pa over the past 10-year period.

TABLE 9: EUROPEAN HOTEL INDEX.

YEAR	1993	2003	2005	2007	2009	2011	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	% pa OVER 33 YEARS	% pa 2013 TO 2025
Value/Room	173,737	229,079	254,687	292,226	224,816	242,537	245,664	253,482	266,686	267,208	277,632	285,971	300,565	255,393	267,555	279,717	284,929	290,141	290,714	1.05%	1.05%
ROOM Index	1.000	1.319	1.466	1.682	1.294	1.396	1.414	1.459	1.535	1.570	1.63	1.67	1.73	1.47	1.54	1.61	1.64	1.67	1.6733	1.07%	0.99%

Source: HVS 2025 European Hotel Index

The year 2025 was defined by significant global upheaval, driven by ongoing conflicts, shifting US leadership, realigned geopolitical alliances, and new tariff wars. Despite this instability, European travel set a record high exceeding 3 billion overnights, surpassing pre-pandemic levels. Backed by modest rate growth and occupancy gains, hotel performance stabilized and delivered positive top-line growth across the continent, supported further by a controlled project pipeline.

Looking forward, Europe remains a strong tourism magnet grounded in robust long-term fundamentals, with domestic demand potentially bolstered by defence and infrastructure investments. However, the sector faces lingering uncertainties, including the recent conflict in Iran, potential drops in US traveller spending, and growing challenges surrounding overtourism and regulation. Ultimately, limited supply growth and sustained travel interest continue to support European hotels as a viable asset class.[5]

LAND VALUE

The existing use value as a hospitality complex is estimated at €33,700,000. This present hospitality development is considered to have a useful life of 45 years. On the expiry of this period economic obsolescence would have set in and owners will be left with land value.

The present Mellieha market rate from land listings with a potential to undertake an overall 5-storey development above basement levels applies on this property as outlined in the PA Considerations section. Comparable plots with overall 5-storey potential, work out at €3,100/m^2. is taken at €3,100/m^2 for the village side roads and €5,775/m^2 for land on the Mellieha village commercial thoroughfare.

Present land value estimated at:
Front portion of land 1,033m^2 @ €5,775/m^2 = €5,965,575

[5] HVS 2026 European – Hotel Valuation Index, March 2026

Rear portion of land 1,196m^2 @ €3,100/m^2 = €3,707,600

€9,673,175

PRESENT OPEN MARKET VALUE

The **existing use value** as a hospitality complex is estimated at **€33,700,000.** At the expiry of its useful life, its land value for residential alternative development, as split up for residential units is valued presently at **€9,673,175.**

Present open market value is estimated as the summation of its existing use value, together with discounting land value at 5.5%, comparable to a bank lending rate:

The above land value is now used to estimate the residual value of this development on the termination of its present use, with the residual value adding value to the investment. On one hand, BAHA in 1993 argued that the residual value is not a very important component of the estimated market value. On the other hand, in 1994 RICS responded to this by stating that in some valuations the residual value accounts for as much as 50% of the estimated market value. This is surely the case and topped by Malta due to its scarce and contracting land availability as demonstrated in the price for land, whether being developable or otherwise, noted in Camilleri 2015.

Hotels are known to have an economic life span before falling into obsolescence as hovering in the 40–60-year bracket. Noting that the existing complex has been in operation since the early 00's, with a recent upgrade/additions recently completed, its useful remaining life is taken to approach to 45 years. At the termination of its economic life in **45 years' time**, the land value then will then prevail.

Table No. 10 below notes the highest land increase that have occurred, was over 1993 – 2007 period at 13.35%pa. Over the 42-year period this also stood at 10.77% (1982 – 2024).

Negative land increases were experienced over 2008 – 2015 period at -0.28%, relating to the global financial meltdown. However, over the past 8 years an average 4.23% increase in value has been registered annually.

TABLE 10 LAND VALUE % increases

PERIOD	%
1982 - 2024	10.77%
1993 -2007	13.35%
1993 - 2024	6.94%
2008 - 2015	-0.28%
2008 - 2024	4.46%
2016 - 2024	4.23%

Source: DHI Periti in-house valuations: (2025)

This land value in 45 years' time is estimated by referring the above to the increase in value by 4% p.a.

Bare land value in 45-years' time estimated at:

€9.673million X 1.04^{45} **= €56.50 million.** (rounded)

This present hospitality venture is considered that economic obsolescence will set in, with an up going commercial development undertaken in 45 years' time. The estimated land value is then discounted to its presented value by discounting over a 45-year period at 5%.

Present open market value is estimated as the summation of its existing use value, together with discounting land value estimated in 45 years' time at 5%:

€33,700,000 + (€56,500,000/1.05^{45}) **= €39,948,000.**

CONCLUSIONS & RECOMMENDATIONS

Considering the above this equipped, operational hotel on a freehold basis, is estimated to have a **rounded present market value of €39,948,000** in its present state of repair and noting its trading for a number of years at consistent occupancy levels.

This market value is made up of an existing use value for a 45-year period estimated at €33.8 million, whilst its terminal land value to be utilized in 45 years' time has a present value estimated at €6.3million.

Estimates of land value forecasting as affecting the market value have been given. Estimates of future value have been made in accordance with the available knowledge of current market expectations and available economic and market data. The limitations on which these forecasts have been based are to be noted.

In line with industry practice and RICS guidance, the present market value of **€39,948,000** will be deducted to account for transaction costs to arrive at the net value of the investment as per below. Outstanding proposed sanctioning fines as outlined above at €340,000 in PA section are also to be deducted, together with a 12% management / professional fees due.

€39,948,000 / 1.09 – €340,000 -(€340,000 x 12%) = €36,269,000

Market Volatility & Geopolitical Uncertainty

Despite the many geopolitical, economic challenges & climate change issues in Europe throughout 2026, most European hotel markets managed to achieve a strong performance, yielding modest, yet noteworthy value gains, since COVID.

Foreseeing post geopolitical climate uncertainties which presently also includes for a potential breakdown of the 80-year-old transatlantic alliance, together with the prospect of trade tariffs for 2026 emanating from the US, together with the ongoing wars, a property reduction rate of 4.5% for this property is being envisaged.

Rounded present market value estimated at €34,700,000.

dhi PERITI,



D.H. Camilleri – Eur. Ing, A & CE
B.Sc. (Eng)., B.A. (Arch.)., C.Eng., A.C.I.Arb.,F.I.Struct.E., F.I.C.E.
Founding Partner

DHI Periti, no.56, 2nd Floor, Europa Centre, St.Anne Street, Floriana, FRN9011, Malta
Vat no.: 1119-8008

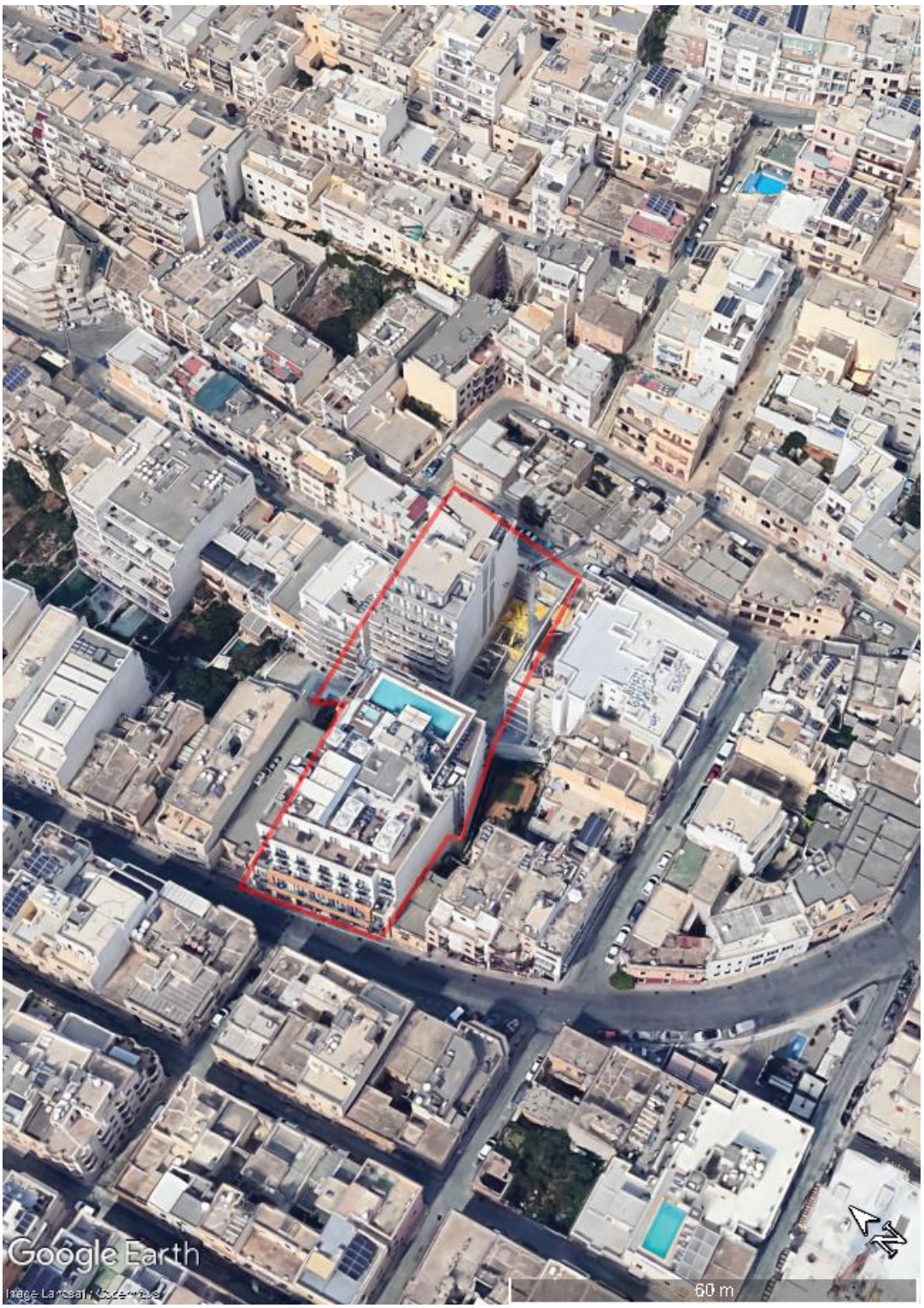
APPENDICES

APPENDIX A LOCATION PLAN



Location Plan (PA 2018): Site as marked

APPENDIX B GOOGLE EARTH OVERVIEW



Site overview as per July 2023

APPENDIX B GOOGLE EARTH OVERVIEW



Site overview as per April 2026

APPENDIX C

SPED 2015

SPED 2015- URBAN OBJECTIVE 3

Urban objective 3 : To Identify, Protect and enhance the character and amenity of distinct urban areas by :

1. Carrying out an appraisal of the 2006 Development Zone boundary to define detailed criteria to guide minor adjustments (meaning both additions and exclusions of land from the 2006 Development Zone) whilst ensuring that the overall result does not constitute a significant change. Any such revision shall be construed as amendment of this plan and the procedures set out at law regulating such amendments shall apply

2. Carrying out an appraisal of the value of the character, amenity and distinctiveness of the urban area

3. Designating sub-areas for a distinct range and scale of functions linked to appropriate size thresholds

4. Identifying sites which are derelict, in a state of abandonment, of poor quality or include incompatible uses and seek their upgrading through high quality development

5. Controlling the proximity of non-residential uses in urban areas

6. Establishing appropriate building heights and development densities

7. Protecting and greening open spaces which contribute towards the character and amenity of urban areas, reduction of soil sealing and support biodiversity with a view of developing ecological corridors

8. Retaining and seeking to upgrade existing sports facilities, public gardens, playgrounds, promenades and other public open spaces in urban areas

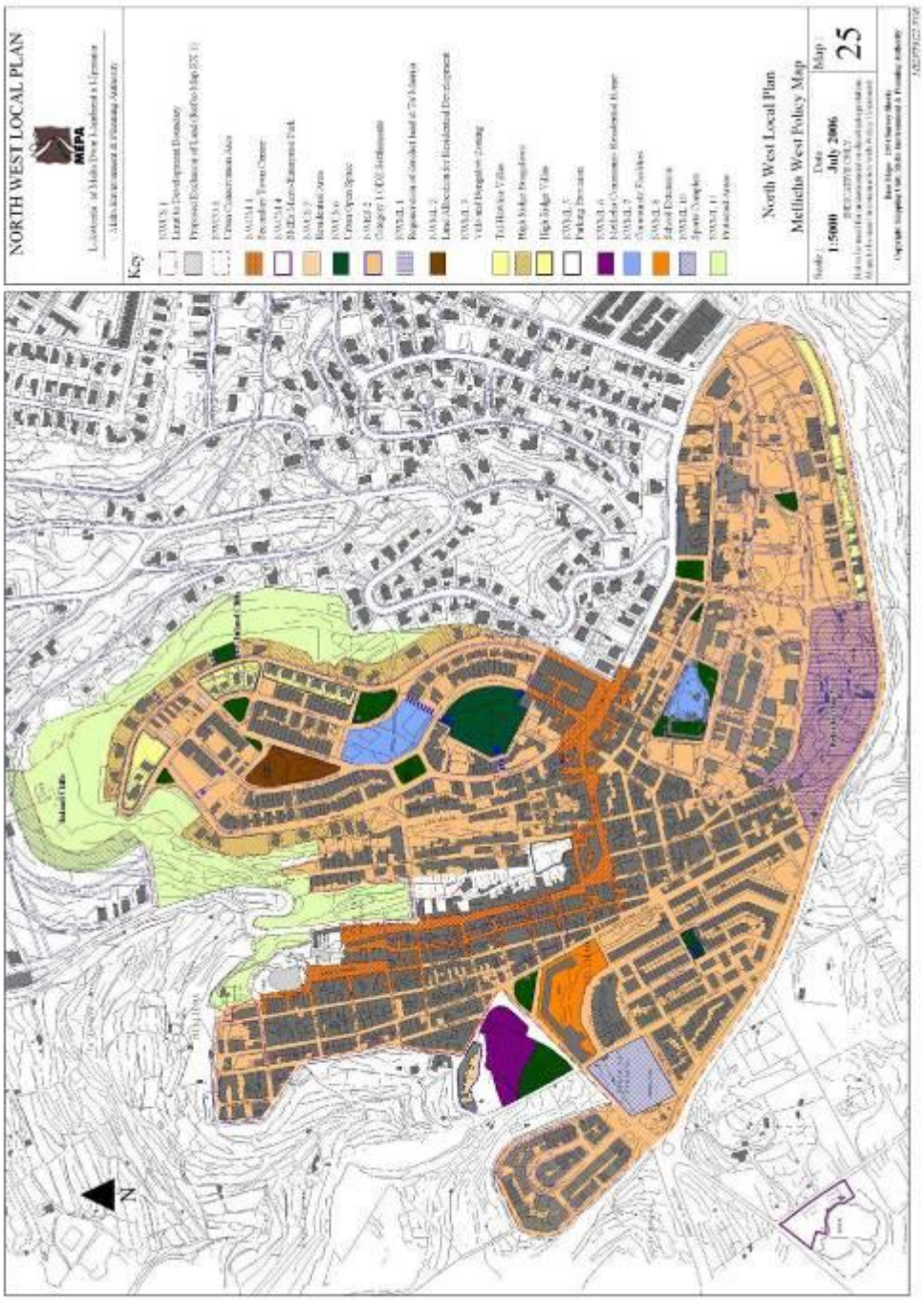
9. Seeking to achieve a minimum level of urban public open space per person, part of which should be green open space

10. Reducing traffic in traffic-sensitive urban areas by promoting pedestrianisation, shared spaces streets, traffic calming and green modes of travel

APPENDIX C

LOCAL PLAN

NWCM 1 Town Centres



Map No: 25

APPENDIX C LOCAL PLAN

NWCM 1 Town Centres

The Local Plan designates the following Secondary Town Centres within the Local Plan area: Mellieha, St.Paul's Bay and Rabat. The boundaries of each Town Centre are indicated on the appropriate Area Policy Maps.

The acceptable land uses (new uses, extensions to existing uses, and change of uses) at ground floor within all frontages within the Secondary Town Centres, but outside the Urban Conservation Area, are:

i. Class 1 (Use Classes Order, 1994) dwelling units on upper floors only. Proposals for residential development at ground level will only be considered by MEPA provided that the proposed development scheme includes one dwelling unit only. Conversions from existing commercial uses at ground floor level to new
residential units will not be permitted by MEPA.

ii. Class 2 (Use Classes Order, 1994) residential institutions on upper floors only.

ii. Class 3 (Use Classes Order, 1994) hostels and hotels provided that these uses are in accordance with all other relevant Local Plan policies.

iii. Class 4, (Use Classes Order, 1994) retail uses including shopping malls and speciality shopping, but excluding showrooms, provided they comply with the provisions of MEPA's Interim Retail Planning Guidelines (2003) and
supermarkets provided that they comply with all the provisions of Policy NWCM 7.

v. Financial, professional and other offices (Class 5, Use Classes Order 1994, ;

vi. Food and drink (Class 6, Use Classes Order 1994,) provided hot food take aways are not located above ground floor;

vii. Non-residential institutions (Class 7, Use Classes Order 1994,) including interpretation centres. However public halls are to have a floor area that does not exceed 150 sqm.

viii. Class 8 (Use Classes Order, 1994) education facilities;

ix. Assembly and Leisure (Class 9, Use Classes Order 1994,);

x. Class 11 (Use Classes Order, 1994) business and light industry provided that
• The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
• The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
• The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg. hammers, mallets etc);
• The activity employs less than 5 people; and
• The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products. Examples of acceptable uses considered by MEPA include tailor, cobbler and
computer repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing and spray painting. Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within

designated Town Centres shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible that the Class 12 Use operation it intends to replace.

xi. Class 17 (Use Classes Order, 1994) storage facilities only provided that the gross floor area does not exceed 75 sqm.

xii. Taxi Business or for the hire of motor vehicles.

xiii. Band club and social club.

xiv. Cleaning of clothes in venues where articles are brought by the public, provided that the gross floor area does not exceed 75 sqm.

xv. Conference Centre.

xvi. Indoor shooting range provided that all the conditions of the Guidance on Shooting Ranges are fully adhered to.

xvii. Bakery and Confectionery with provision for outside catering For frontages within the Secondary Town Centres lying within Urban Conservation Areas, the uses listed above will be accepted provided the interventions on the historic fabric comply with the requirements of the Development Control within Urban Conservation Areas policy of 1995.

MEPA will support initiatives from public agencies, NGOs and the private sector, which contribute to the enhancement of the external environment of town centres and add to their vitality as a retail and social/community hub. Proposals for pedestrianization schemes and traffic management will also be considered favourably.

7.2.1
The town centre is the focus for a range of commercial and community activities, resulting in a mix of, often interdependent, land uses, which provide a focus for identity, social interaction and business opportunities. It includes a combination of natural features: historic buildings, cultural, civic and governmental buildings, as well as public open spaces. This physical form and mix of functions, which have evolved over a considerable period of time, makes a town centre different from a shopping centre and provides much of its character which can be further enhanced by introducing appropriate new uses into historic buildings. It also has a high level of accessibility to employment, services, and facilities for all the community. The size of centre will influence the range of activities and its function. The scale of development possible and the opportunities available will differ from place to place.

7.2.2
Shopping provision is a key component of town centres, and makes a major contribution to their vitality and viability. It is important therefore that they retain retailing as a core function. The Retail Strategy defined a secondary centre as a town centre with a significant non-food shopping element but serving local
residents or residents of closely neighbouring villages and used at least by 2,500 people for non-food shopping.

7.2.3 Although retailing is a dominant activity in a town centre, the attraction of each centre for the location of other businesses and social and community facilities were taken into account in identifying the range and mix of uses, indicated in (i) to (xvii) above, acceptable within town centres. Other uses which may not be categorized into a use class due to their unique nature or because such a use does not feature in the Use Classes Order should be clearly justified and will be assessed within the broad objectives of the Local Plan for town centers to maintain vitality and viability, encourage provision of

amenities and enhance the public realm (refer to paragraph 4.3.1 (iv), (v), (vi) of the strategy). The vitality and viability of town centres depends on a varied mix of uses and activities, which encourage people to visit the centre whilst ensuring that they remain an attractive place to live in.

7.2.4
Not all centres, particularly small and historic towns, will have sites that are suitable in terms of size, parking, traffic generation or servicing arrangements for large-scale developments in the town centre itself. In such centres, development should be of a scale appropriate to the size of the centre in order to minimise the potential for
adverse impact. This policy seeks to control the scale of development within those parts of the town centres having conservation value and which have been designated as urban conservation areas. Applicants should make every effort to integrate successfully new development into the townscape of existing centres.

7.2.5
Creating liveable communities requires integrated initiatives aimed at improving the quality of life of citizens. A quality physical external environment can act as the catalyst for investment, economic growth and social well-being.

APPENDIX C LOCAL PLAN

NWUS 3 Residential Areas

The Local Plan designates Residential Areas (RAs) within the following urban settlements delineated by the limits to development (Settlement) boundary:

Mellieha, Tas-Sellum, St. Paul's Bay / Bugibba / Qawra, Xemxija, Burmarrad, Salina, Mgarr, Zebbiegh, Rabat, Bahrija, Mtarfa and Dingli.

The RAs are indicated on the relevant Area Policy Maps.

The following is a list of acceptable land-uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the RAs. The list identifies also those uses that are acceptable in specific RAs only, and thus are excluded from the remaining RAs.

A mix of Class 1 (Use Classes Order, 1994) dwelling units as detailed in Part 3 of the Development Control Policy and Design Guidance 2005 and in accordance with the specific building design conditions indicated in the same guidance, unless otherwise stated by a policy in this Local Plan. In Mgarr, Zebbiegh and Bahrija no residential unit will be permitted having less than a net floor area of 120 sqm.

However, in cases where the proposal will result in the creation of not more than two units on the same footprint, smaller dwelling units may be permitted provided that the difference between the built footprint and the 120 sqm is left as an open space in addition to the statutory side curtilage, backyard/ front garden as the case may be. This additional open space shall be secured by a planning obligation;

ii. Class 2 (Use Classes Order, 1994) residential institutions, provided that:

a. they are small scale and do not create adverse impacts on the residential amenity of the area;
b. Class 2 (a) institutions are located in close proximity to a town or neighbourhood centre;
c. Class 2 (b) nursing homes are acceptable in Mellieha, St. Paul's Bay and Rabat only, are easily accessible from the arterial and distributor road network.

iii Class 3 (Use Classes Order, 1994) hostels and new hotel beds as extensions to existing operating hotels, provided that these uses are in accordance with all other relevant Local Plan policies;

iv Class 4 (Use Classes Order, 1994) small shops, provided that:
a.the small shops (of any nature) are not to exceed a total floor area of 50 sqm each, and convenience shops are not to exceed a total floor area of 75 sqm each;
b.they comply with all the provisions of paras. 1.4.16 to 1.4.18 of the Interim
Retail Planning Guidelines of 2003;
c.they comply with any relevant section of the Policy and Design Guidance 2005 (design, access, amenity, etc).

v. Class 5 (Use Classes Order, 1994) offices provided that:

a. the floorspace does not exceed 75 sqm;
b. they comply with any relevant section of the Policy and Design Guidance 2000 (and any future revisions) (design, access, amenity, etc).

vi. Supermarkets provided they comply with all the provisions of policy NWCM 7;

vii. Classes 7 and 9 (d) only (Use Classes Order, 1994) social and recreational facilities, including interpretation centres, provided the facility:

a. is located within Mellieha, St. Paul's Bay/Bugibba/Qawra, and Rabat only;
b. is of a small scale and does not create adverse impacts on the residential amenity of the area;
c. is located on land already occupied by buildings and will replace these buildings provided they are not worthy of retention due to their historic/architectural merit and/or their contribution to the character of the area, unless land is specifically allocated for the facility by this Local Plan; and
d. the immediate surroundings of the site are already of a mixed use character;

Class 7(e) Use Classes Order, 1994, ecclesiastical development can be located within all the designated RAs provided criteria b, c, and d are complied with.

viii. Class 8 (Use Classes Order, 1994) educational facilities, provided that access and the character of the area are taken into account and are deemed adequate by MEPA to allow the safe and neighbour compatible use of such facilities ;

ix. Class 11 (Use Classes Order, 1994) businesses and light industry provided that:

• The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
• The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
• The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg. hammers, mallets etc);
• The activity employs less than 5 people; and
• The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.

Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.

Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible that the Class 12 Use operation it intends to replace.

x. Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.
Land-uses falling outside those mentioned above will not normally be considered favourably within the boundary of the RAs, unless there are overriding reasons to locate such uses within the RAs.

5.2.7
Residential areas make up the major parts of urban areas (E.g. 71% of Rabat urban area) and are dominated by residential uses, especially on levels above ground floor.

The range of activities, especially at ground floor, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, bars, restaurants and coffee shops, and tourist accommodation can also be found in some residential areas but the range and scale of the mix of uses is greatly influenced by the locality itself.

5.2.8

Development applications within the Residential Areas need to be carefully assessed since the areas have different characters, although still dominated by residential uses.

The large urban settlements (Mellieha, Rabat and St. Paul's Bay) have a wide mix of uses. Bugibba and Qawra tend to have more tourism and entertainment uses while Rabat is associated with visitor attractions due to the numerous historic sites. Mgarr, Zebbiegh, Burmarrad and Dingli are small urban areas acting as local service centres but still have certain attractions to visitors to the rural and coastal areas. Manikata and Bahrija are small villages in the countryside and thus the mix of uses is much more limited.

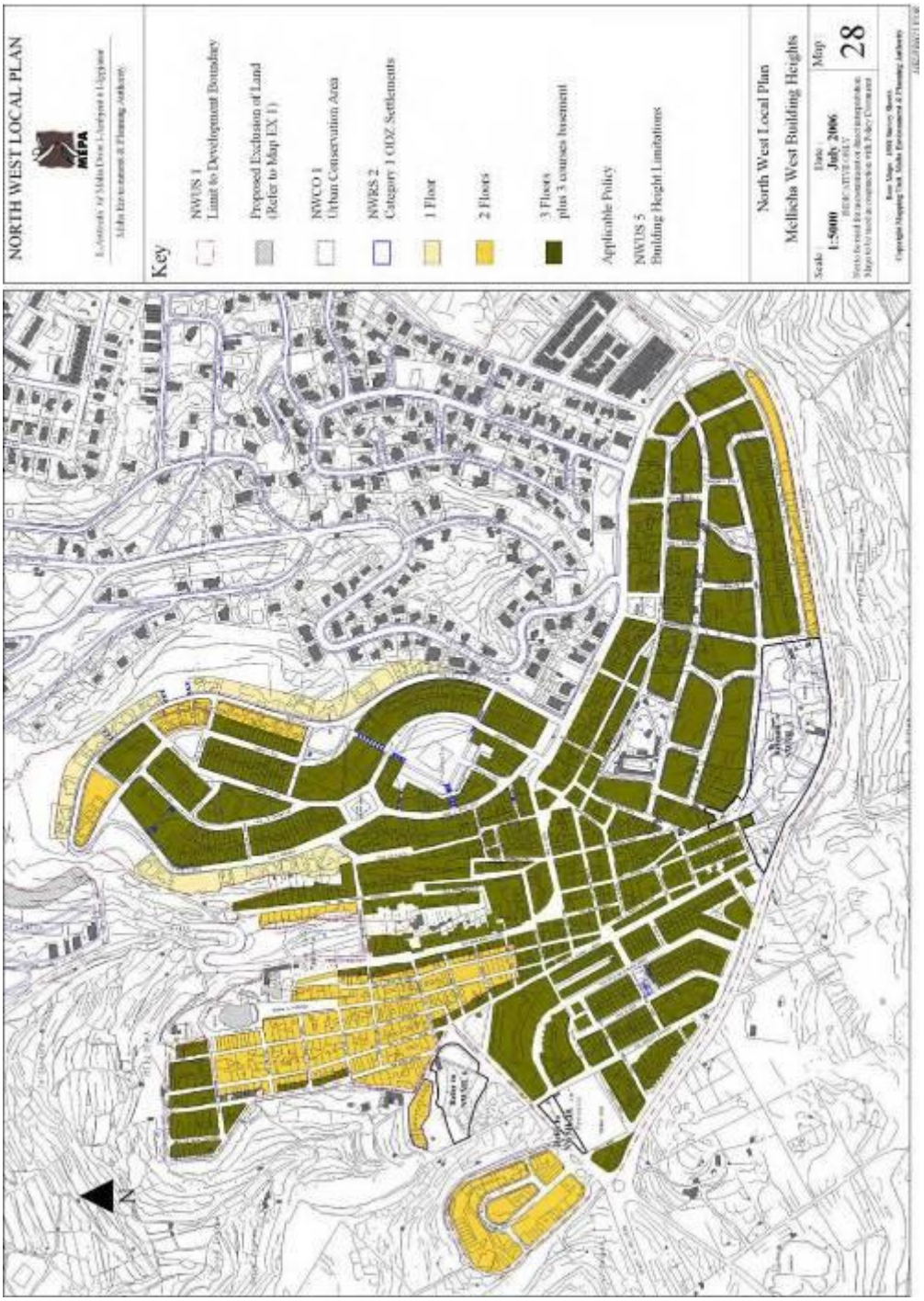
5.2.9
This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention on
MEPA to create "dormitory towns" through a rigid zoning policy but it is important that these areas remain primarily an attractive place to live in.

5.2.10
This policy identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community identity (such as very small convenience shops, old people's homes, kindergartens, recreational facilities or religious worship facilities) and/or do not create adverse environmental impacts (such as small offices, and small scale hospitals, hotels, or visitor attractions). It specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their scale and nature of activity (such as bars and restaurants, industry (except light industry) and warehousing). In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handcrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas. Other uses which may not be neatly categorized into a use class due to their unique nature or because such a use does not feature in the Use Classes Order should be clearly justified and will be assessed within the broad objectives of the Local Plan for residential areas to protect residential amenity, emhance community identity and upgrade the quality of the urban environment (refer to paragraph 4.1.1 of the strategy).

APPENDIX C

LOCAL PLAN

3 Floors plus 3crs basement (16.30 DC15)



Map No: 28

APPENDIX C

DC 2015

POLICY G1 & G 2

G1 CONTRIBUTION TO THE URBAN LANDSCAPE



Any development should aim to create urban environments with local distinctiveness, in the sense of both a distinctive Maltese identity and a character reflecting that of the specific place in which it is to be located. It should seek to respect and enrich its context, in terms of the:

a) natural features – with regard to the natural landscape per se to issues in relation to topography, contours and site levels;
b) built features – including issues with regard to the particular urban form, architectural quality and architectural elements of its settlements; and
c) degree of activity

of the particular area in which it is situated.

G2 VISUAL IMPACT OF DEVELOPMENT



Roofscapes are not only seen at street level but have long-distance implications. They should therefore be carefully studied and assessed, particularly due to topographical changes (in line with the discussion in Policy P2) and the existing townscape's configuration. The impact of development on the skyline should therefore be taken into consideration.

APPENDIX C

PA CIRCULAR 2/24

ANNEX 2 : Interpretation of Height Limitations

Height in Floors in Local Plan	Height in Metres in terms of Annex 2 of DC15
North West Local Plan 2006	
1 floor (other than garages & buildings of architectural importance)	9.80
2 floors	13.50
3 floors plus 3 courses basement	16.30
3 floors plus 6 courses semibasement	17.50
4 floors	22.00
5 floors	25.00

Height Limitation for potential development for the site under valuation identified in red

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/06693/94
Result output on 29 August 2019

Application Status

Case Status	This application has been approved by the EPC/MEPA Board.

Application Details

Location of development:	Site At Triq Il-Kbira, Triq Il-Kbira, Mellieha
Description of works:	To construct a shopping arcade, multi-purpose hall and basement parking.
Applicant:	Mr Joe Grima
Architect:	Perit Ebejer
Reception date:	17 October 1994

Initial Processing

Validation Date:	06 February 1995
Application Type:	Full development permission
Case Category:	Not applicable

Recommendation

Case Officer:	Ronald Catania
DPA Report Endorsed Date:	15 March 1996
Report Last Updated:	01 April 1999

Decision

Decision:	Grant Permission
Decision Date:	15 March 1996
Decision posted date:	27 March 1996

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/00623/97
Result output on 29 August 2019

Application Status

Case Status	This application has been approved by the EPC/MEPA Board.

Application Details

Location of development:	Site at Triq Il-Kbira, Mellieha
Description of works:	To erect a shopping arcade, games room and a basement parking.
Applicant:	Mr Joe Grima
Architect:	Perit Ebejer
Reception date:	05 February 1997

Initial Processing

Validation Date:	26 March 1997
Application Type:	Amended development permission
Case Category:	Not applicable

Recommendation

Case Officer:	Charlot Dimech Dip. Planning
DPA Report Endorsed Date:	15 May 1998
Report Last Updated:	01 April 1999

Decision

Decision:	Grant Permission
Decision Date:	11 March 1998
Decision Press date:	11 July 1998
Decision posted date:	10 July 1998

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/01082/99
Result output on 29 August 2019

Application Status

Case Status	This application for development permission has been withdrawn at the request of the applicant.

Application Details

Location of development:	Site at Triq Il-Kbira/Triq G. Borg Olivier/Triq Marfa, Mellieha.
Description of works:	An outline development permision for an action plan including traffic management for triq il-kbira, triq G. Borg Olivier, Triq Marfa Mellieha.
Applicant:	Mr Carmelo Debono
Architect:	Perit Mr.Stephen Farrugia
Reception date:	02 March 1999

Initial Processing

Validation Date:	09 April 1999
Target Date:	04 May 2001
Application Type:	Outline development permission
Case Category:	Outside Development Zone

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/02205/00
Result output on 29 August 2019

Application Status

Case Status	This application has been approved by the EPC/MEPA Board.

Application Details

Location of development:	Site at, Triq Gorg Borg Olivier, Mellieha
Description of works:	Change of use of existing commercial block to a hotel and additional rooms at roof level.
Applicant:	Mr John Grima
Architect:	Perit Mr Brian Ebejer
Reception date:	25 April 2000

Initial Processing

Validation Date:	08 May 2000
Target Date:	31 July 2000
Application Type:	Full development permission
Case Category:	Within Development Zone

Recommendation

Case Officer:	Carmel Caruana BSc(Hons)
DPA Report Endorsed Date:	07 February 2001
Case Officer Report:	link to purchase Case Officer Report Purchase Case Officer Report
Report Last Updated:	07 February 2001

Decision

Decision:	Grant Permission
Decision Date:	07 February 2001
Decision Press date:	01 March 2001
Decision posted date:	28 February 2001

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/06477/01
Result output on 29 August 2019

Application Status

Case Status	This application has been approved by the EPC/MEPA Board.

Application Details

Location of development:	30/32, Triq Gorg Borg Olivier, Mellieha
Description of works:	Extension of existing hotel and demolition of existing building
Applicant:	Mr J Grima
Architect:	Perit Brian Ebejer
Reception date:	10 December 2001

Initial Processing

Validation Date:	17 December 2001
Target Date:	09 July 2002
Application Type:	Full development permission
Case Category:	Within Development Zone

Recommendation

Case Officer:	Norbert Gerada Dip. Planning
DPA Report Endorsed Date:	09 July 2002
Report Last Updated:	09 July 2002

Decision

Decision:	Grant Permission
Decision Date:	17 July 2002
Decision Press date:	09 August 2002
Decision posted date:	07 August 2002

APPENDIX D PLANNING APPLICATIONS

Planning Enforcement Case Details EC/00464/02
Result output on 8/29/2019 1:39:00 PM

Enforcement Status

Case Status:	Enforcement Action Closed - Permission was granted to sanction the illegal development

Enforcement Details

Location of infringement:	30/32, Triq Gorg Borg Olivier, Mellieha, Malta
Summary Of Infringement (In English):	Demolishing of an existing building and forming of road by depositing rubble in valley without permit
Infringement (In Maltese):	Ghandek zvilupp li jikkonsisti minn twaqqiegh ta' dar u thammil tas-sit, kif ukoll ghamilt depozitu ta' materjal fil-wied u iffurmajt triq gewwa l-istess wied, u dan kollu minghajr permess
Enforcement Officer:	Michael Camilleri

Overview

Enforcement Type:	No Permission Sought
Case Category:	Dumping

Interested Parties

Name	Interest	Prime Contact
Mr Joe Grima	Contravenor	Yes
Mellieha Local Council,	Mellieha Local Council	No
Mr Brian Ebejer	Architect	No

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/01220/09
Result output on 29 August 2019

Application Status

Case Status	This application has been approved by the EPC/MEPA Board.

Application Details

Location of development:	Solana Hotel, Triq George Borg Olivier, Triq Sammy Bartolo, Triq Dun Frangisk Sciberras, Mellieha
Description of works:	To sanction the extension and alterations of an existing Hotel.
Applicant:	Mr. John Grima
Architect:	Perit Brian Ebejer
Reception date:	25 March 2009

Initial Processing

Validation Date:	17 February 2010
Target Date:	08 December 2011
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication

Date Published in Newspapers:	06 March 2010
Representation Expiry Date:	21 March 2010

Further Information

Board Minutes:	Link to View Board Minutes View Board Minutes

Recommendation

Case Officer:	Norbert Gerada Dip. Planning
DPA Report Endorsed By:	Victor Sladden
Report Last Updated:	10 January 2013

Decision

Decision:	Grant Permission
Decision Date:	12 February 2013
Decision Press date:	18 May 2013
Decision posted date:	10 May 2013

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/00974/14
Result output on 29 August 2019

Application Status

Case Status	This application has been approved by the EPC/MEPA Board.

Application Details

Location of development:	Solana Hotel, Triq George Borg Olivier, Triq Sammy Bartolo, Triq Dun Frangisk Sciberras, Mellieha, Malta
Description of works:	To increase hotel rooms.
Applicant:	Mr John Grima
Architect:	Perit Brian Ebejer
Reception date:	12 December 2013

Initial Processing

Validation Date:	25 March 2014
Target Date:	23 September 2014
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication

Date Published in Newspapers:	05 April 2014
Representation Expiry Date:	25 April 2014

Recommendation

Case Officer:	Mary Grace Ellul B.A. (Hons.) Geography
DPA Report Endorsed By:	Bernard Ferry
Report Last Updated:	14 November 2014

Decision

Decision:	Grant Permission
Decision Date:	26 November 2014
Decision Press date:	10 December 2014
Decision posted date:	01 December 2014

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/06362/16
Result output on 29 August 2019

Application Status

Case Status	This application has been approved by the EPC/MEPA Board.

Application Details

Location of development:	Solana Hotel, Triq Gorg Borg Olivier, Triq Sammy Bartolo and, Triq Dun Frangisk Sciberras, Mellieha, Malta
Description of works:	Demolition of the third floor level of an existing hotel, alterations to the hotel and the construction of additional floors.
Applicant:	Mr. John Grima obo Sunsites Ltd
Architect:	Perit Brian Ebejer
Reception date:	06 May 2016

Initial Processing

Validation Date:	26 October 2016
Target Date:	11 June 2017
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication

Date Published in Newspapers:	26 October 2016
Representation Expiry Date:	25 November 2016

Recommendation

Case Officer:	Mary Grace Ellul B.A. (Hons.) Geography
DPA Report Endorsed By:	Bernard Ferry

Decision

Decision:	Grant Permission
Decision Date:	14 June 2017
Decision Press date:	28 June 2017
Non Executable Decision posted date:	15 June 2017

Decision Notice

Decision posted date:	13 September 2017
Commencement date:	10 November 2017

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/08863/18
Result output on 24 July 2024

Application Status

Case Status	This application has been approved by Planning Board / Commission.

Application Details

Location of development:	Solana Hotel, Triq Gorg Borg Olivier, Triq Sammy Bartolo and, Triq Dun Frangisk Sciberras, Mellieha, Malta
Description of works:	To sanction variations from approved alterations and extension to Solana Hotel with a total number of rooms of 177, in PA 6362/16.
Current Applicant:	Mr John Grima obo G3 Hospitality Ltd.
Current Architect:	Perit Brian Ebejer
Reception date:	01 June 2018

Initial Processing

Validation Date:	17 October 2018
Target Date:	13 September 2019
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication

Publication Date:	17 October 2018
Representation Expiry Date:	16 November 2018

Recommendation

Recommended Decision:	Refuse Permission
Report Last Updated:	16 September 2019

Decision

Decision:	Grant Permission
Decision Date:	17 September 2019
Decision Press date:	02 October 2019
Non Executable Decision posted date:	24 September 2019
Decision posted date:	10 March 2020
Permit Expiry Date:	02 October 2027
Commencement date:	30 April 2022

Further Information

Initial Setting-Out Concluded:	19 June 2023

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/03327/21
Result output on 24 July 2024

Application Status

Case Status	This application has been approved by Planning Board / Commission.

Application Details

Location of development:	Solana Hotel, Triq Gorg Borg Olivier, Triq Sammy Bartolo, Triq Dun Frangisk Sciberras, Mellieha
Description of works:	Proposed extension to an existing hotel to include 4 basement levels and 8 overlying floors. The new block shall be comprised of an additional 63 rooms, a Class 4B shop and 36 new parking spaces. The proposal shall also involve internal and external alterations to the existing hotel which include; the redesign of the facade facing Triq Dun Frangisk Sciberras, the addition of a shallow pool at roof level, the construction of an internal staircase and the enlargement of a few rooms overlooking Triq Sammy Bartolo.
Current Applicant:	G3 Hospitality Ltd Att: Daniel Grima
Current Architect:	Perit Brian Ebejer
Reception date:	15 July 2020

Initial Processing

Validation Date:	19 May 2021
Target Date:	24 March 2022
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication

Publication Date:	19 May 2021
Representation Expiry Date:	18 June 2021

Recommendation

Recommended Decision:	Grant Permission

Decision

Decision:	Grant Permission
Decision Date:	22 March 2022
Decision Press date:	06 April 2022
Decision posted date:	04 April 2022
Permit Expiry Date:	06 April 2027
Commencement date:	09 March 2023

Further Information

Initial Setting-Out Concluded:	31 January 2023

APPENDIX D PLANNING APPLICATIONS

Planning Application Case Details PA/02637/24
Result output on 2nd September 2026

Application Status

Case Status	Awaiting Recommendation

Application Details

Location of development:	Solana Hotel, Triq Gorg Borg Olivier, Triq Sammy Bartolo, Triq Dun Frangisk Sciberras, Mellieha
Description of works:	Proposed internal and external alterations to a newly constructed hotel extension covered by PA3327/21. The proposed alterations consist of; the extension of level -4 to create 3 additional bedrooms, the reconfiguration of level -3 which replaced the parking spaces with stores, a canteen and bathrooms, the sanctioning of level -2 and the reconfiguration of the parking spaces, the creation of a larger open plan at level -1 by shifting and eliminating internal walls, shifting of walls at level 0, the creation of a bathroom and staircase on levels 1 to 6 and at level 7, the change in position of the shallow pool, the creation of a kitchen and the addition of lightweight fixed canopies with overlying solar panels.
Current Applicant:	John Grima
Current Architect:	Perit Brian Ebejer
Reception date:	15 December 2023

Initial Processing

Validation Date:	08 May 2024
Target Date:	12 September 2024
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication

Publication Date:	11 September 2024
Representation Expiry Date:	11 October 2024

APPENDIX E PHOTOGRAPHS



Photo 1.: Hotel façade off Triq Gorg Borg Olivier, 2026



Photo 2.: Hotel façade off Triq Gorg Borg Olivier, 2024

APPENDIX E PHOTOGRAPHS



Photo 3.: Hotel façade off Triq Gorg Borg Olivier, 2026



Photo 4.: Hotel façade off Triq Dun Frangisk Sciberras, 2026

APPENDIX E PHOTOGRAPHS

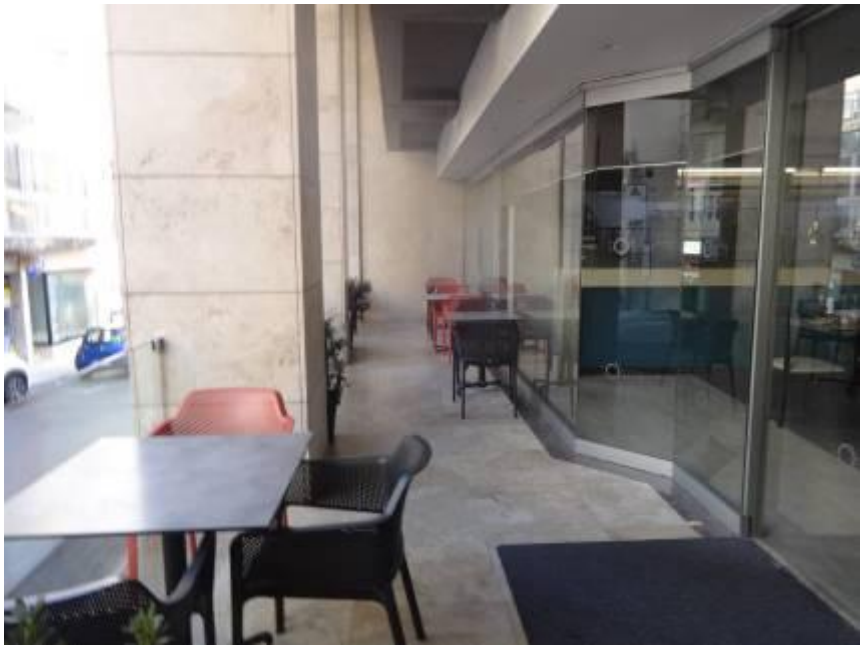


Photo 5.: Front patio on Triq Gorg Borg Olivier, 2024



Photo 6.: Entrance to Lobby, 2026

APPENDIX E PHOTOGRAPHS



Photo 7.: Hotel Lobby, 2026



Photo 8.: Waiting Area, near reception, 2026

APPENDIX E PHOTOGRAPHS



Photo 9.: Hotel Lobby 2024



Photo 10.: Hotel Lobby 2021

APPENDIX E PHOTOGRAPHS



Photo 11.: Small Jewelry Shop, near reception, 2026



Photo 12.: Lift at groundfloor, reception, 2026

APPENDIX E PHOTOGRAPHS



Photo 13.: Internal shaft, reception area, 2026



Photo 14.: Internal shaft, reception area, 2024

APPENDIX E PHOTOGRAPHS



Photo 15.: Extension of lobby area, 2026



Photo 16.: Extension of lobby area, 2024

APPENDIX E PHOTOGRAPHS



Photo 17.: Reception area, 2026



Photo 18.: Cafeteria area at entrance, 2026

APPENDIX E PHOTOGRAPHS



Photo 19.: Upgraded restaurant with open kitchen at ground level off Triq Borg Olivier, 2024



Photo 20.: Upgraded restaurant with open kitchen at ground level off Triq Borg Olivier, 2026

APPENDIX E PHOTOGRAPHS



Photo 21.: Upgraded restaurant with open bar at ground level off Triq Borg Olivier, 2026



Photo 22.: Upgraded restaurant with open kitchen at ground level off Triq Borg Olivier, 2026

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Photo 23.: Upgraded restaurant with at ground level off Triq Borg Olivier, 2026



Photo 24.: Entrance to hotel breakfast restaurant at basement -1, 2026

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Photo 25.: Entrance to hotel breakfast restaurant at basement -1, 2026



Photo 26.: Hotel breakfast restaurant at basement -1, 2026

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Photo 27.: Hotel breakfast restaurant at basement -1, 2026



