69. Il-Ministru għall-Edukazzjoni u l-Isport, l-Onor. Byron Camilleri, jippropponi:

Sabiex l-ispazji riservati għall-isport fuq bażi nazzjonali jkomplu jikbru u sabiex dejjem ikomplu jinħolqu spazji ġodda għall-isportivi tagħna, din il-Kamra tirrisolvi li permezz ta' SportMalta, tiġi trasferita lis-segwenti assoċjazzjoni sportiva – Malta Basketball Association - art skont l-abbozz tal-att pubbliku u pjanti annessi, skont u bis-saħħa tal-Att dwar l-Isport (Kap. 455), permezz ta' titolu ta' ċens.

Din il-Kamra tirrisolvi l-appoġġ sħiħ tagħha għal dan it-trasferiment.

20.10.2026

1 Mozzjoni

2 Site plan

3 Malta Basketball Association Board Resolution

4 Land Registry - Form E

5 Architect Valuation

6 SportMalta Calculation

7 Signed deed – Lands Authority to SportMalta

8 Land Registry plan

9 Arial view

- Doc 'X' -



EXTENT INTERPRETED FROM LR PLAN 200728E IN APPLICATION SPORTS1/2025/0017

True copy of the original
Taken from my records
Today 28/05/2026
Notary Dr. Roderick Gatt
Notary Public with the Lands Authority Malta



Site Plan Scale: 1:2500
S.S. 4672 Map Ref. X:47579 X:447522
Y:72504 (ED50)Y:3972308 (WGS84)

PROPERTY No.: E293924
AREA : 1,762m²

LANDS Authority

Auberge de Baviere
St. Sebastian Str, Valletta
Phone (00356) 2295 3238/39/40/42
Website landsauthority.org.mt

Estate Management & Business Development

Locality: ATTARD	
P.D. No: 2026_0420	Scale: 1:1000
File No: L/0142/2026	Drawn by: demir001
(sgd. J. Schembri) A&CE Date: 16/04/2026	(sgd. R. Demicoli) p/Chief Officer - Estate Management & Business Development Date: 16/04/2026

3

MALTA BASKETBALL ASSOCIATION
BASKETBALL COMPLEX
TA' QALI – ATD 4000
MALTA

Tel: 00356 21 430950
Fax: 00356 21 430856
E-mail: info@mba.org.mt
Web site: http://www.mba.org.mt

MBA BOARD RESOLUTION

By means of a resolution of the committee held on the 28th April 2026 of Malta Basketball Association, The Pavilion, Basketball Complex, Ta Qali, the committee has granted its approval for the signing of a contract of temporary emphyteusis with SportMalta for the acquisition for a period of forty five (45) years and subject to any terms and conditions related thereto of a land situated adjacent to the basketball complex at Ta Qali measuring 1762 circa square meters.

It was resolved that the association be represented on the relative deed by:

The President.

Paul Sultana
Favrey Court, T7F11
Il-Ponta Ta Tigne
Sliema
544260M

Secretary General.

Joseph Muscat
72, Regina Pacis
Triq San Tumas
Rabat
430460M

President: Paul Sultana

Deputy President: Abigail Gauci

Treasurer: Melvin Gauci

Secretary General: Joseph Muscat

Director: Elton Sant

Director: Bernard Vassallo

Director: Nadia Vella

Director: Caroline Schiavone

4

LAND REGISTRATION AGENCY

DATE: 09th June 2026

REPLY FORM E (ATTACHED) NUMBER: 11157

REGARDING PROPERTY: Malta Basketball Association, The Pavillion, Basketball Complex, Ta Qali.

REQUESTED BY: Notary Dr. Joe Cilia LL. D

LIST OF ATTACHED DOCUMENTS: Certificate no.12004858 12002458 and plan.

REPLY COVERS PERIOD TO: 1st June 2026

1. Site as indicated on LR Plan 47516 E – LR 72473 is in registration area since 01/07/1991 and:
- Part marked in red forms part of title 12004858.
- Part marked in blue 12002458.
- Part marked in green is not registered.
2. Vide Plan Doc 'A'

3. *If plan is used for future registration, it will be considered to be valid if it is in accordance with subsidiary legislation 296.08 END.*

09/06/26

.....

LAND REGISTRY OFFICIAL - SIGNATURE
f/LAND REGISTRAR

MARK CARUANA
Property Registration Manager
Land Registration Agency

.....

RUBBERSTAMP

The Reply to this Search Form is not valid
(a) if reply is given in writing;
(b) if any words are struck off or corrected in any way;
(c) if any type of correcting fluid *is used;*
(d) if this reply is not signed with blue ink and rubberstamped by Land Registry Official;
(e) if words are printed outside the frame box;
(f) if the reply does not contain the Land Registry letterhead
and
(g) if the last word of the reply given is not followed by the word 'END'.