Photo 28.: Hotel breakfast restaurant at basement -1, 2026

APPENDIX E PHOTOGRAPHS



Photo 29.: Hotel breakfast restaurant at basement -1, 2026



Photo 30.: Hotel breakfast restaurant at basement -1, 2026

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Photo 31.: Hotel breakfast restaurant at basement -1, 2024



Photo 32.: Hotel breakfast restaurant at basement -1, 2026

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Photo 33.: Hotel breakfast restaurant at basement -1, 2026



Photo 34.: Stairs to basement levels, 2026

APPENDIX E PHOTOGRAPHS



Photo 35.: Entrance Spa Area at basement -3, 2026



Photo 36.: Entrance Spa Area at basement -3, 2026

APPENDIX E PHOTOGRAPHS

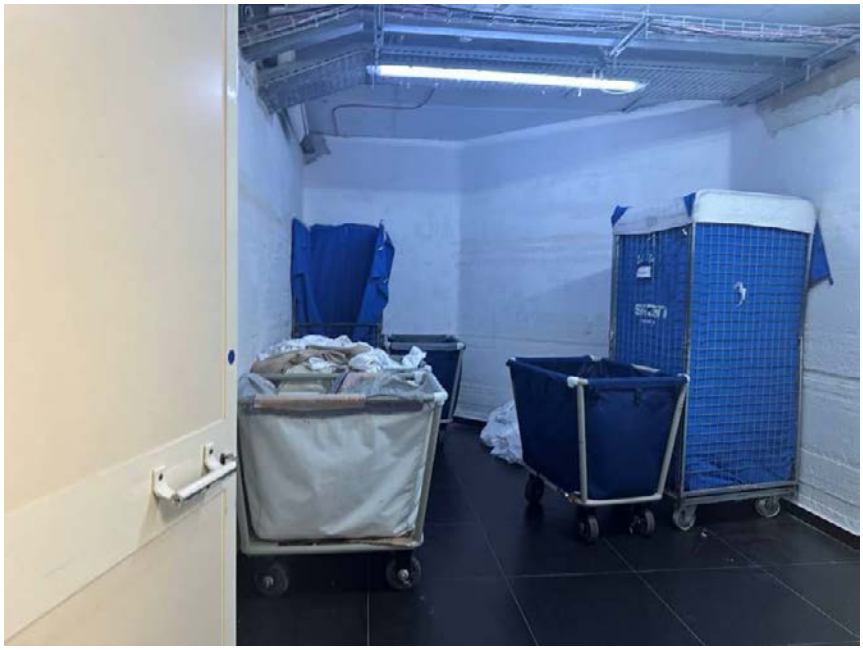

Photo 37.: Laundry housekeeping at basement -2, 2026

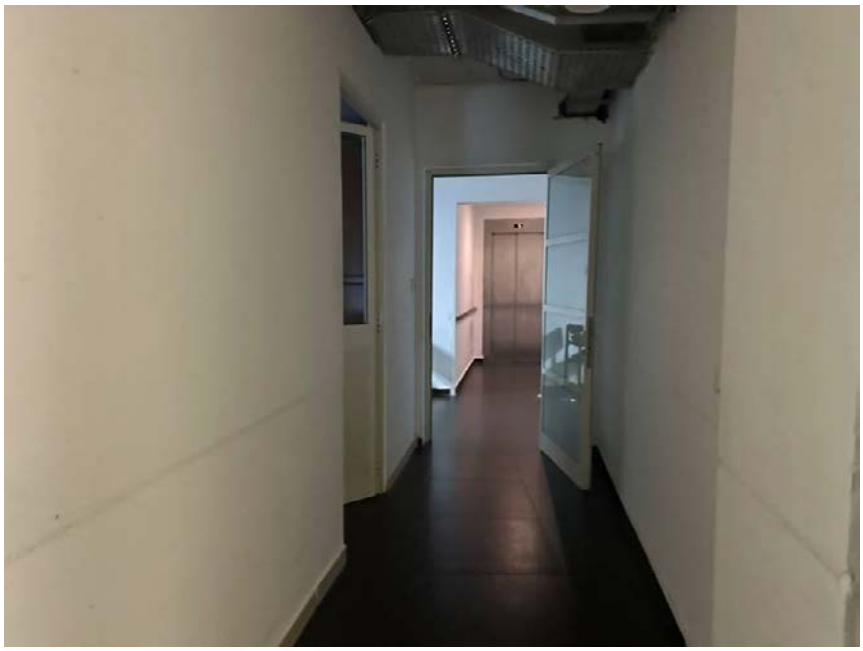

Photo 38.: Laundry housekeeping at basement -2, 2026

APPENDIX E PHOTOGRAPHS



Photo 39.: Laundry housekeeping at basement -2, 2026



Photo 40.: Laundry housekeeping at basement -2, 2024

APPENDIX E PHOTOGRAPHS



Photo 41.: Services at Basement -2, 2026



Photo 42.: Services at Basement -2, 2026

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Photo 43.: Parking and services at Basement -2, 2026



Photo 44.: Basement -2, 2026

APPENDIX E PHOTOGRAPHS



Photo 45.: Services at basement -2, 2026



Photo 46.: Parking and services at basement -2, 2026

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Photo 47.: Parking at basement -2, 2026



Photo 48.: Parking at basement -2, 2026

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Photo 49.: Parking at basement -2, 2026



Photo 50.: Parking at basement -2, 2026

APPENDIX E PHOTOGRAPHS



Photo 51.: Parking at basement -2, 2026



Photo 52.: Upgraded dedicated substation at 2nd basement level catering for all the blocks, 2024

APPENDIX E PHOTOGRAPHS



Photo 53.: Housekeeping facilities, outside laundry utilized, 2021



Photo 54.: New basement level undertaken under new wing at -3, 2024

APPENDIX E PHOTOGRAPHS



Photo 55.: Staff facilities basement -3, 2026

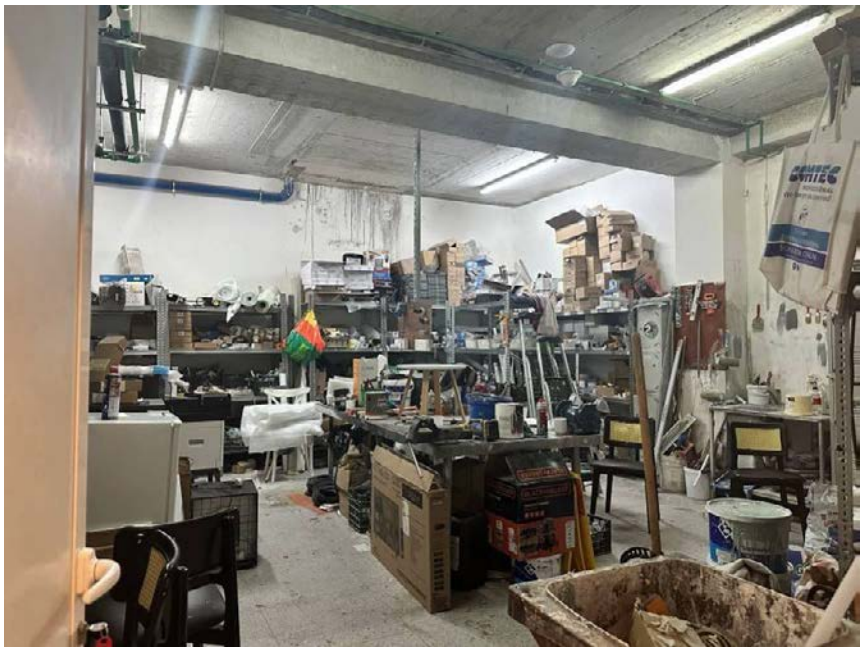

Photo 56.: Workshop basement -3, 2026

APPENDIX E PHOTOGRAPHS



Photo 57.: Staff facilities undertaken at basement -3, 2026



Photo 58.: Staff facilities undertaken at basement -3, 2024.

APPENDIX E PHOTOGRAPHS



Photo 59.: Plant room at basement level including for a generator feeding the whole hospitality premises when necessary, 2024



Photo 60.: RO + hot water equipment in plant room at 2nd basement level, 2024

APPENDIX E PHOTOGRAPHS



Photo 61.: Overview of the pumproom at basement -4, 2024



Photo 62.: Outdoor pool at level -4, 2026

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Photo 63.: Outdoor pool at level -4, 2026



Photo 64.: Outdoor pool at level -4, 2026

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Photo 65.: Outdoor pool at level -4, 2024



Photo 66.: View of the two blocks noting link bridges at various levels, 2024

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Photo 67.: Terrace above outdoor pool at level -4, 2026



Photo 68.: Terrace above outdoor pool at level -4, 2026

APPENDIX E PHOTOGRAPHS

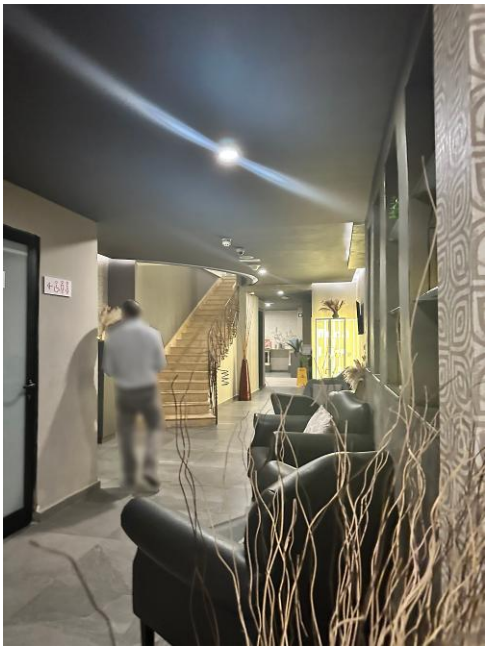

Photo 69.: Spa and wellness centre at basement -3, 2026



Photo 70.: Spa and wellness centre at basement -3, 2026

APPENDIX E PHOTOGRAPHS



Photo 71.: Gym at basement -3, 2026

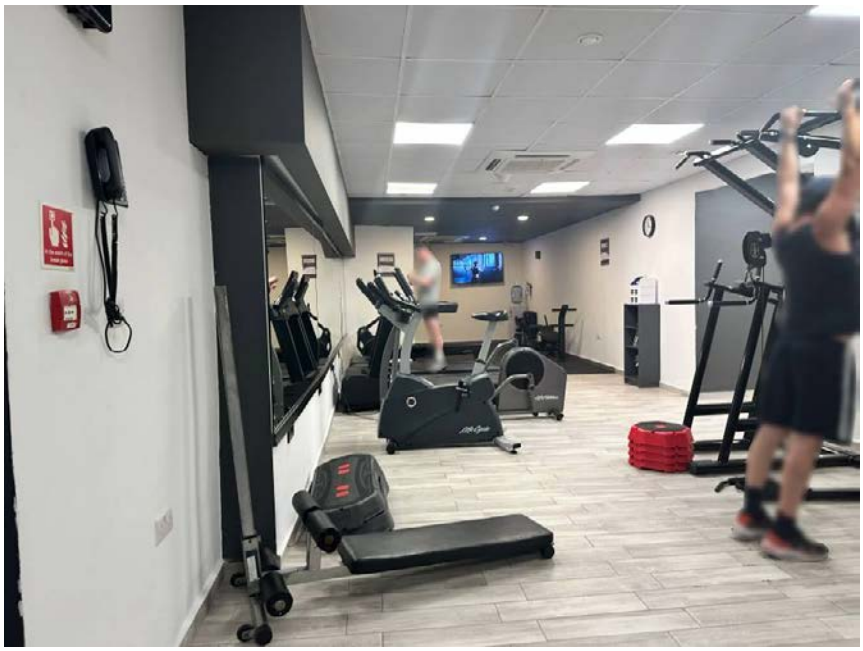

Photo 72.: Gym at basement -3, 2026

APPENDIX E PHOTOGRAPHS



Photo 73.: Spa and wellness centre at basement -3, 2026



Photo 74.: Spa and wellness centre at basement -3, 2026

APPENDIX E PHOTOGRAPHS



Photo 75.: Spa and wellness centre at basement -3, 2026



Photo 76.: Spa and wellness centre at basement -3, 2026

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Photo 77.: Indoor Pool at basement -3, 2026



Photo 78.: Spa and wellness centre lockers/changing area at basement -3, 2026

APPENDIX E PHOTOGRAPHS



Photo 79.: Spa and wellness centre lockers/changing area, new entrance at basement -3, 2026

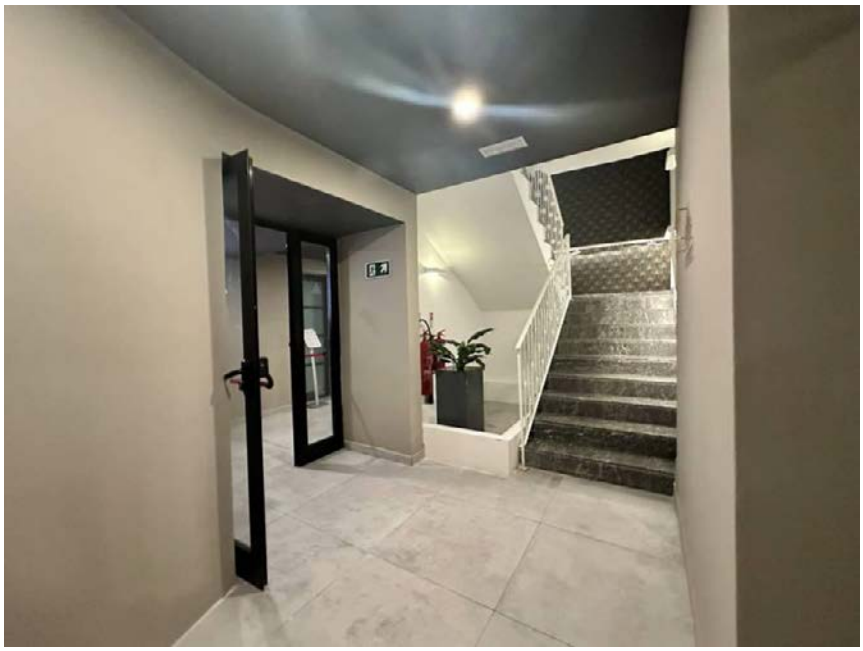

Photo 80.: Spa and wellness centre lockers/changing area, new entrance at basement -3, 2026

APPENDIX E PHOTOGRAPHS

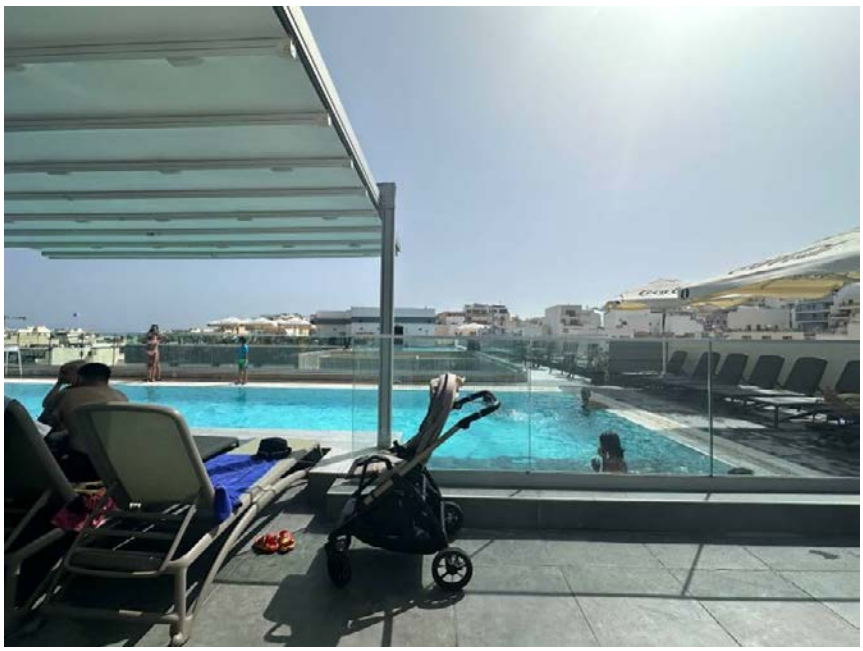

Photo 81.: Pool at roof level, 2026



Photo 82.: Seating near pool at roof level, 2026

APPENDIX E PHOTOGRAPHS



Photo 83.: View of floors below from bridge at roof level, 2026

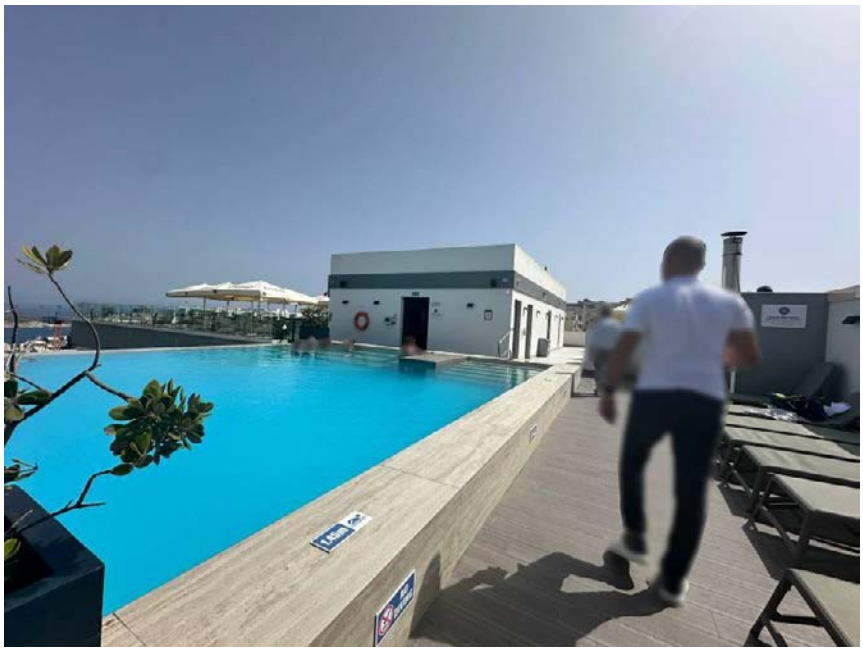

Photo 84.: Seating near pool at roof level, 2026

APPENDIX E PHOTOGRAPHS



Photo 85.: Deckchair area at roof level, 2026



Photo 86.: Deckchair area at roof level with village and distant sea views, 2026

APPENDIX E PHOTOGRAPHS



Photo 87.: Deckchair area at roof level with village and distant sea views, 2026



Photo 88.: View of the two pools at roof level from deckchair area, 2026

APPENDIX E PHOTOGRAPHS



Photo 89.: View of floors below, from roof areas, 2026



Photo 90.: Pools at roof level, 2026

APPENDIX E PHOTOGRAPHS



Photo 91.: Rooftop bar/eating facility, 2026



Photo 92.: Catering kitchen facilities at new rooftop eating/bar facilities, 2024

APPENDIX E PHOTOGRAPHS



Photo 93.: Upgraded bar eating area at old roof deck level, 2024



Photo 94.: New additional canopied bar eating area at old roof deck level, 2024

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Photo 95.: Common area at level 6, 2026



Photo 96.: Rm at lvl 6, 2026

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Photo 97.: Rm at lvl 6, 2026



Photo 98.: Rm at lvl 6, 2026

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Photo 99.: Rm 2713, 2026



Photo 100.: Rm 2713, 2026

APPENDIX E PHOTOGRAPHS



Photo 101.: Rm 2506, 2026



Photo 102.: Rm 2506, 2026

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Photo 103.: Rm 2506, 2026



Photo 104.: finishings to the communal areas of the new rear additional wing, 2024

APPENDIX E PHOTOGRAPHS



Photo 105.: Passenger lift + adjacent stairwell feeding the rear 2 wings, 2024

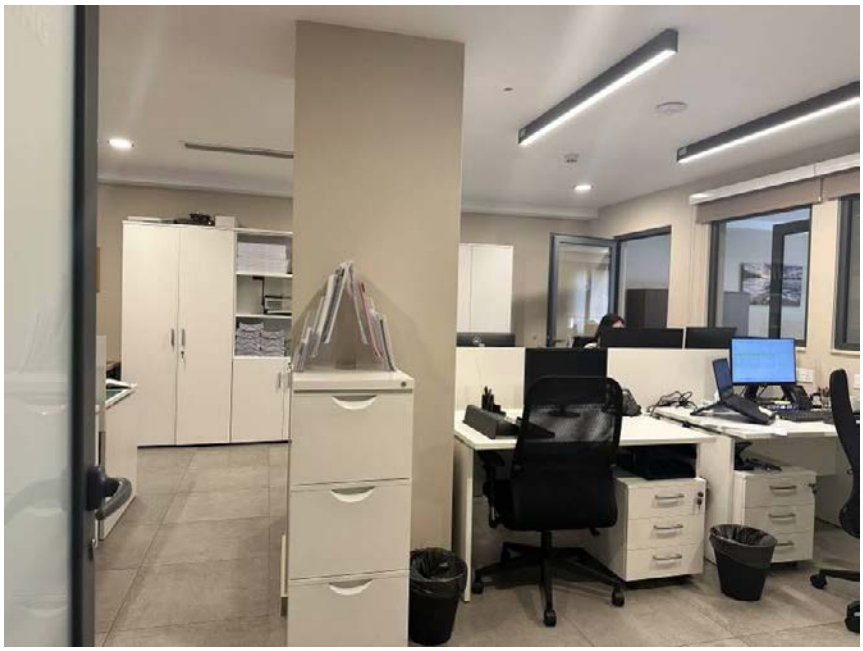

Photo 106.: Offices facing onto Triq Dun Frangisk Sciberras, 2026

APPENDIX E PHOTOGRAPHS

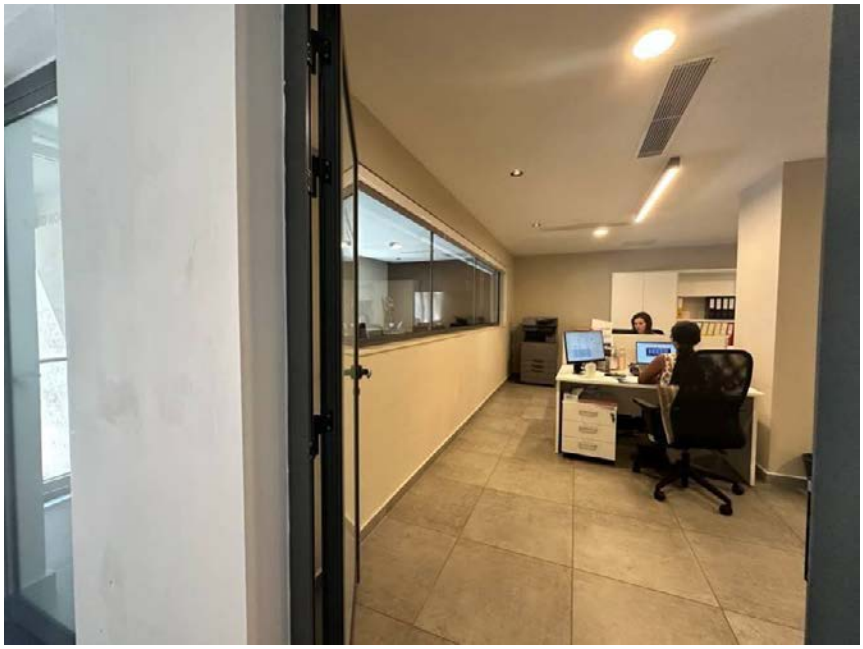

Photo 107.: Offices facing onto Triq Dun Frangisk Sciberras, 2026

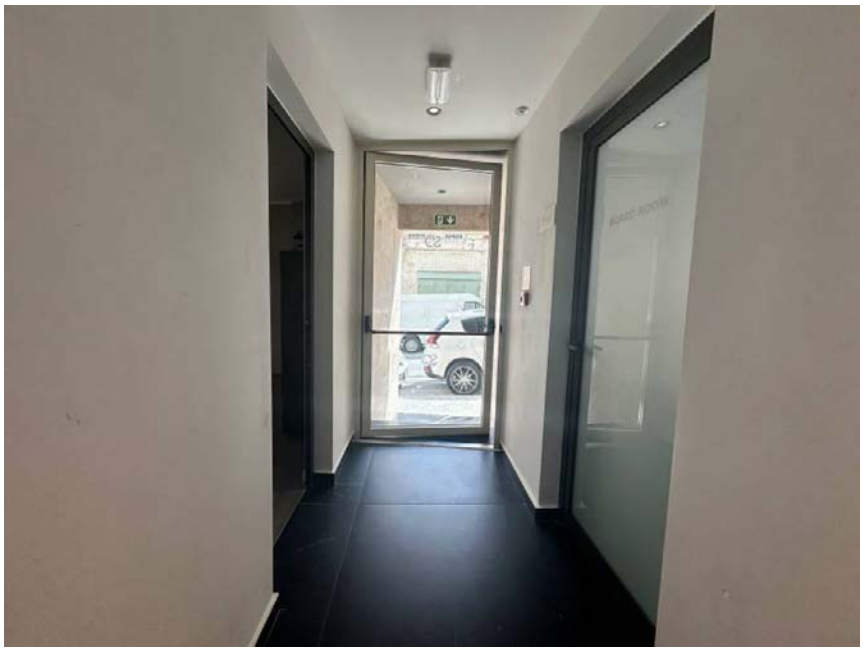

Photo 108.: Offices facing onto Triq Dun Frangisk Sciberras, 2026

APPENDIX E PHOTOGRAPHS



Photo 109.: Offices facing onto Triq Dun Frangisk Sciberras, 2026



Photo 110.: Kitchenette facing onto Triq Dun Frangisk Sciberras, 2026

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Photo 111.: Common area at lvl 0, 2026



Photo 112.: Kitchen facilities 2024.

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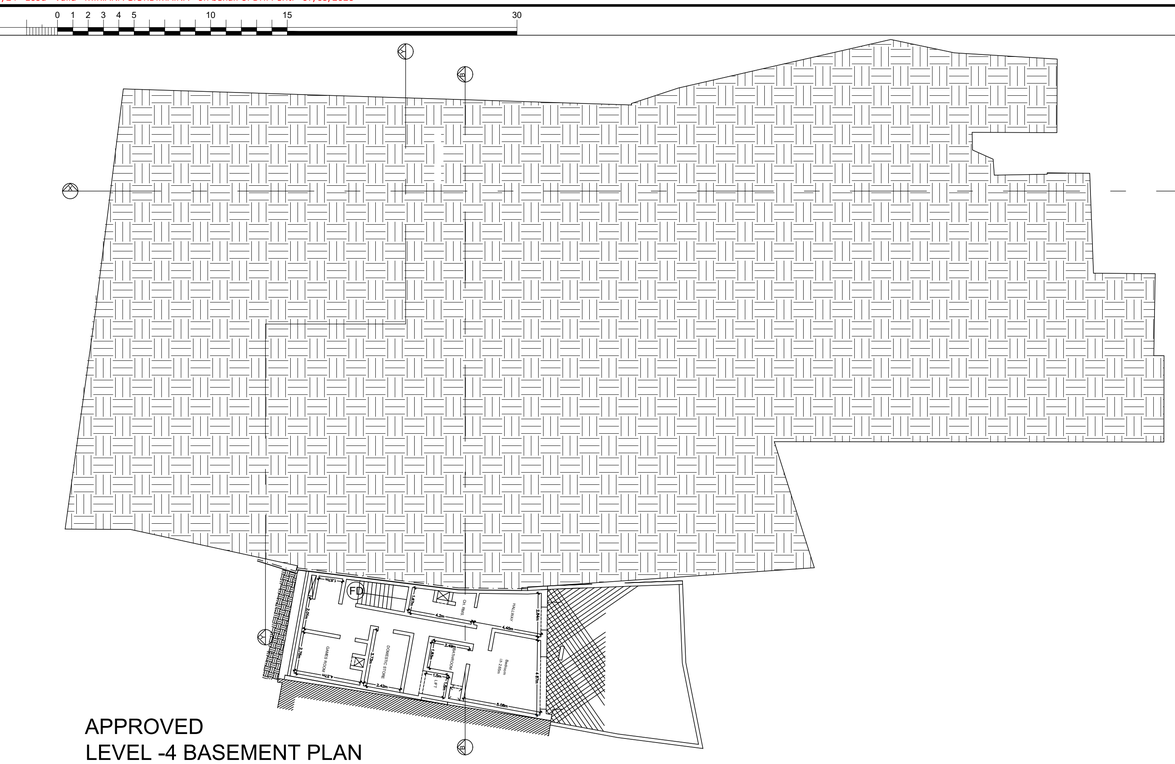
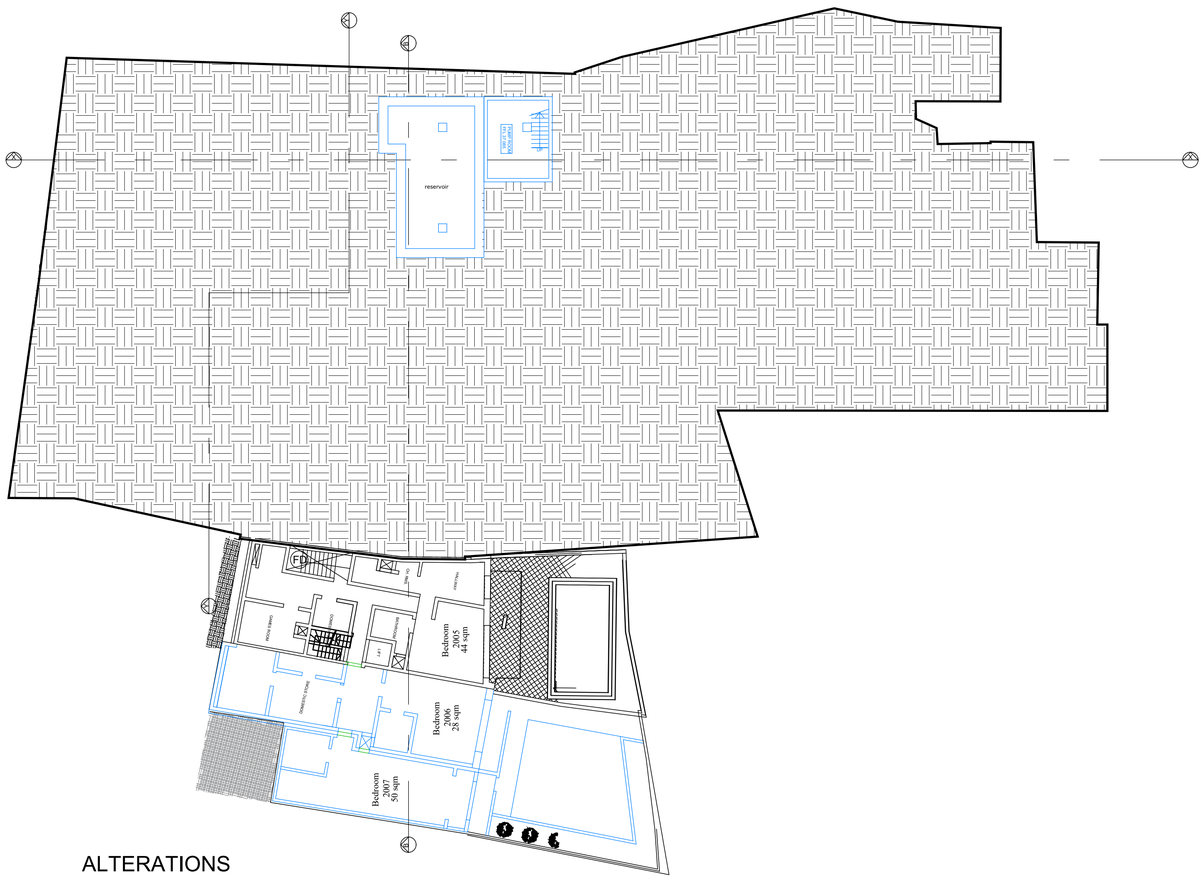
Photo 113.: Kitchen facilities 2021



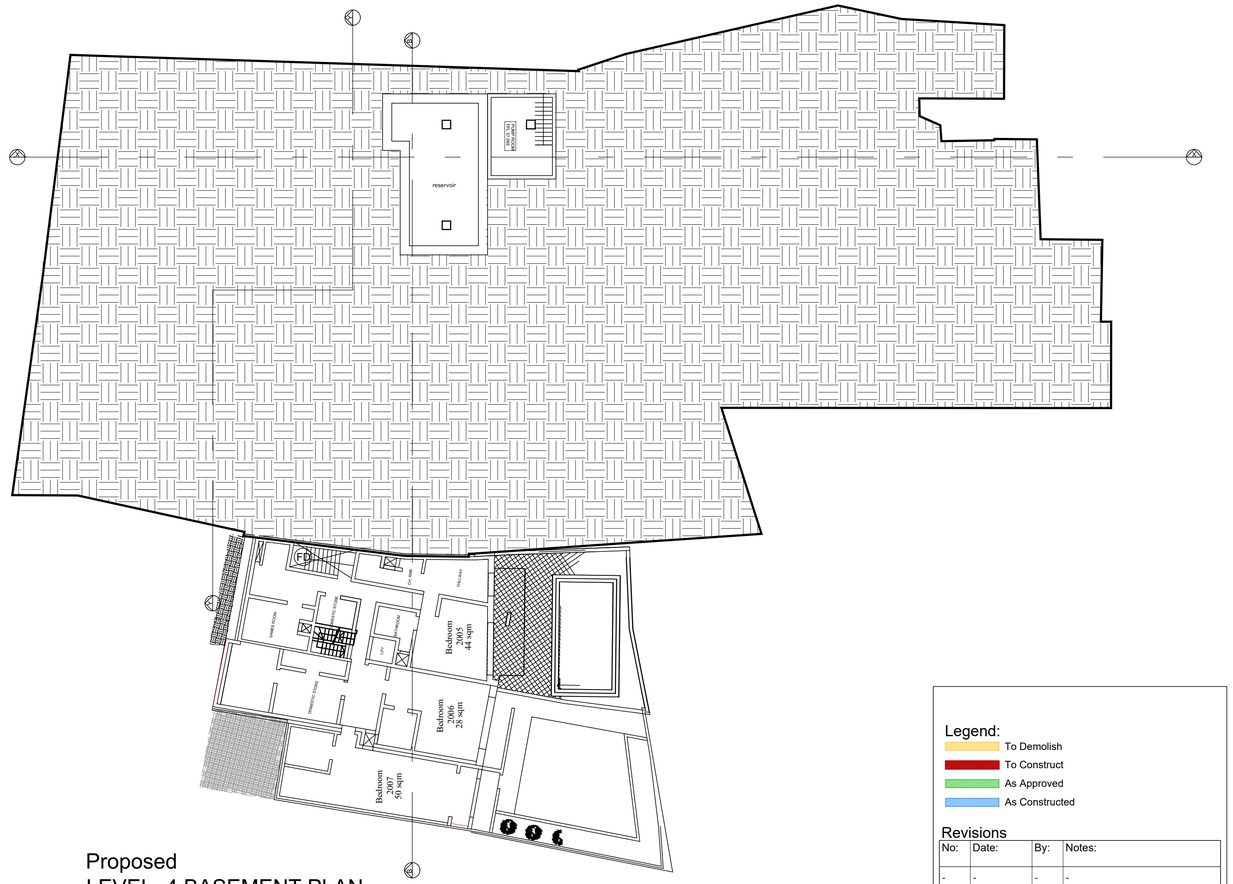
Photo 114.: Rear elevation noting new extension in grey to the right, 2024



APPROVED
LEVEL -4 BASEMENT PLAN



ALTERATIONS
LEVEL -4 BASEMENT PLAN



Proposed
LEVEL -4 BASEMENT PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

BSE ARCHITECTS

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Tel: 21433318
E-mail: info@bsearchitects.com

Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect :	Checked by :	Date :
B.Ebejer		18/10/24

Drawn by :	Paper Size :	Job No :
A.B.	A1	05.20

Scale :	Dwg No :
1:200	01

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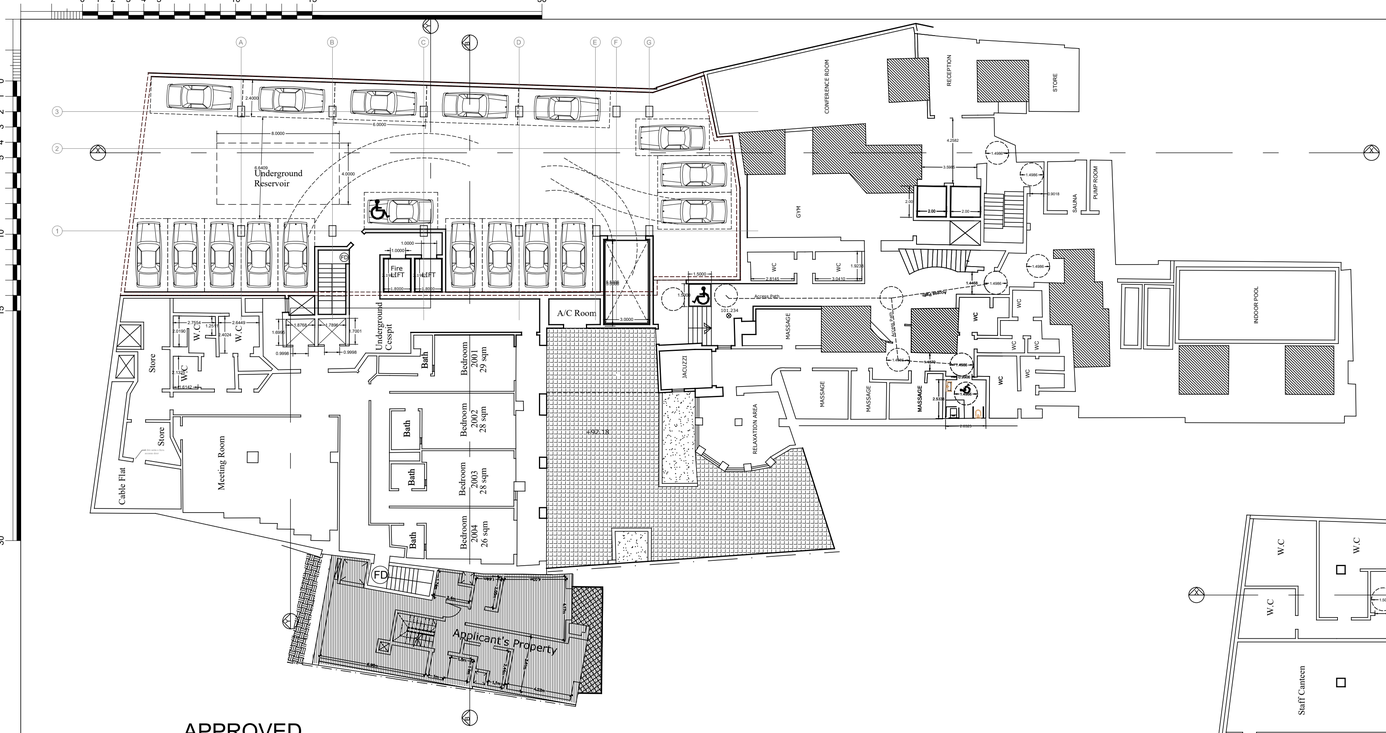
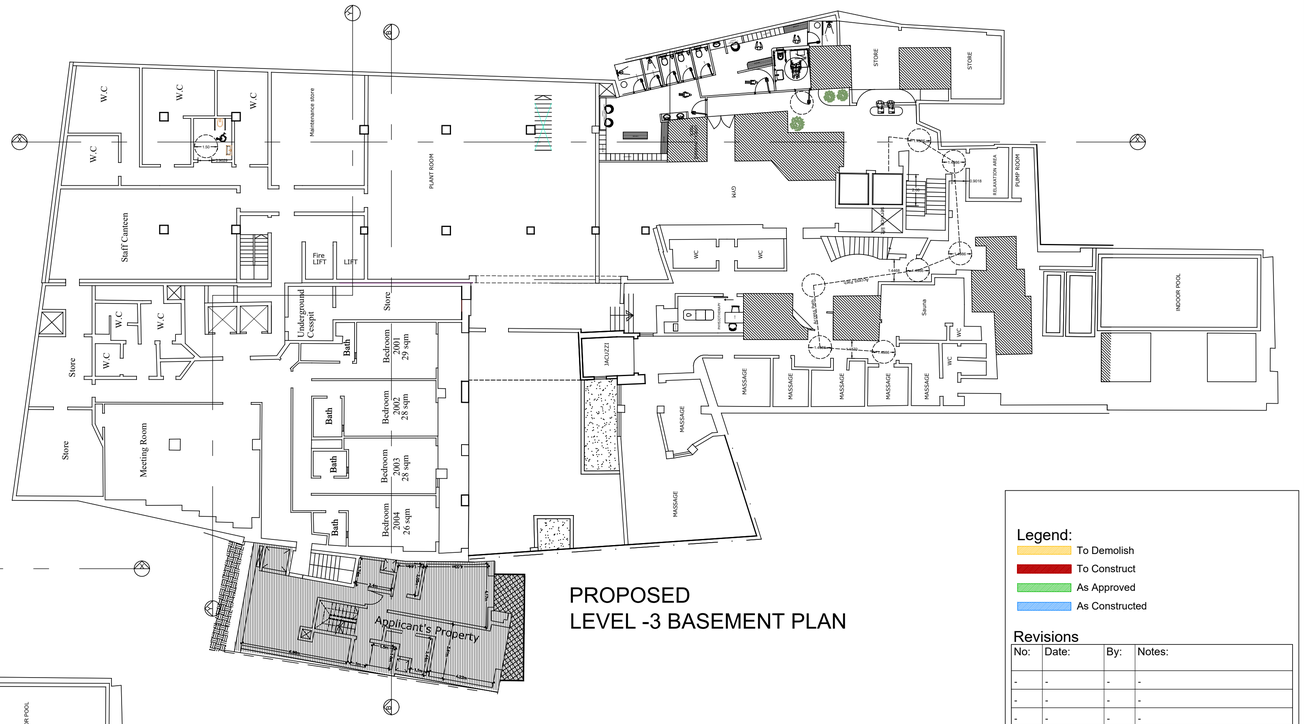


APPROVED
LEVEL -3 BASEMENT PLAN



PROPOSED
LEVEL -3 BASEMENT PLAN



ALTERATIONS
LEVEL -3 BASEMENT PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

BSE ARCHITECTS

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Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect :	Checked by :	Date :
B.Ebejer		22/08/24

Drawn by :	Paper Size :	Job No :
A.B.	A1	05.20

Scale :	Dwg No :
1:200	02

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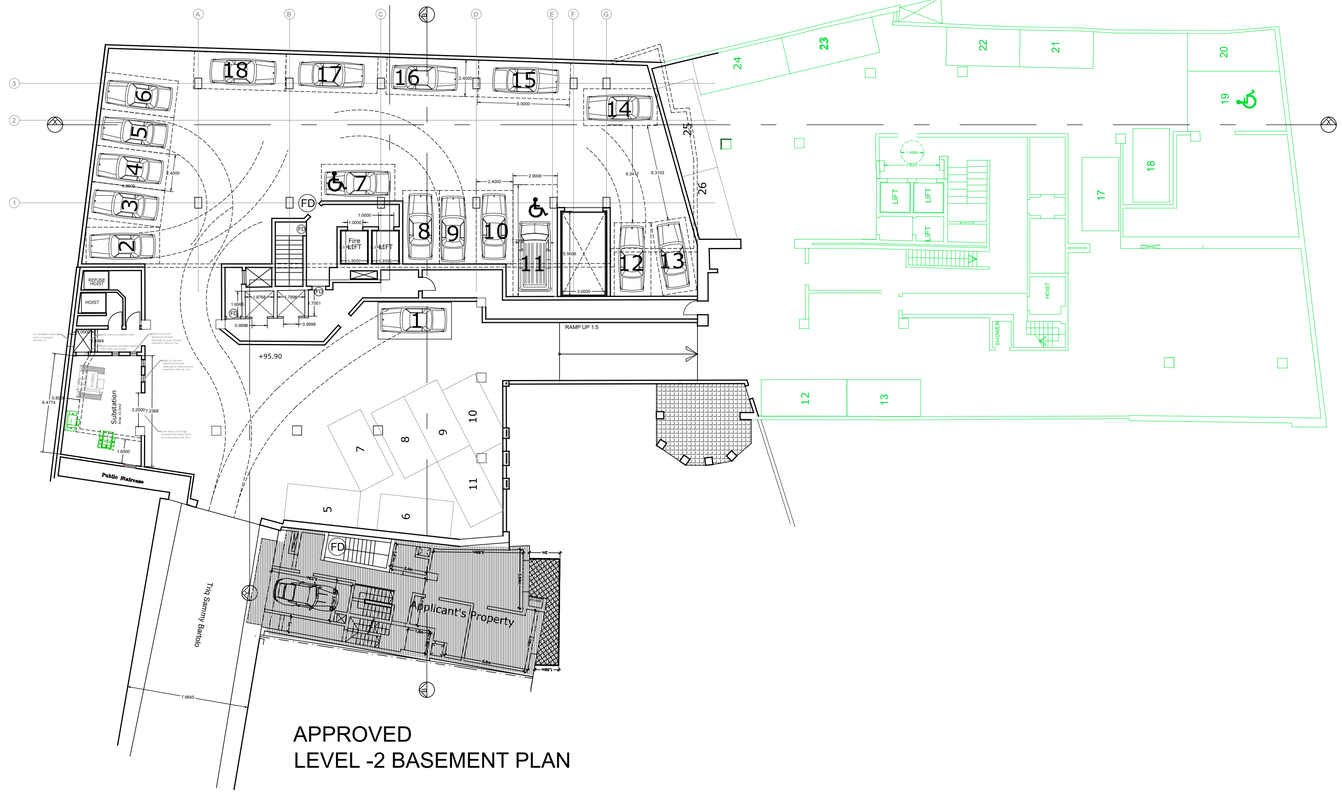
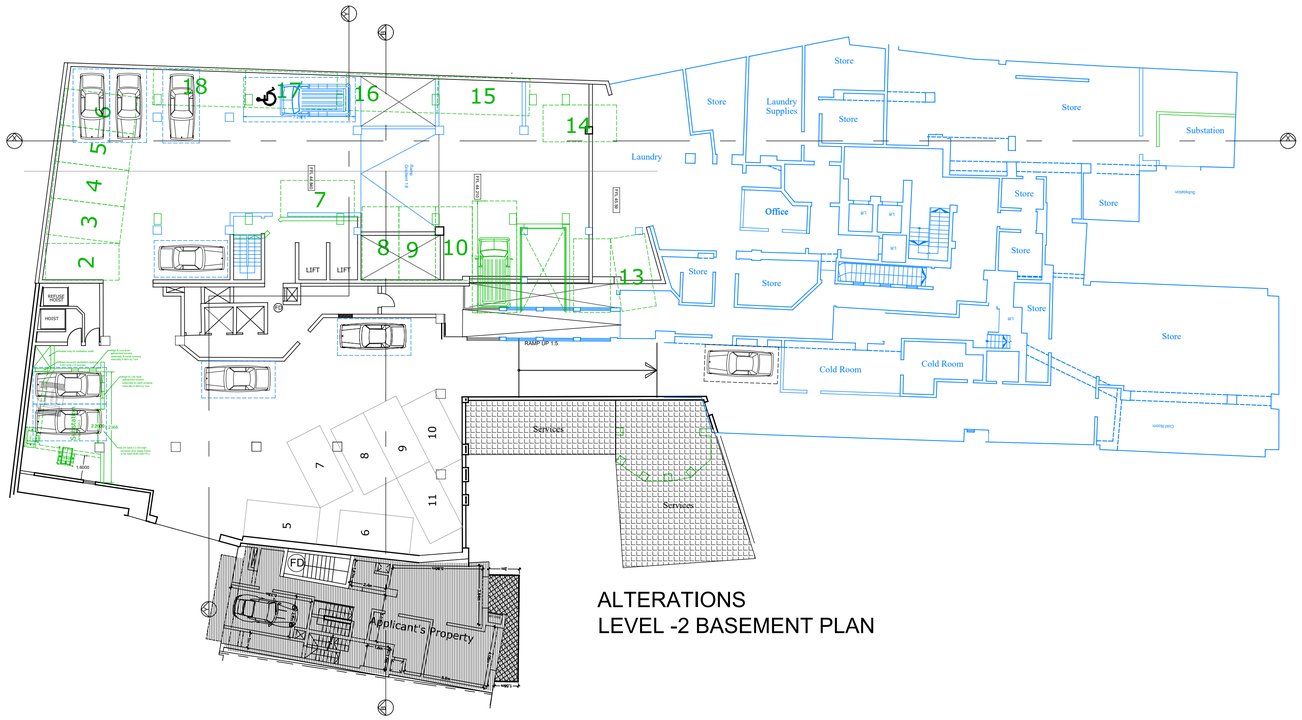