+356 2560 9700
enquirieslandregistry@gov.mt
landregistry.gov.mt
116, Casa Bolino
Triq il-Punent
Il-Belt Valletta
VLT 1535

Malta Basketball Association – Attard

RECEIVED
15 MAY 2026
LAND REGISTRATION AGENCY

FORM E:

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:

DESCRIPTION OF PROPERTY:

Malta Basketball Association, The Pavilion, Basketball Complex, Ta Qali

INFORMATION REQUESTED:

Whether the site is in a registration area?
Whether it is registered?
Whether there are any registered charges, and in favour of whom?
Whether there are any pending applications and in favour of whom?

REPLY TO BE FORWARDED TO:

TO BE COLLECTED BY HAND.

Doctor Joe Cilia
Notary Public, Malta

MARK CARUANA
Property Registration Manager
Land Registration Agency
09/06/26

RISPOSTA ALLEGATA
REPLY ATTACHED

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

'Casa Bolino' 116, Triq il-Punent, Valletta

Proprjeta' Numru: *12002458*

Attiva

Numru ta' ZSBP: *01000527M*

Tip ta' Proprjeta'	*Art*
Indirizz	*Ta' Qali* *ATTARD*
Kunsill Lokali	*ATTARD*
Kejl dikjarat (m.k.)	*8621*

Kummenti
Inkluż kull struttura li hemm fuqha.

Dan ic-certifikat jinkludi dettalji dwar 2 applikazzjonijiet

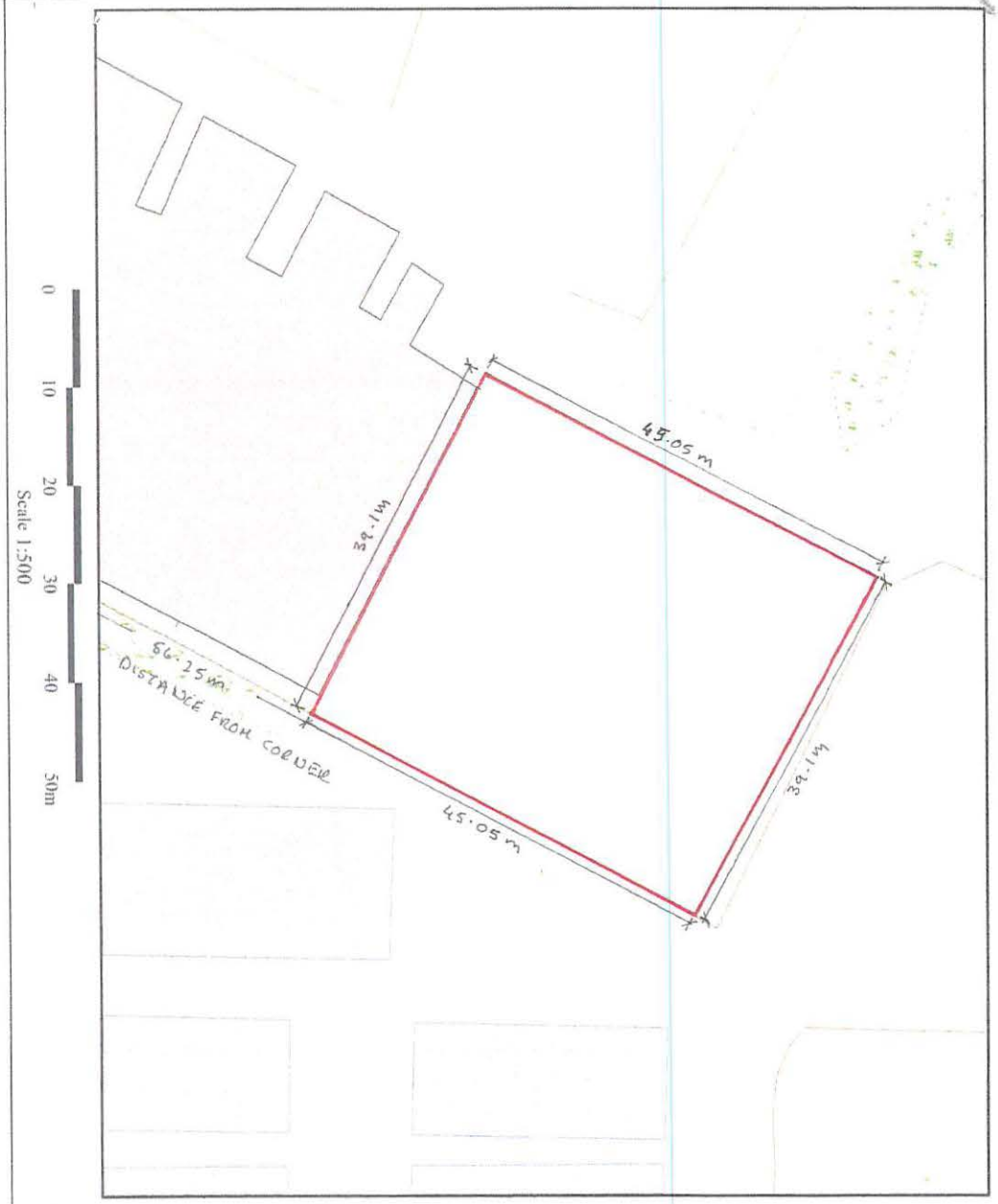
Maħruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-ħruġ.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament eskluż. Saret Area
ta' reġistrazzjoni fil- 01-07-1991