APPROVED
LEVEL -2 BASEMENT PLAN



ALTERATIONS
LEVEL -2 BASEMENT PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
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BSE ARCHITECTS

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E-mail: info@bsearchitects.com

Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect : B.Ebejer	Checked by :	Date : 22/08/24
Drawn by : A.B.	Paper Size : A1	Job No : 05.20
Scale : 1:200	Dwg No : 03	

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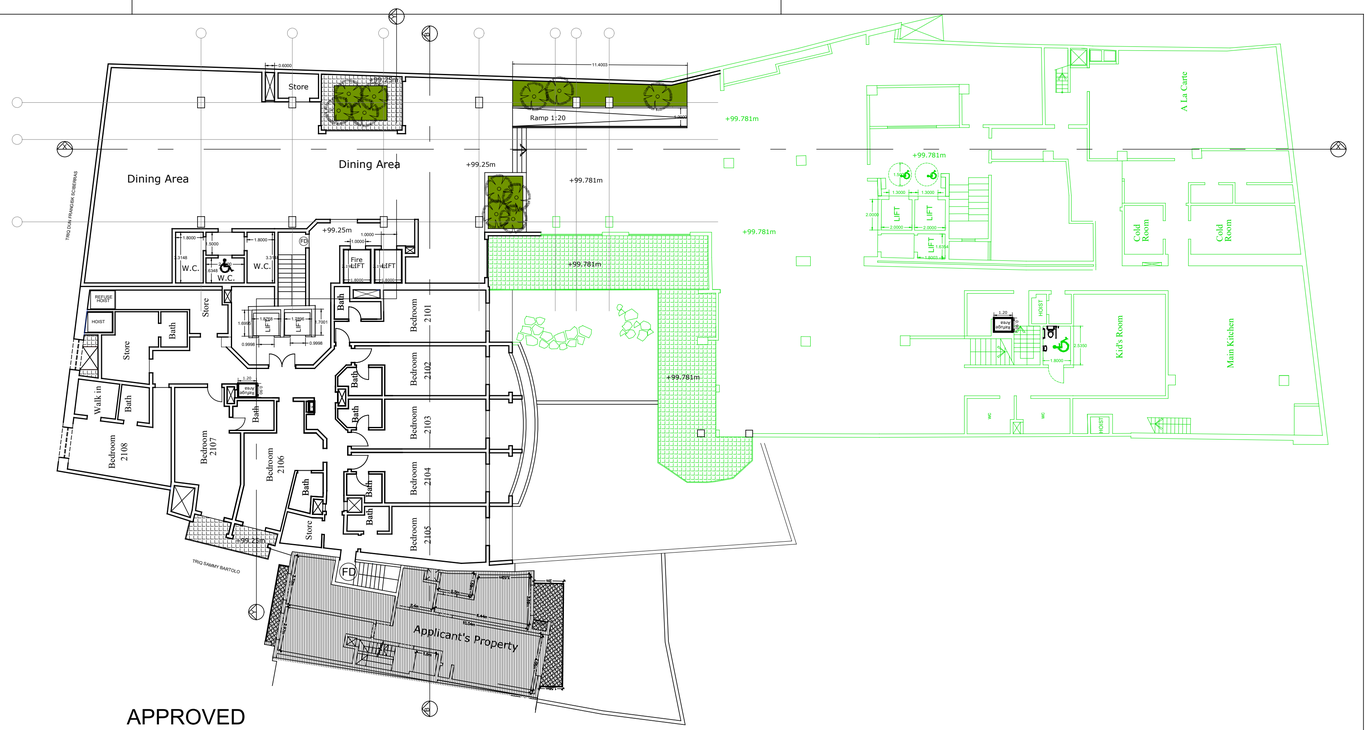
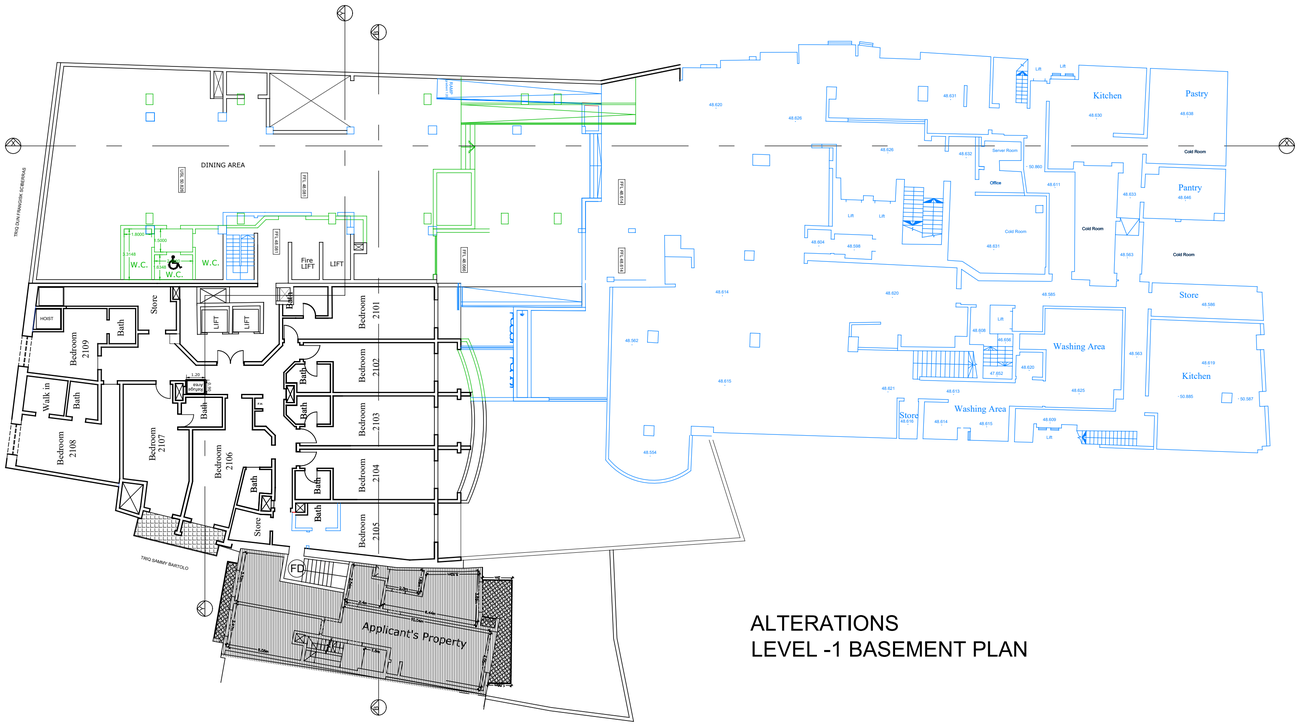


APPROVED
LEVEL -1 BASEMENT PLAN



ALTERATIONS
LEVEL -1 BASEMENT PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
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Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect : B.Ebejer	Checked by :	Date : 22/08/24
Drawn by : A.B.	Paper Size : A1	Job No : 05.20
Scale : 1:200	Dwg No : 04	

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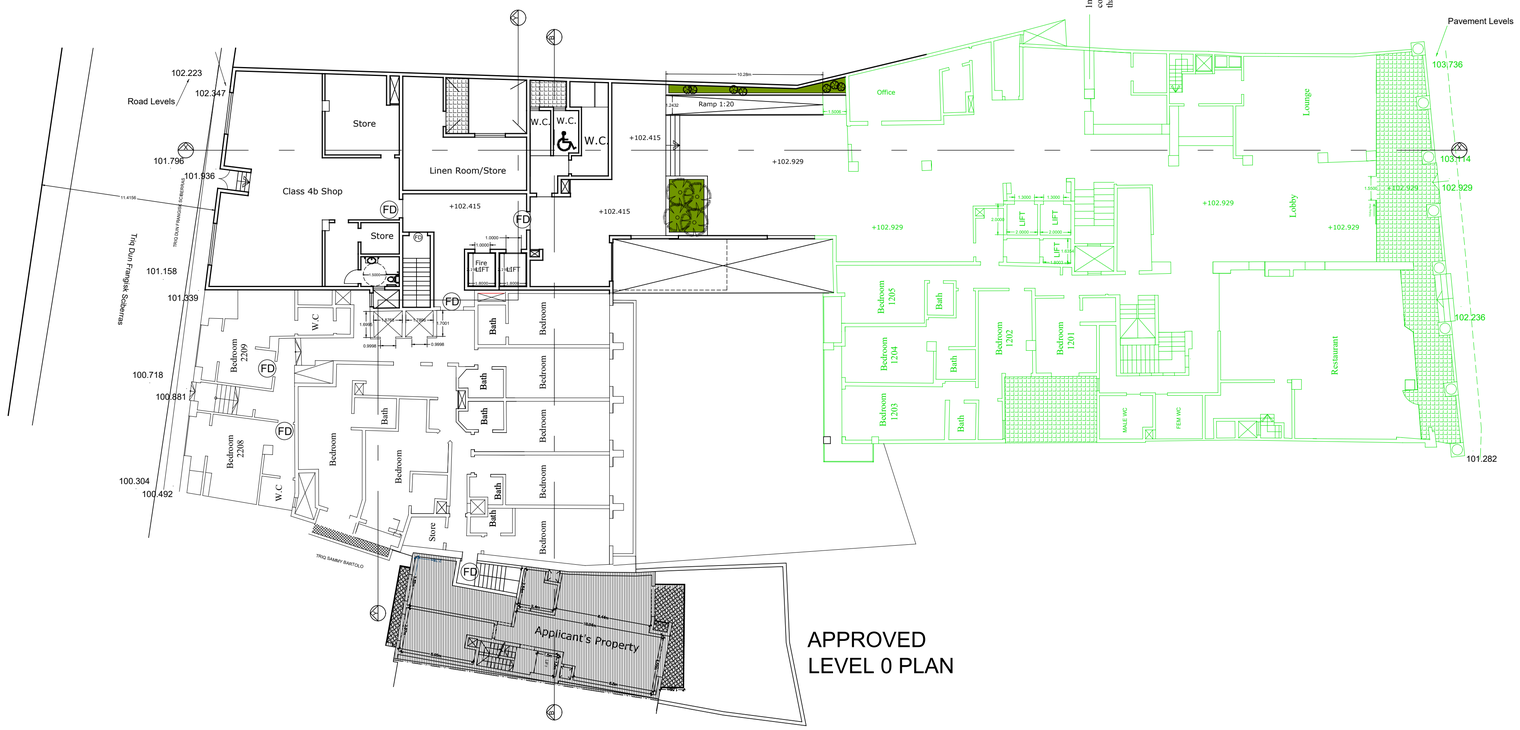
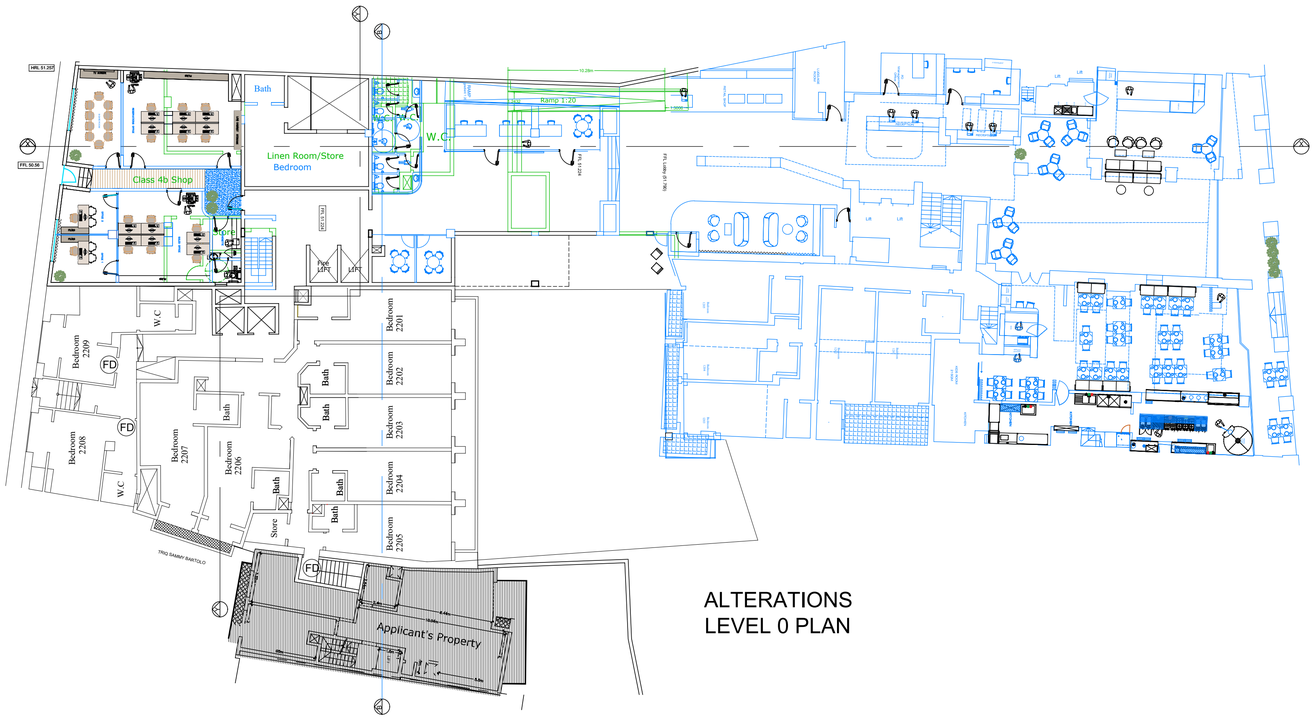


APPROVED
LEVEL 0 PLAN



ALTERATIONS
LEVEL 0 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
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Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect : B.Ebejer	Checked by :	Date : 19/11/24
Drawn by : A.B.	Paper Size : A1	Job No : 05.20
Scale : 1:200	Dwg No : 05	

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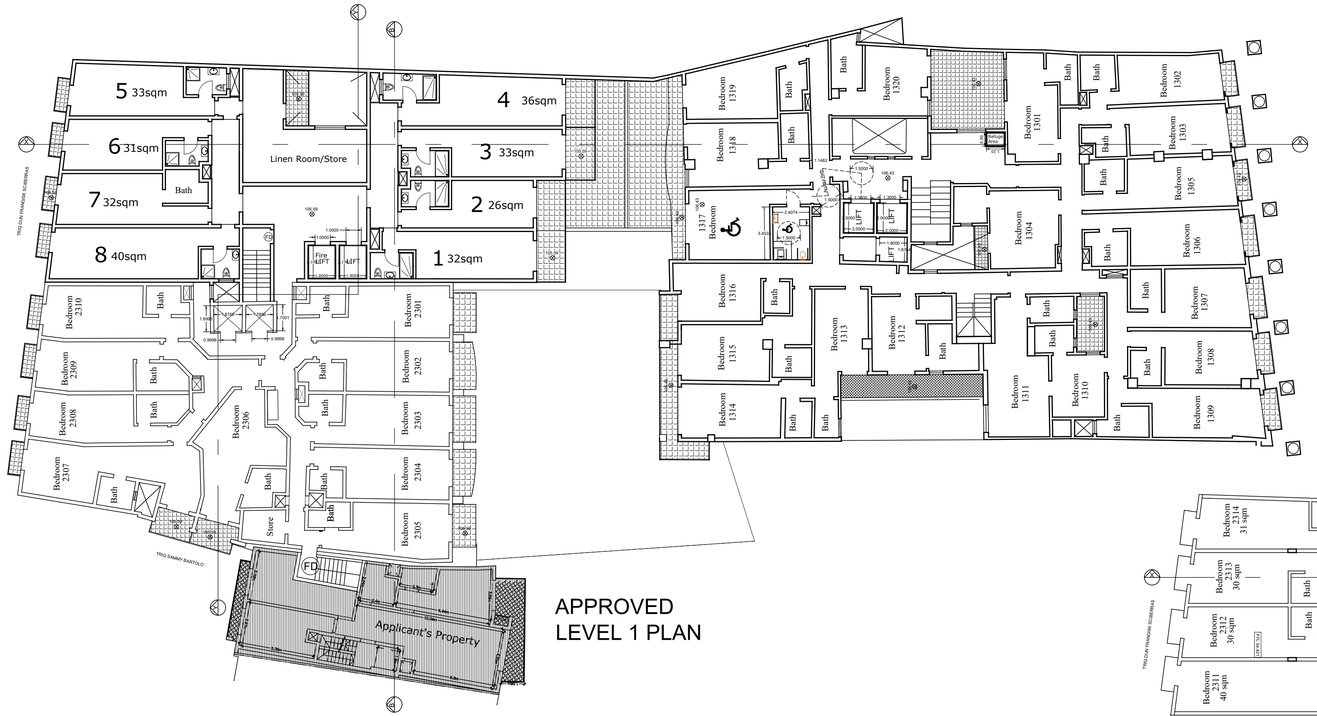

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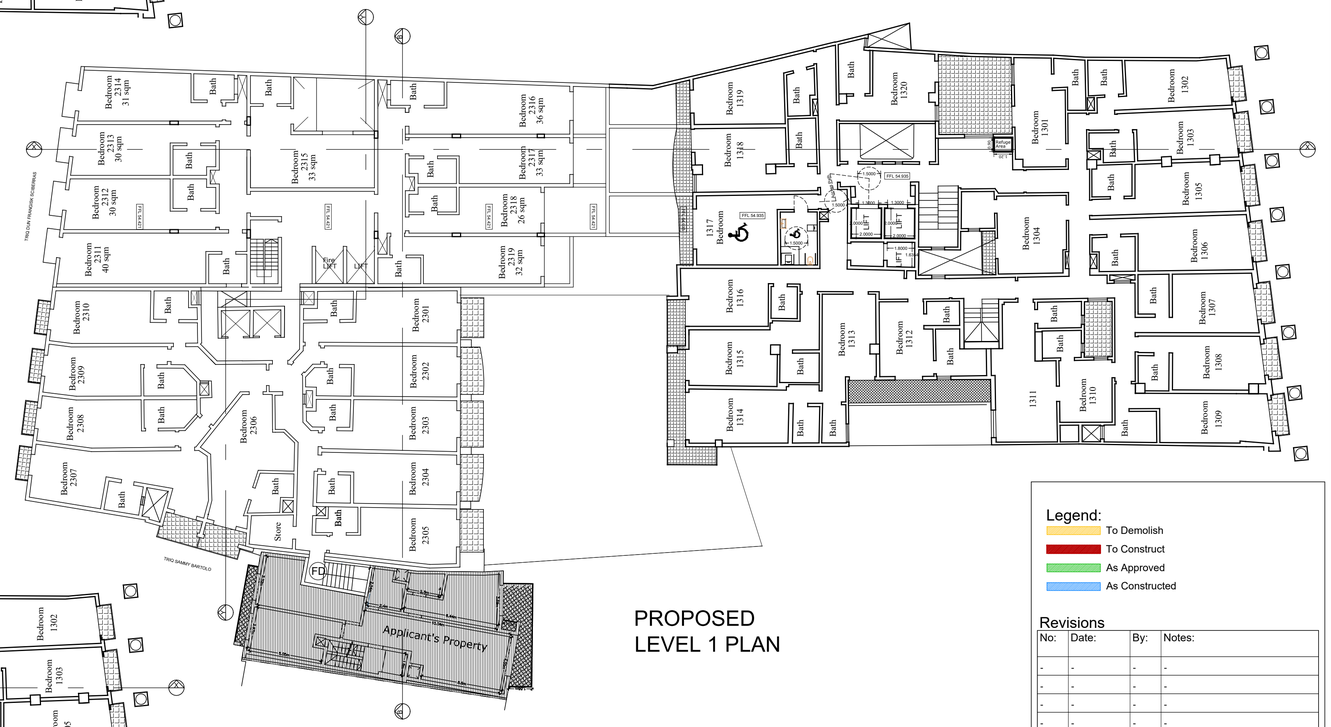
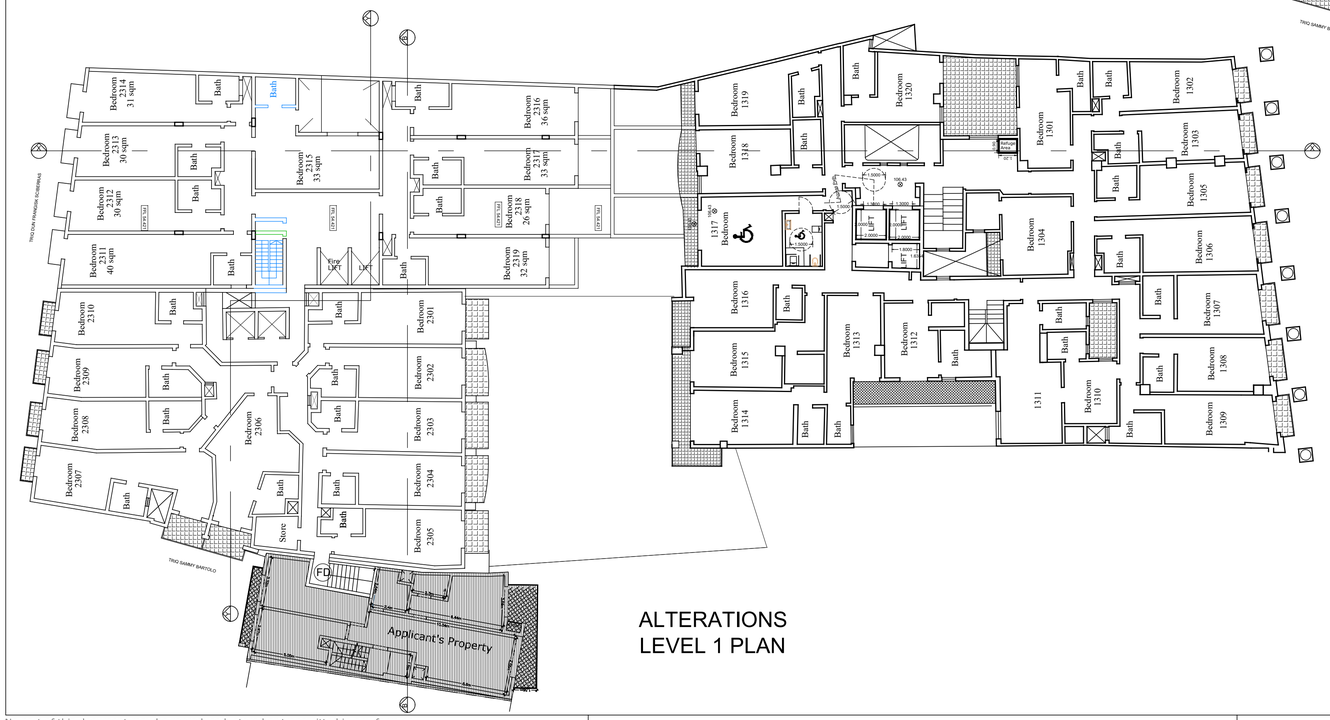


PROPOSED
LEVEL 1 PLAN



ALTERATIONS
LEVEL 1 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
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Drawing Title :	Plans

Architect :	Checked by :	Date :
B.Ebejer		22/08/24

Drawn by :	Paper Size :	Job No :
A.B.	A1	05.20

Scale :	Dwg No :
1:200	06

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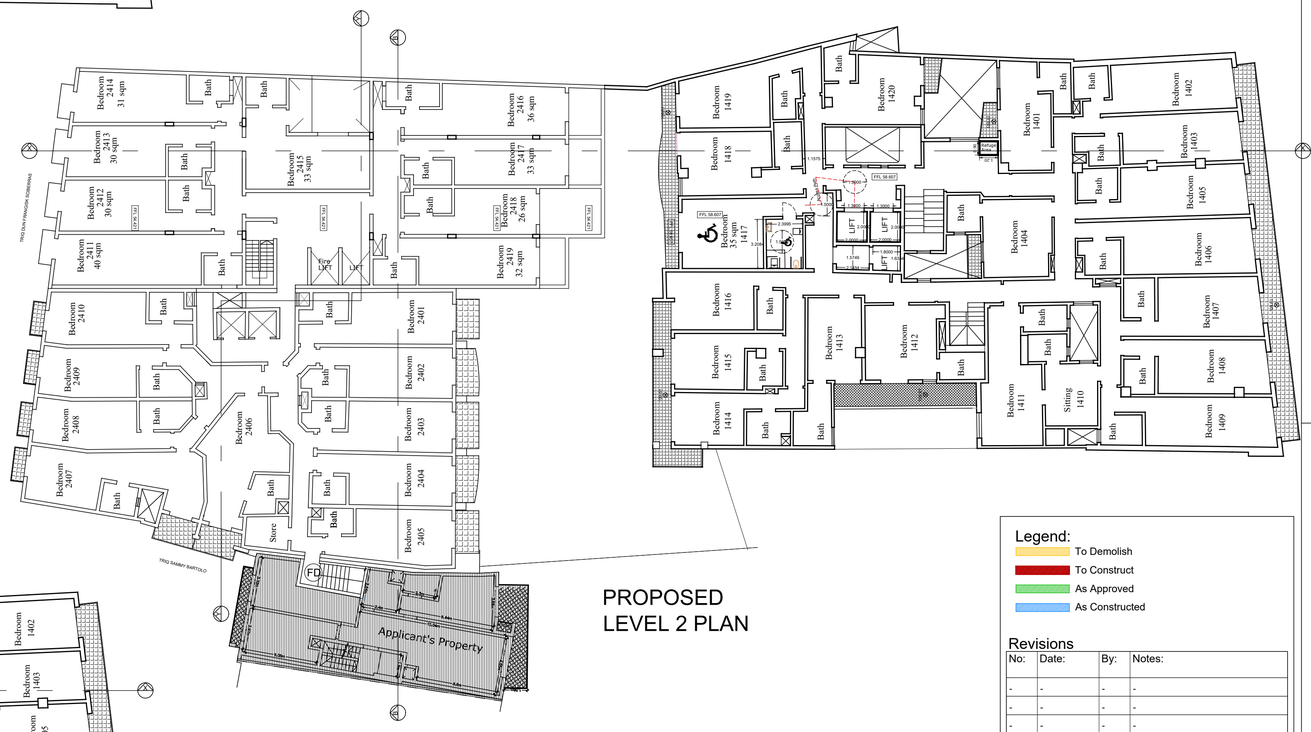
LEVEL 2 PLAN



PROPOSED
LEVEL 2 PLAN

ALTERATIONS
LEVEL 2 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
-	-	-	-
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Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect :	Checked by :	Date :
B.Ebejer		22/08/24

Drawn by :	Paper Size :	Job No :
A.B.	A1	05.20

Scale :	Dwg No :
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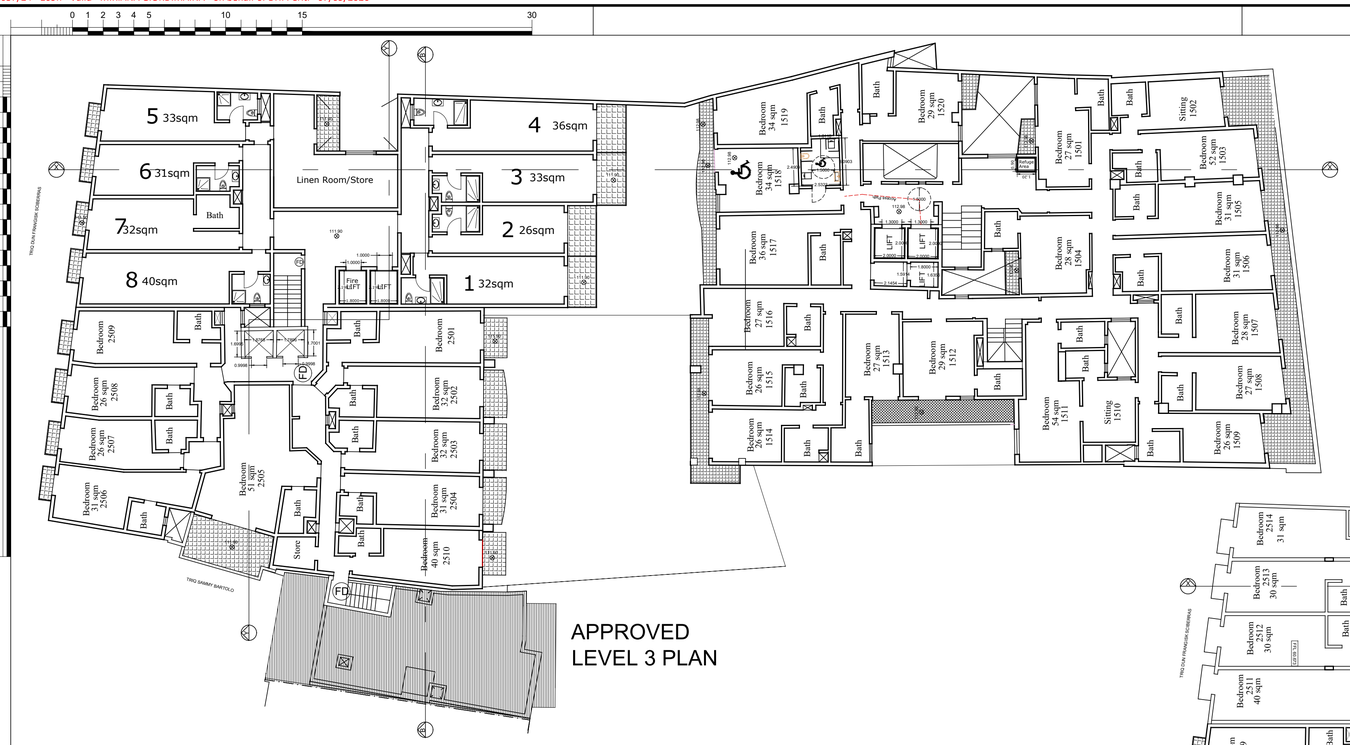
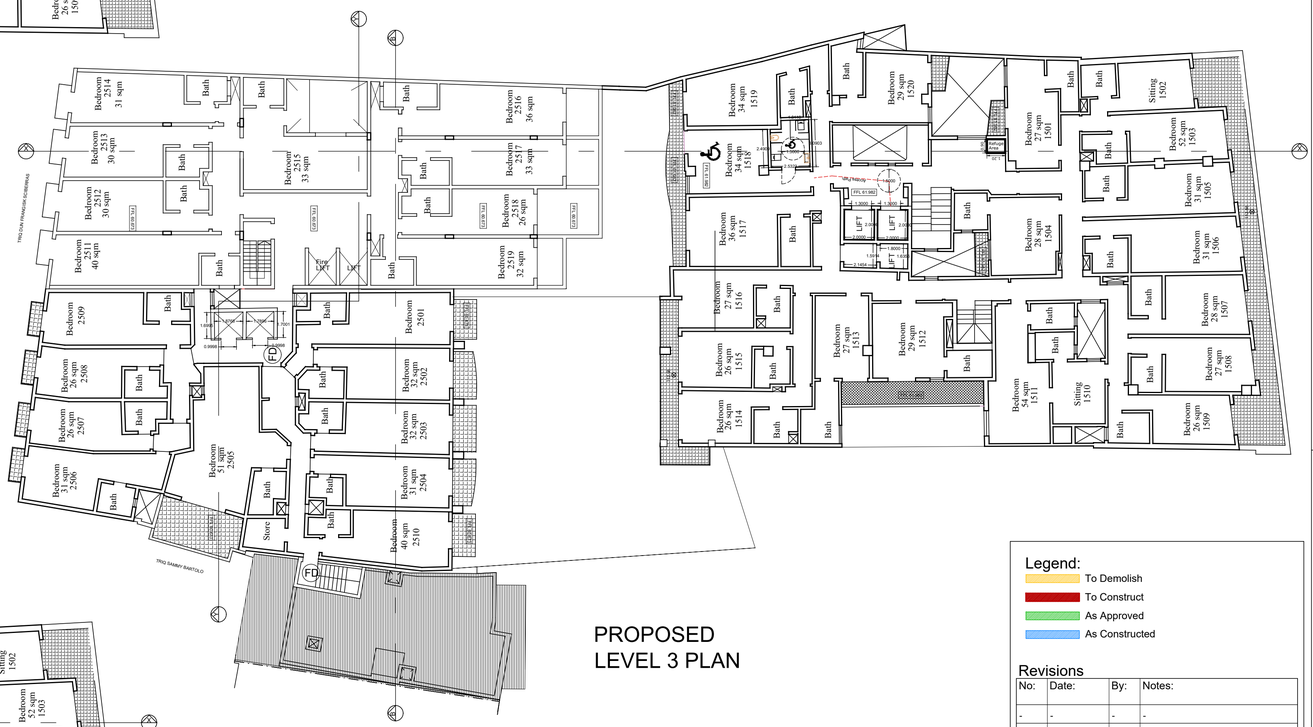


APPROVED
LEVEL 3 PLAN



PROPOSED
LEVEL 3 PLAN



ALTERATIONS
LEVEL 3 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

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Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect :	Checked by :	Date :
B.Ebejer		22/08/24
Drawn by :	Paper Size :	Job No :
A.B.	A1	05.20
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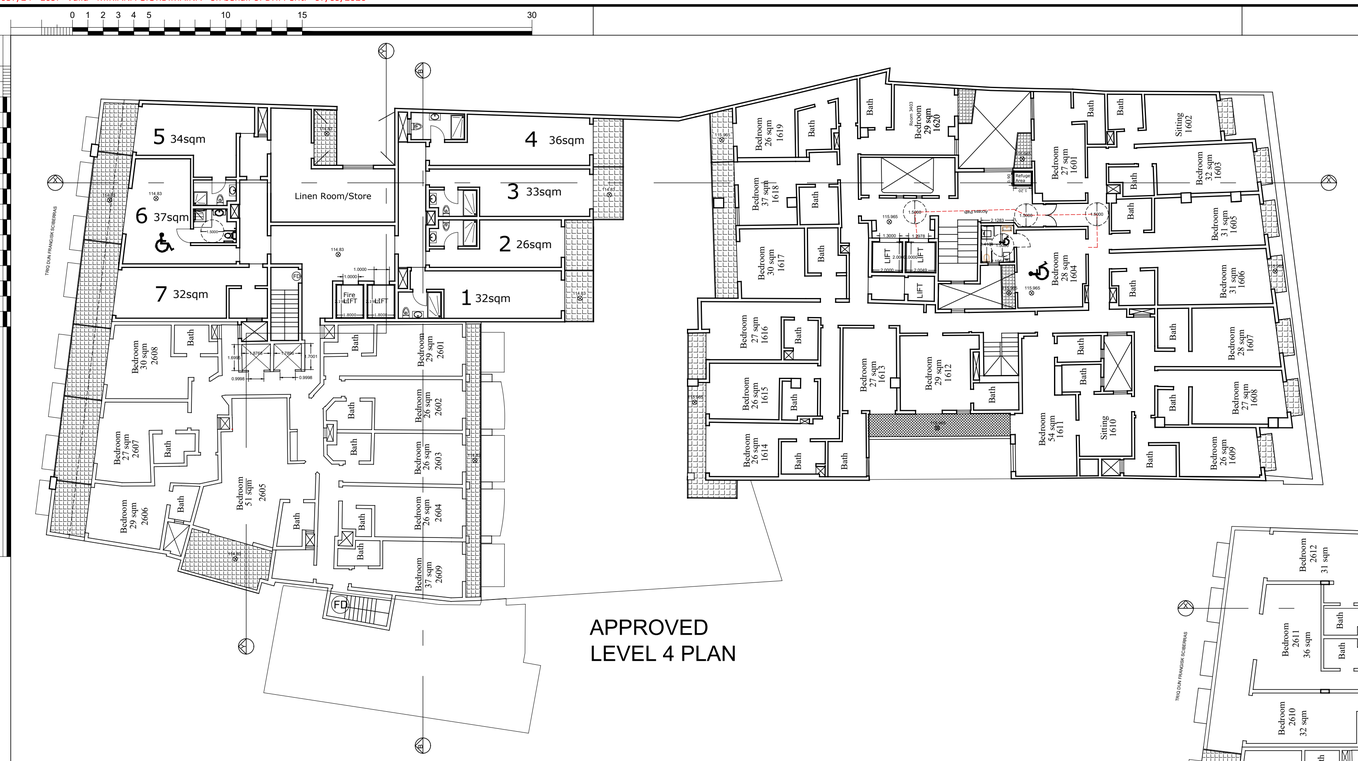
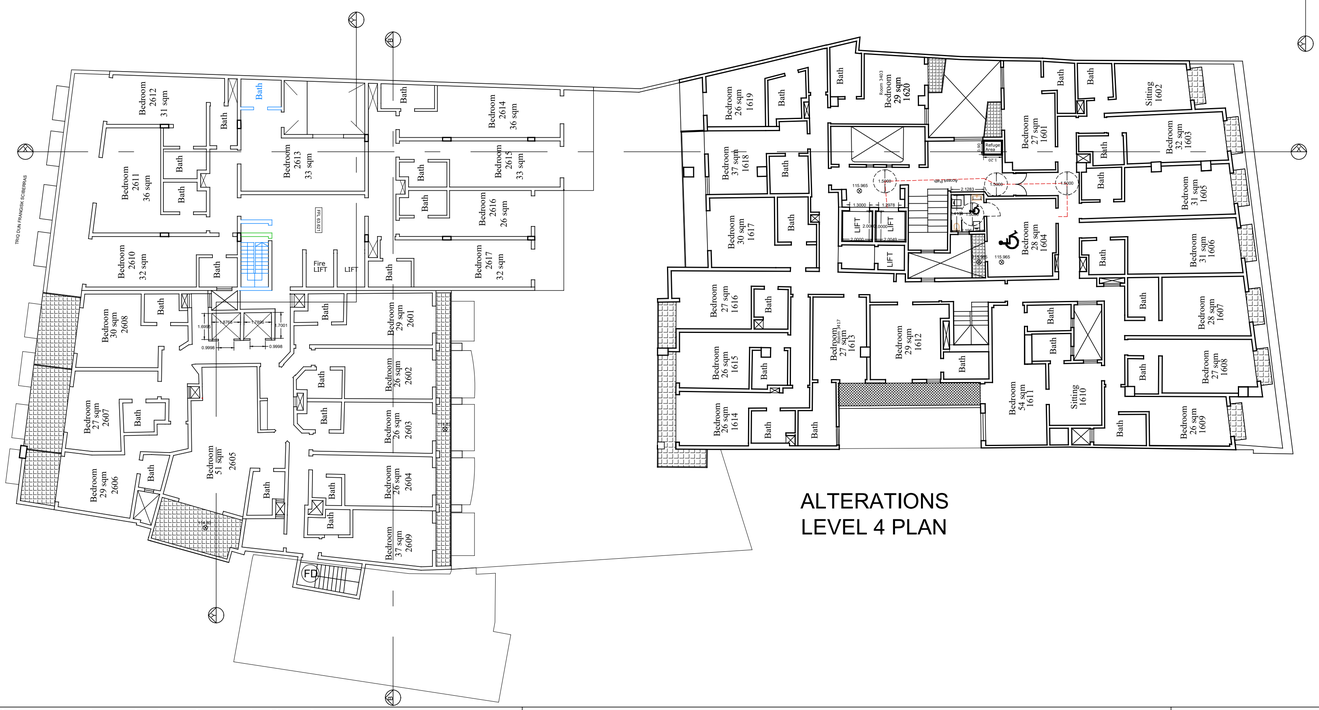


APPROVED
LEVEL 4 PLAN



PROPOSED
LEVEL 4 PLAN



ALTERATIONS
LEVEL 4 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
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Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect :	Checked by :	Date :
B.Ebejer		22/08/24

Drawn by :	Paper Size :	Job No :
A.B.	A1	05.20

Scale :	Dwg No :
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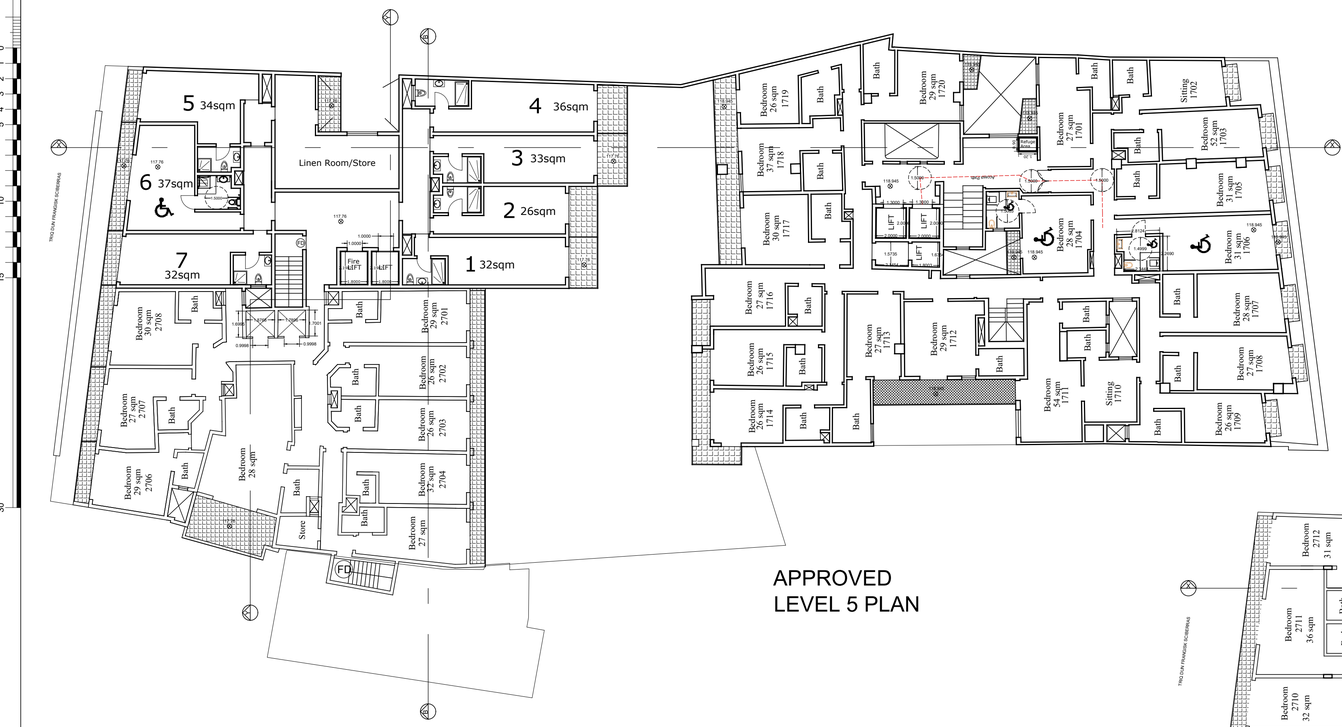
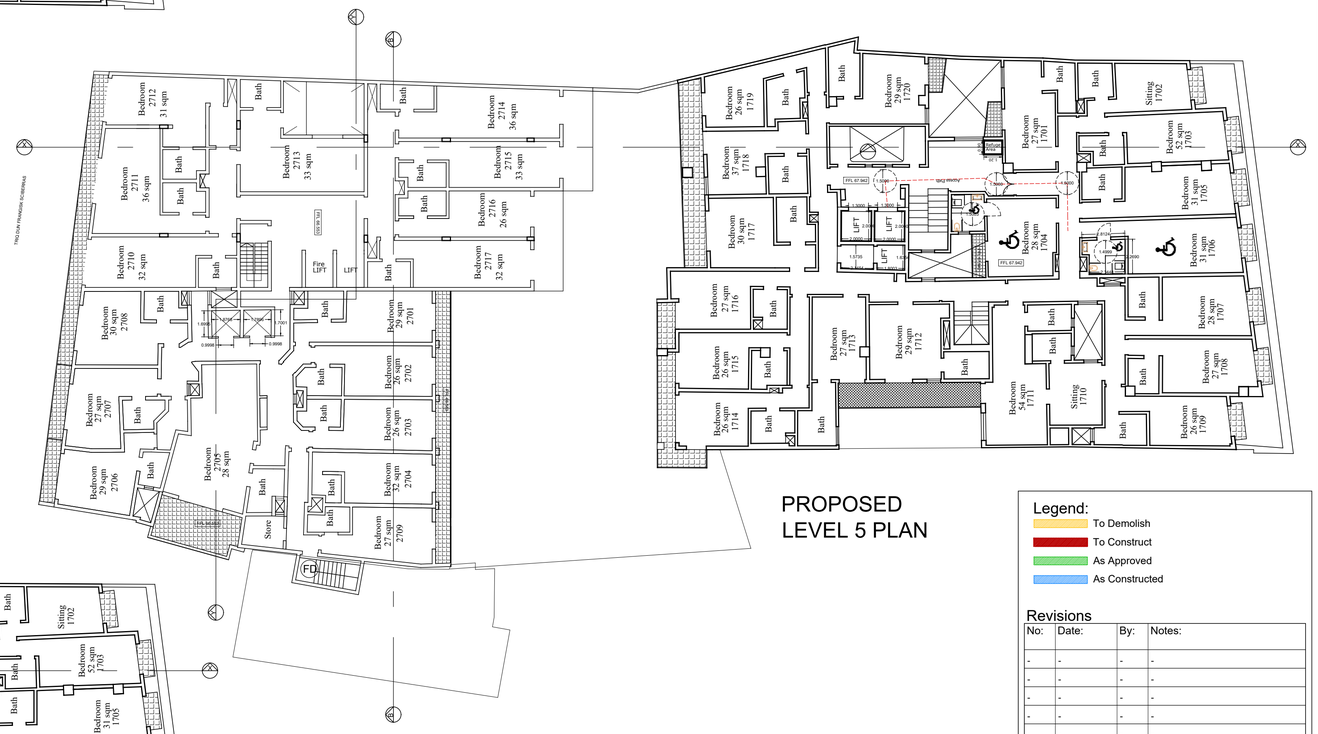
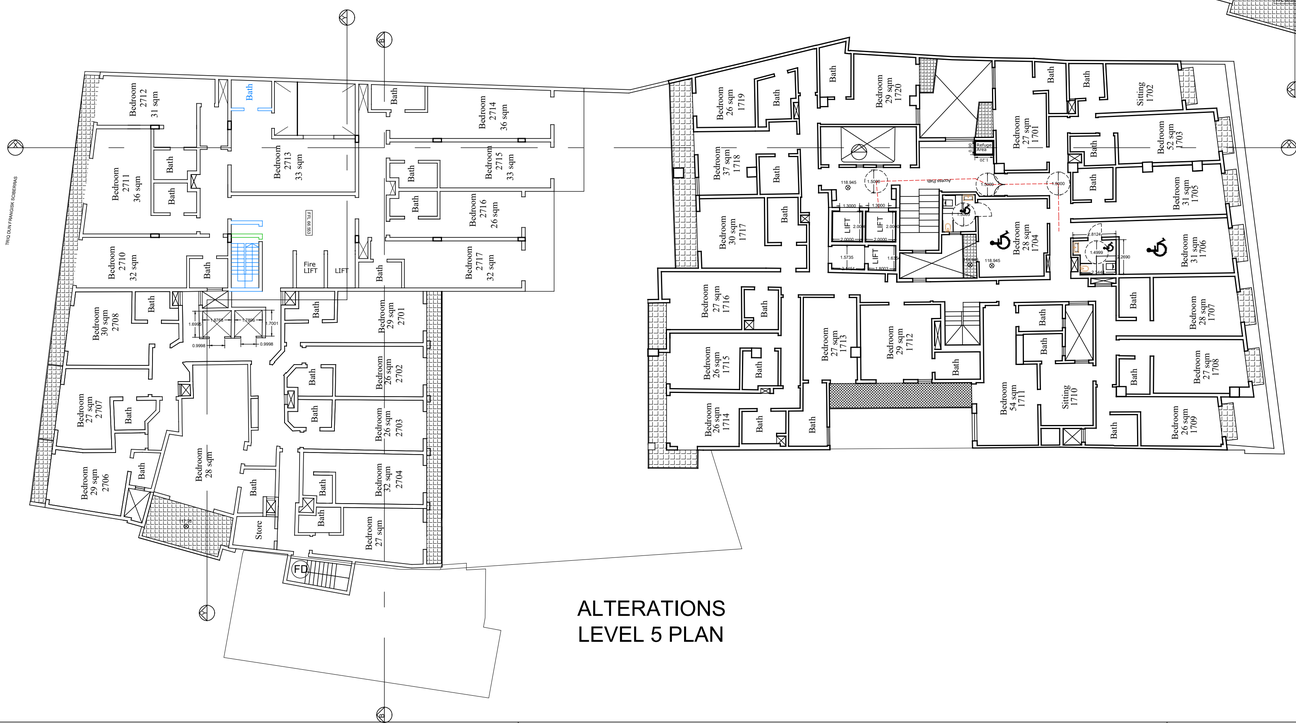


APPROVED
LEVEL 5 PLAN



PROPOSED
LEVEL 5 PLAN



ALTERATIONS
LEVEL 5 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

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Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans
Architect : B.Ebejer	Checked by :
Date : 22/08/24	
Drawn by : A.B.	Paper Size : A1
Job No : 05.20	
Scale : 1:200	Dwg No : 10

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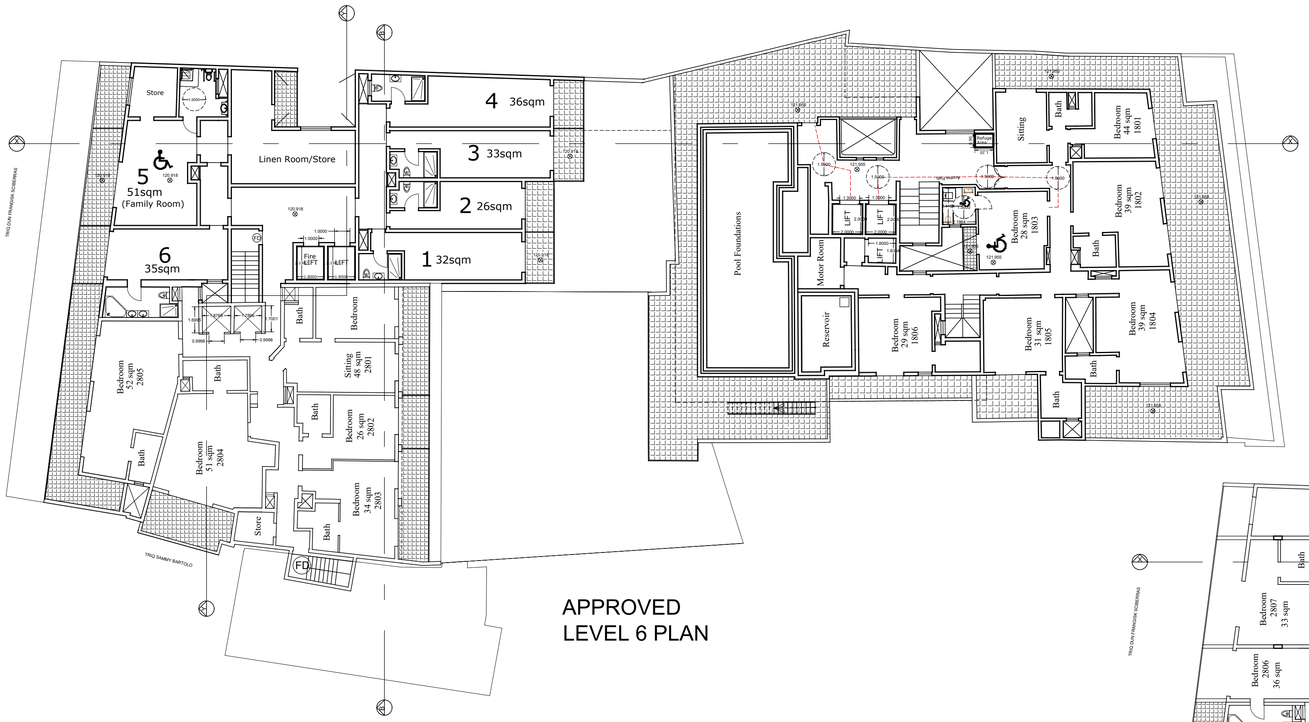
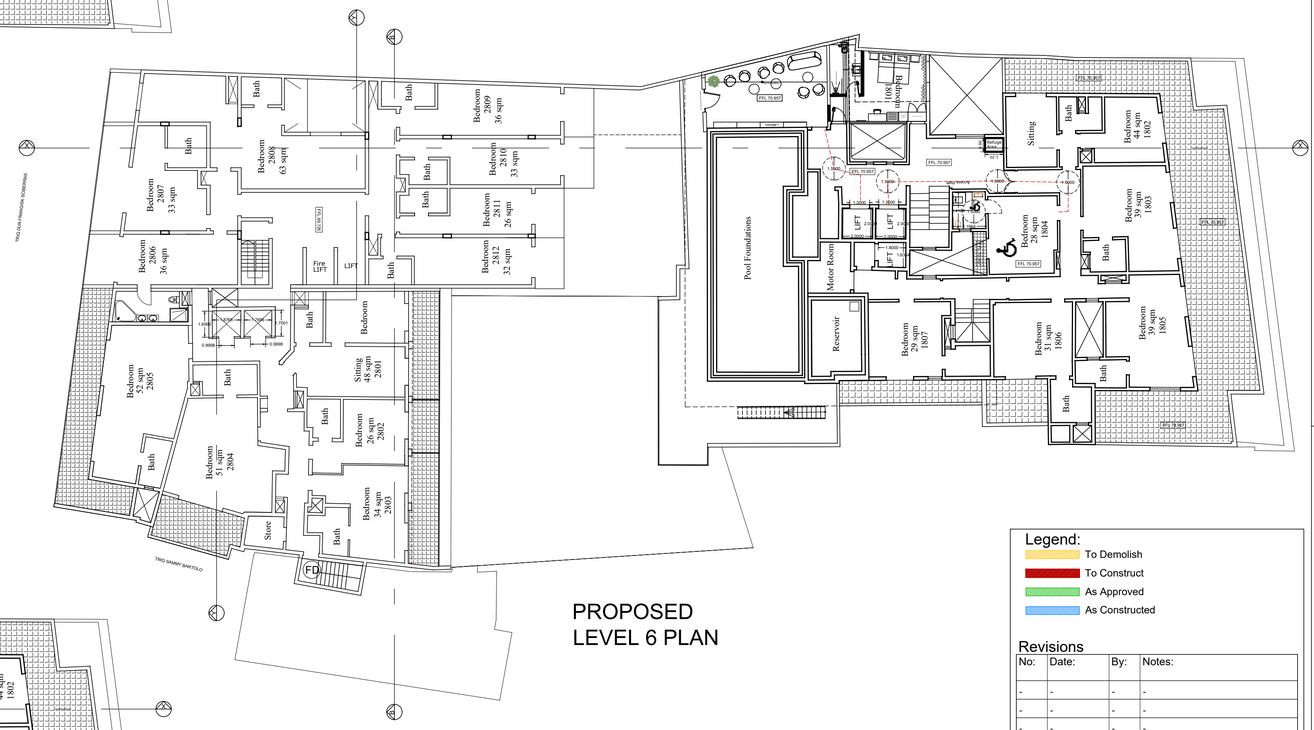
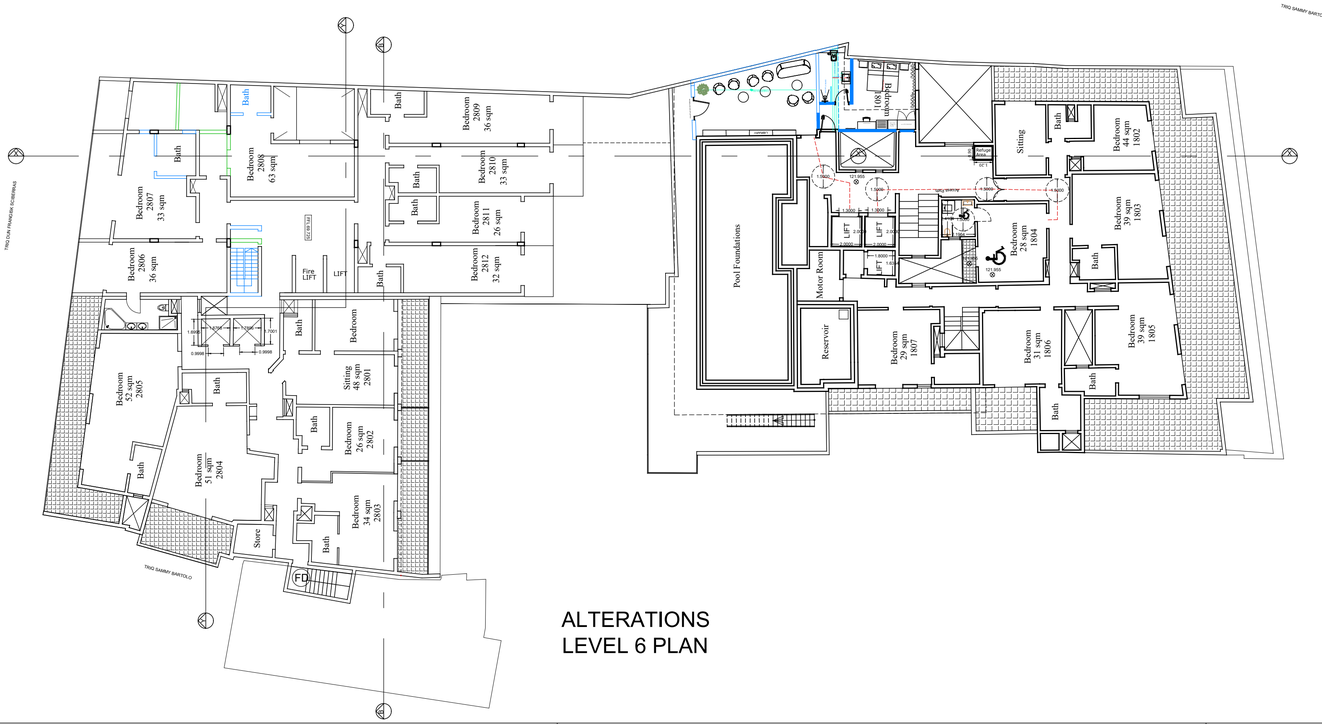
110a



APPROVED
LEVEL 6 PLAN



PROPOSED
LEVEL 6 PLAN



ALTERATIONS
LEVEL 6 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

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E-mail: info@bsearchitects.com

Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect : B.Ebejer	Checked by :	Date : 22/08/24
Drawn by : A.B.	Paper Size : A1	Job No : 05.20
Scale : 1:200	Dwg No : 11	

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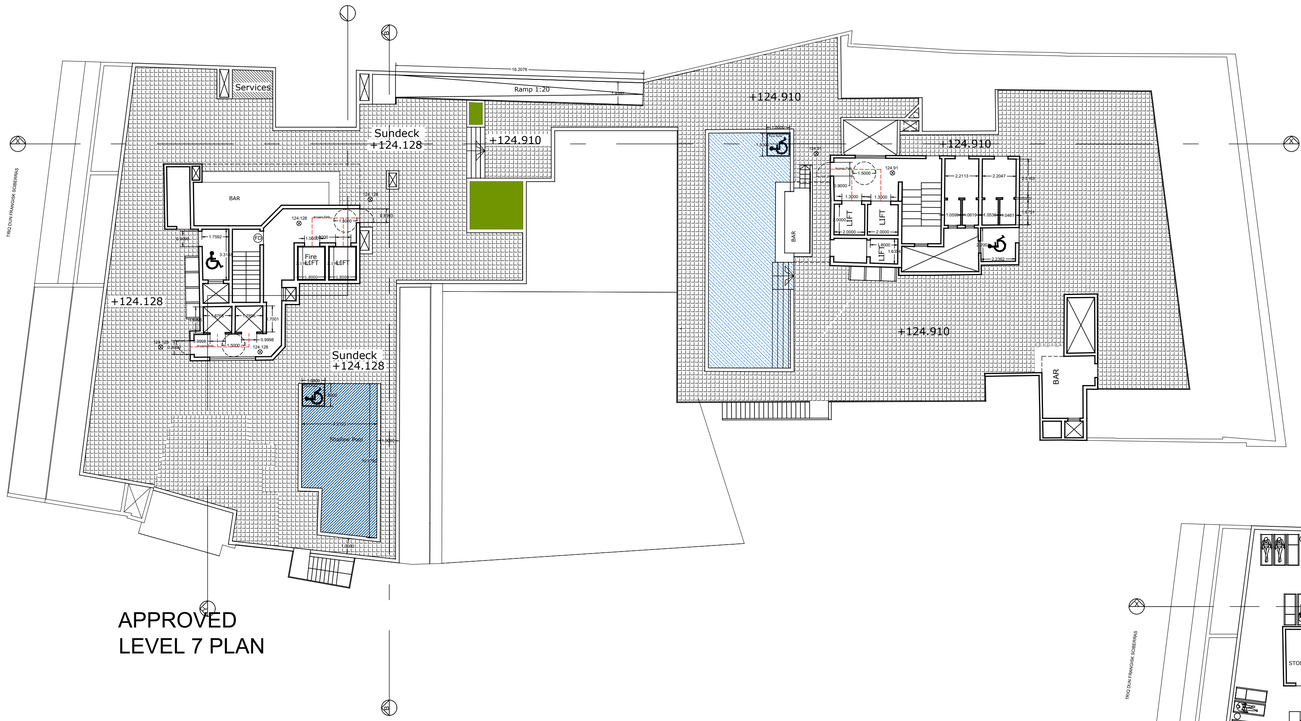
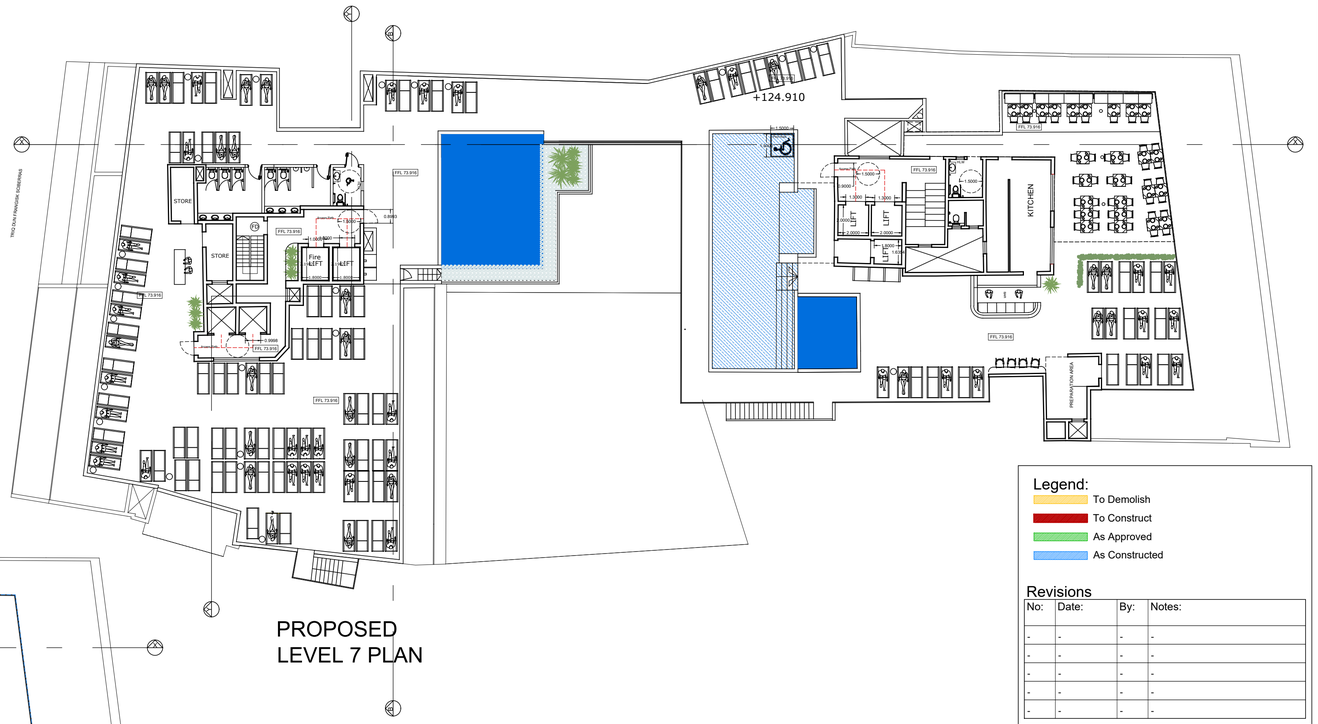
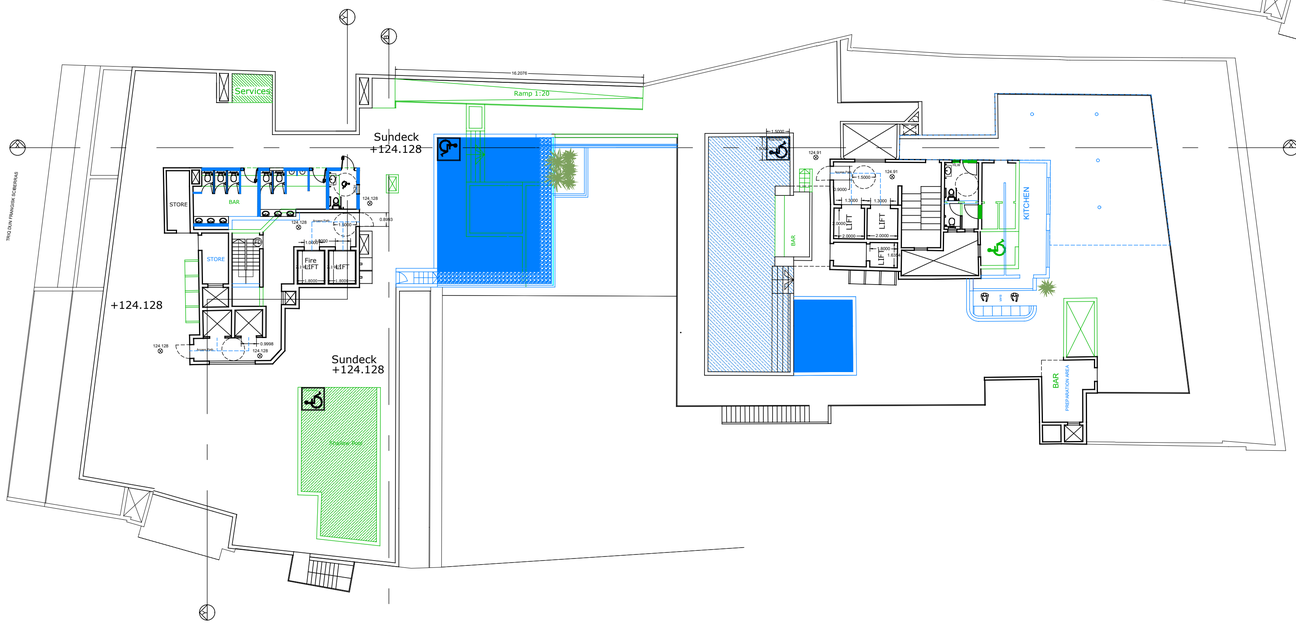


APPROVED
LEVEL 7 PLAN



PROPOSED
LEVEL 7 PLAN



ALTERATIONS
LEVEL 7 PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
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1, Trejqet il-Poeti, Iklin, IKL1340. MALTA
Tel: 21433318
E-mail: info@bsearchitects.com

Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect : B.Ebejer	Checked by :	Date : 22/08/24
Drawn by : A.B.	Paper Size : A1	Job No : 05.20
Scale : 1:200	Dwg No : 12	

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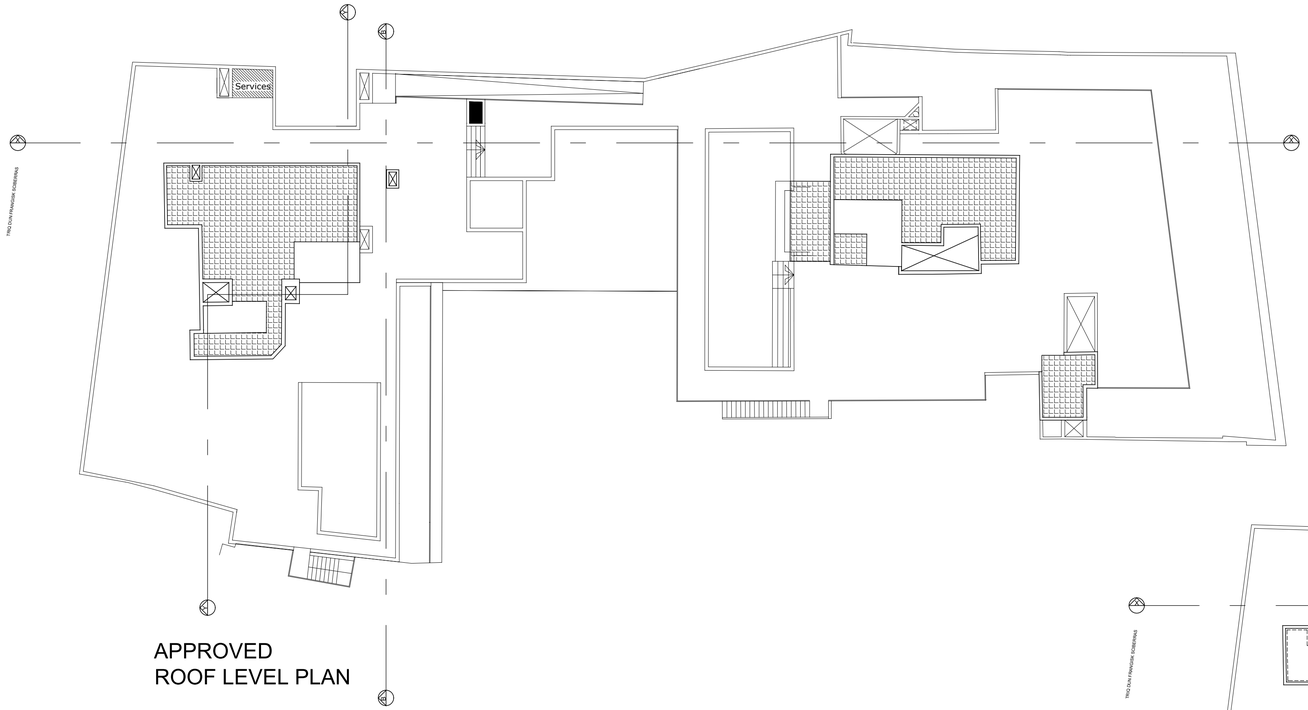
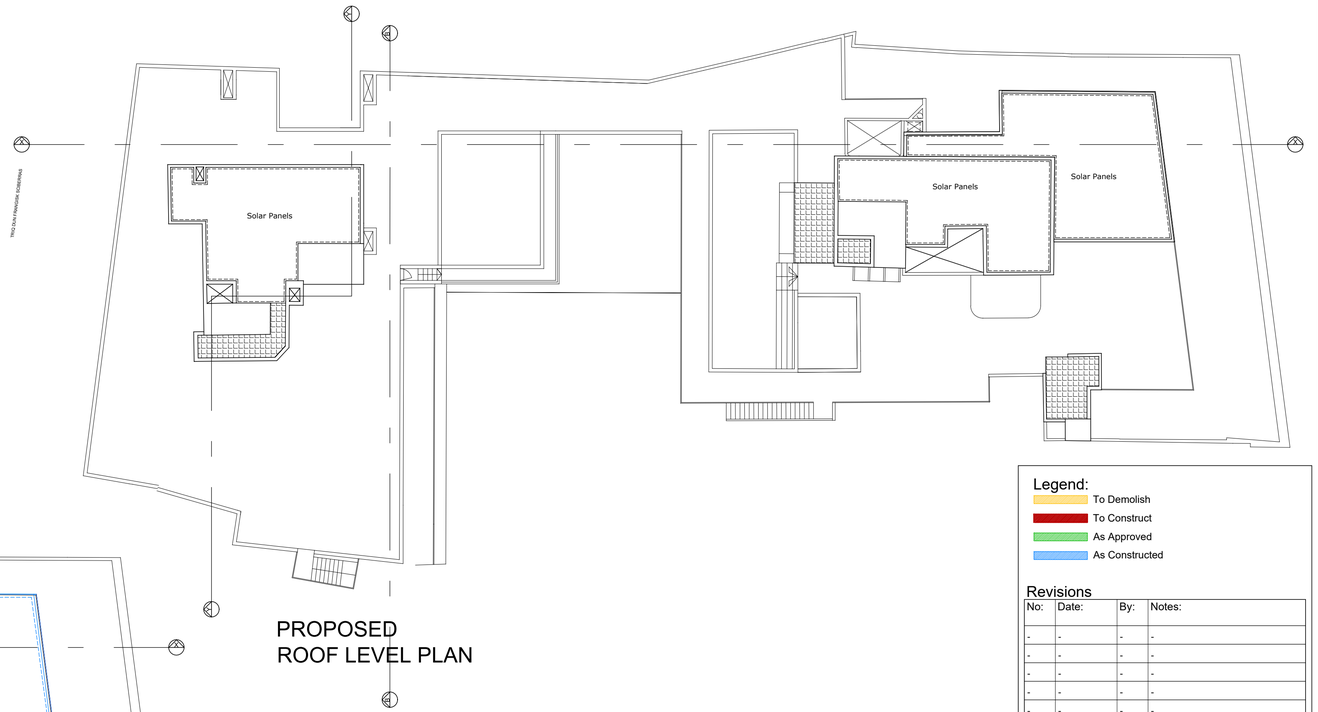
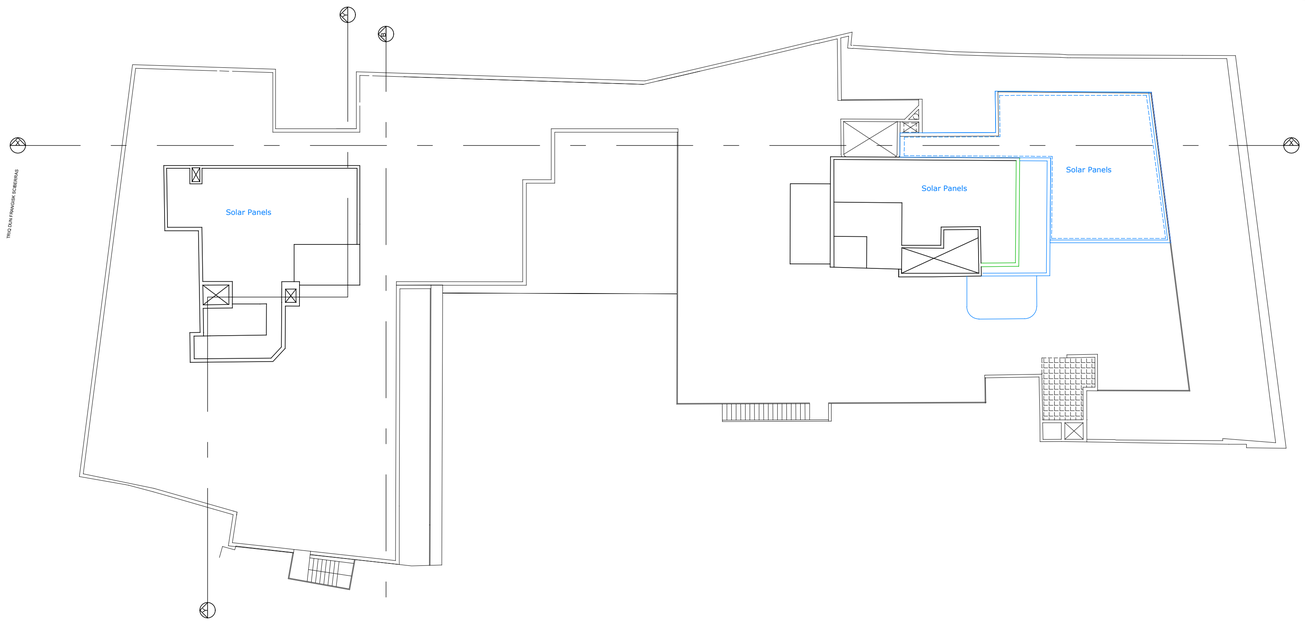


APPROVED
ROOF LEVEL PLAN



PROPOSED
ROOF LEVEL PLAN



APPROVED/PROPOSED
ROOF LEVEL PLAN

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

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E-mail: info@bsearchitects.com

Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Plans

Architect : B.Ebejer	Checked by :	Date : 22/08/24
Drawn by : A.B.	Paper Size : A1	Job No : 05.20
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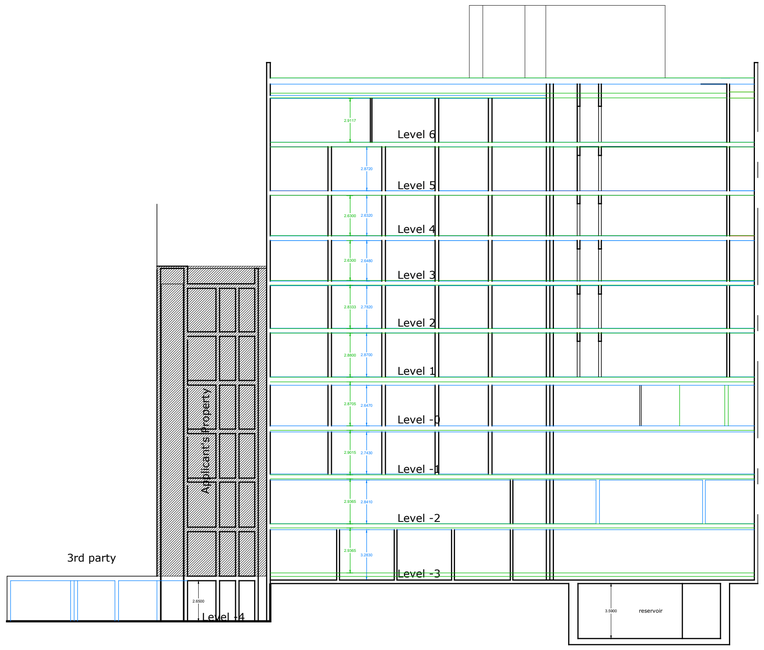
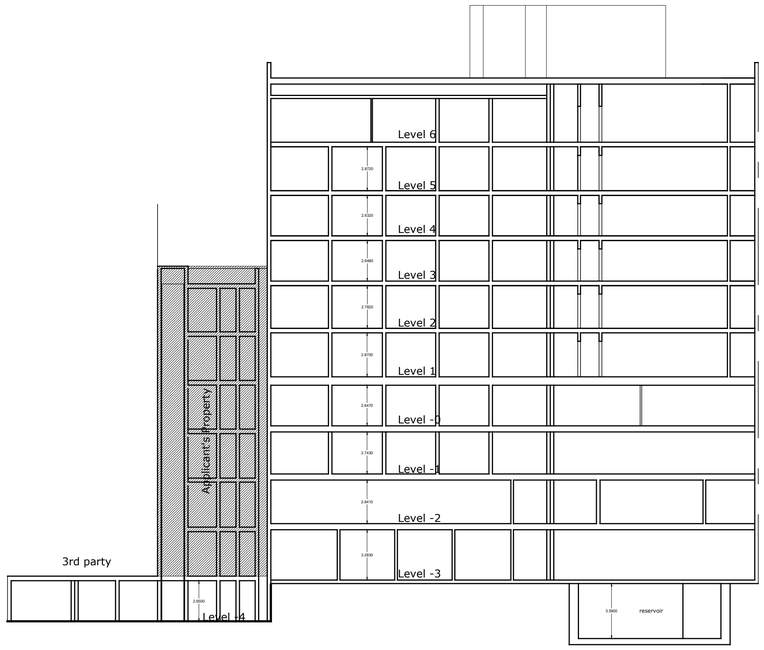


Approved / Proposed Section B-B



Proposed Section B-B

Legend:
- To Demolish
- To Construct
- As Approved
- As Constructed

Revisions

No:	Date:	By:	Notes:
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Tel: 21433318
E-mail: info@bsearchitects.com

Client :	Mr. J.Grima
Job Title :	Proposed Extension @Mellieha
Drawing Title :	Section

Architect :	Checked by :	Date :
B.Ebejer		22/08/24

Drawn by :	Paper Size :	Job No :
A.B.	A1	05.20

Scale :	Dwg No :
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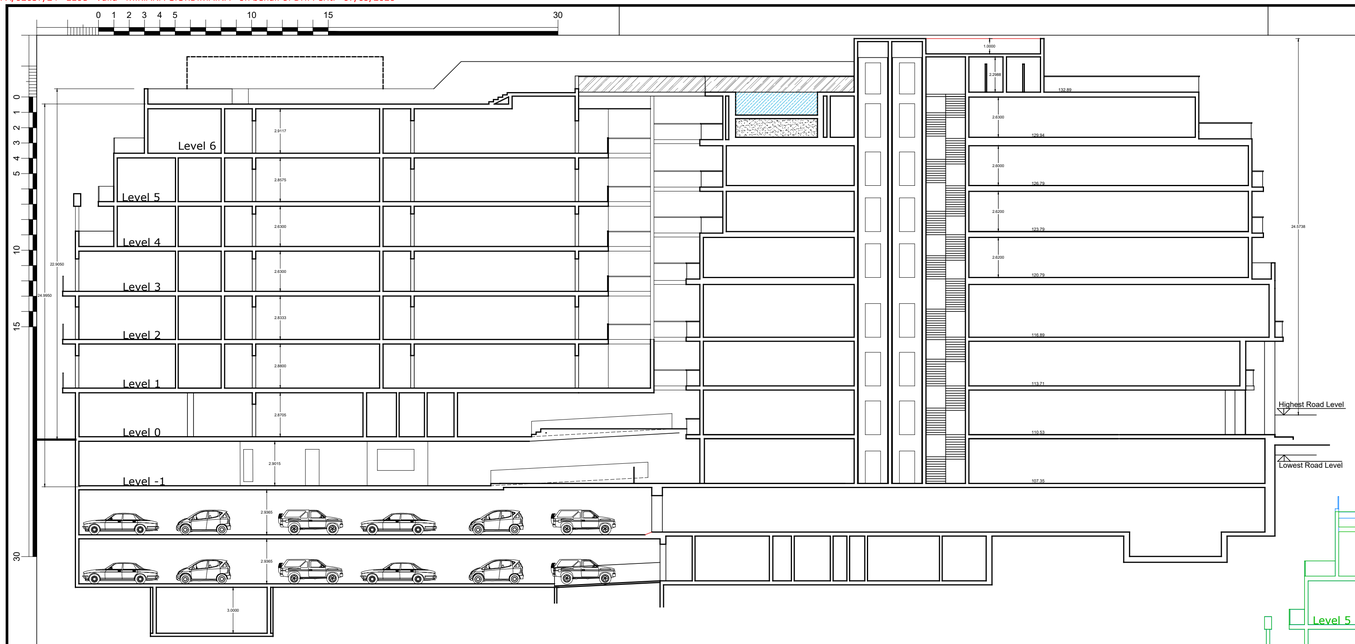
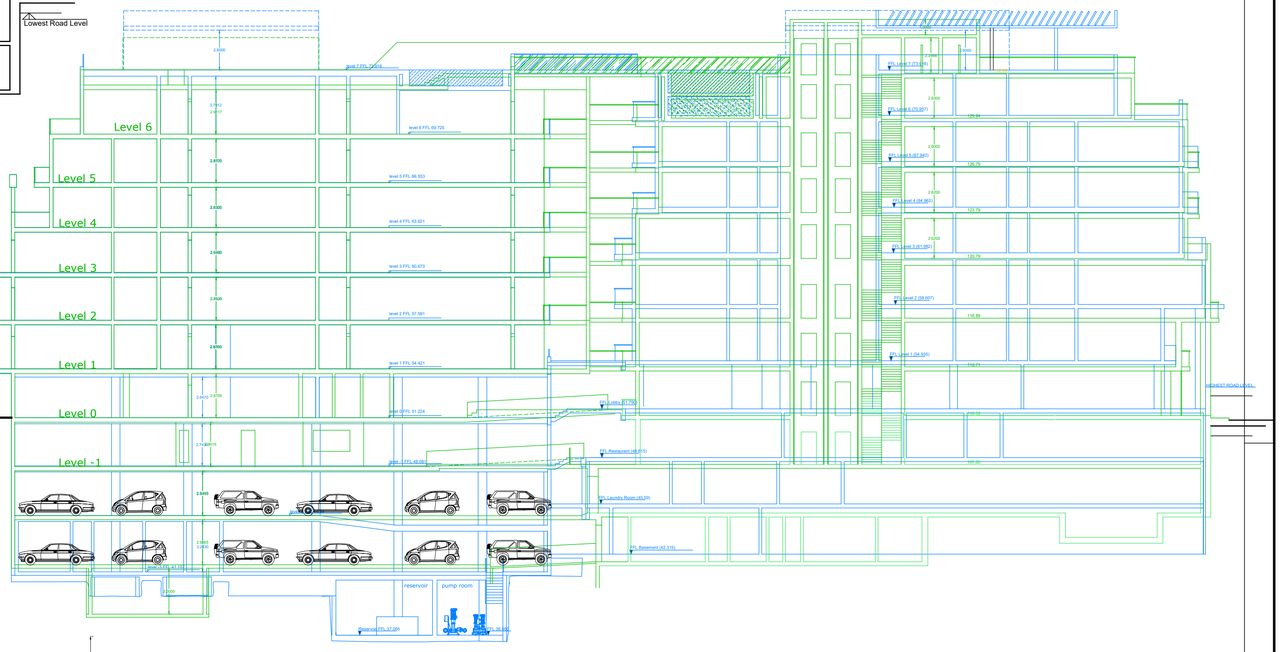
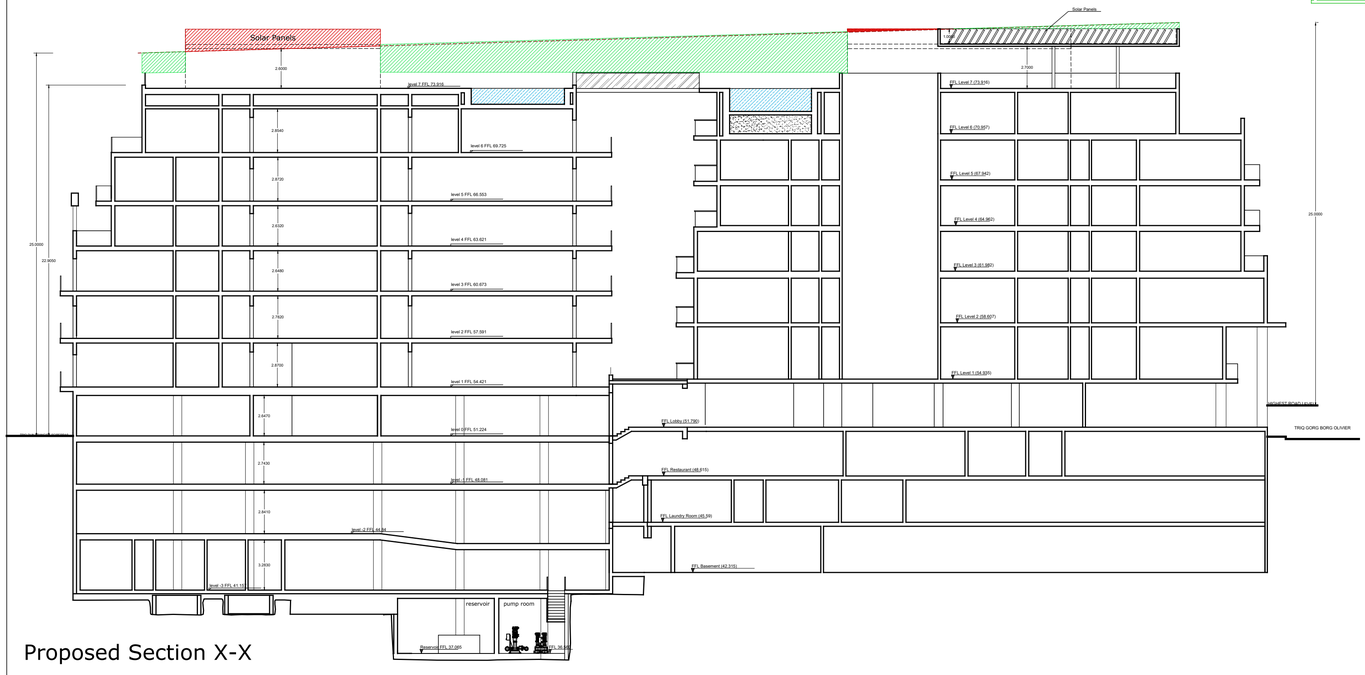


Approved Section X-X
PA 3327/21



Approved/Proposed Section X-X



Proposed Section X-X

Exceeded Area - 16.87m2
Compensated Area - 76.7m2

Client :	Mr. J.Grima
Job Title :	Proposed Alterations @Mellieha
Drawing Title :	Section X-X
Architect : B.Ebejer	Checked by :
Date : 22/0824	
Drawn by : A.B.	Paper Size : A1
Job No : 05.20	
Scale : 1:200	Dwg No : 13

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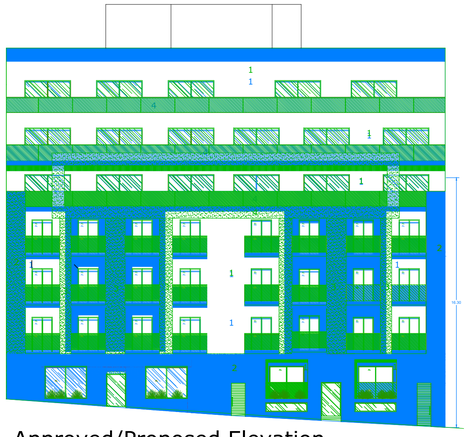
Approved Elevation (PA 3327/21)

Triq Dun Frangisk Sciberras



Approved/Proposed Elevation

Triq Dun Frangisk Sciberras

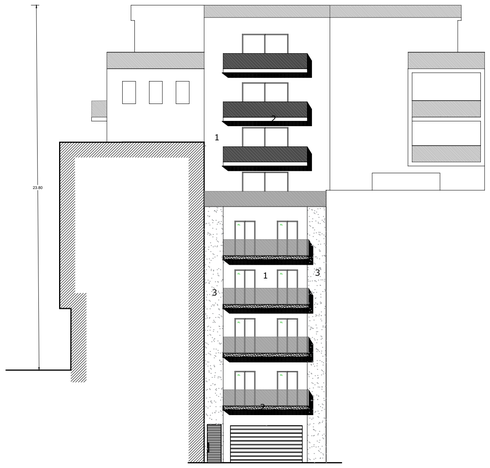


Proposed Elevation

Triq Dun Frangisk Sciberras

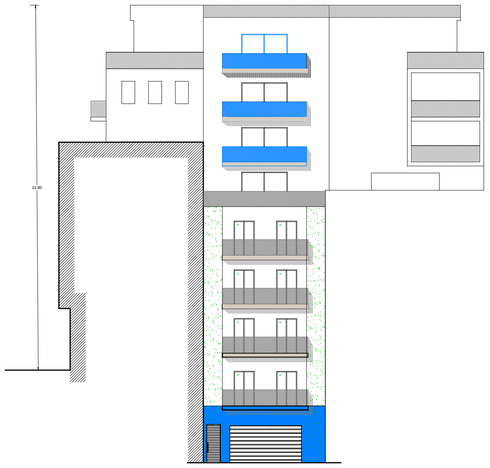


Proposed Section Y-Y



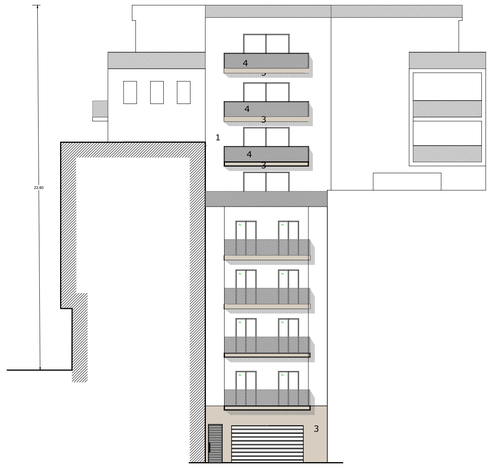
Approved Elevation (PA 3327/21)

Triq Sammy Bartolo



Approved/Proposed Elevation

Triq Sammy Bartolo



Proposed Elevation

Triq Sammy Bartolo

Materials

1. White Rendering
2. Travertine cladding
3. Light grey Rendering
4. Metal Railings
5. Dark grey Rendering
6. Dark grey Timber Cladding

Revisions

No:	Date:	By:	Notes:
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Client :	Mr. J.Grima
Job Title :	Proposed Alterations @Mellieha
Drawing Title :	Elevations and Section Y-Y
Architect : B.Ebejer	Checked by :
Date : 22/08/24	
Drawn by : A.B.	Paper Size : A1
Job No : 05.20	
Scale : 1:200	Dwg No : 13

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Malta Tourism Authority

Our Ref: S/26/07 & S/51/13

Director of Planning Authority
Malta Planning Authority
Floriana

25th June 2025

PA Number:	**PA/02637/24**
Location:	**Solana Hotel, Triq Gorg Borg Olivier, Triq Sammy Bartolo, Triq Dun Frangisk Sciberras, Mellieha**
Proposal:	**Proposed internal and external alterations to a newly constructed hotel extension covered by PA3327/21. The proposed alterations consist of; the extension of level -4 to create 3 additional bedrooms, the reconfiguration of level -3 which replaced the parking spaces with stores, a canteen and bathrooms, the sanctioning of level -2 and the reconfiguration of the parking spaces, the creation of a larger open plan at level -1 by shifting and eliminating internal walls, shifting of walls at level 0, the creation of a bathroom and staircase on levels 1 to 6 and at level 7, the change in position of the shallow pool, the creation of a kitchen and the addition of lightweight fixed canopies with overlying solar panels.**

This consultation is made with reference to documents 103b, 109a, 109b, 109c, 109d, 109e, 109f, 109g, 109h, 109i, 109j, 110a, 110b, 110c, 110d, 110e, 110f, 112a on e applications.

The Malta Tourism Authority has viewed the plans and finds no objection as plans reflect the ones approved by Tourism Compliance Certificate dated 12th May 2025.

Regards

MTA Officer
Obo Malta Tourism Authority