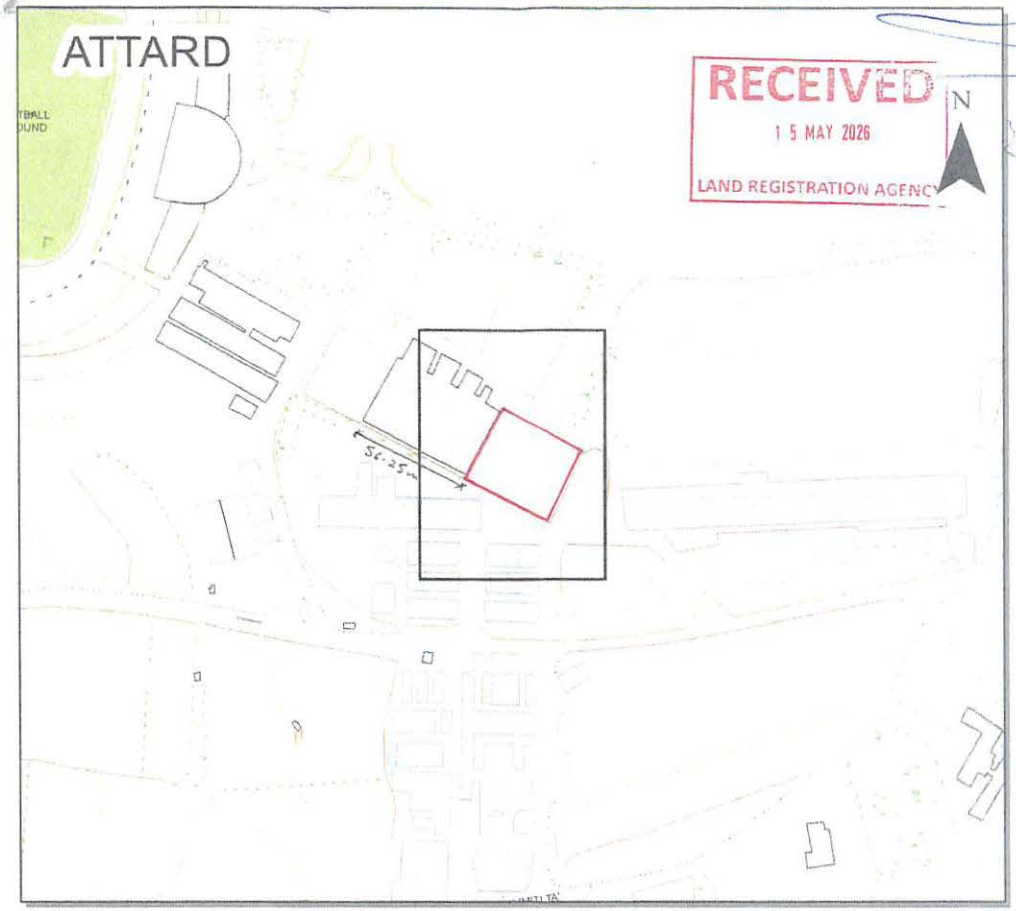
Land Registration Agency
116, "Casa Bolino"
West Street,
Valletta

Reġistratur tal-Artijiet

Dan hu dokument uffiċjali għall-użu biss fl-Aġenzija għar-Reġistrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only





Pjanta tas-Sit **1:2500** *Site Plan*

Aġenzija għar-Reġistrazzjoni tal-Artijiet
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Land Registration Agency
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: *Map Number:* **438583 E**	Pożizzjoni Ċentrali: *Centre Coordinates:* **x = 47516 y = 72473**	Parti min S.S.: *Extracted from S.S.* **4672**	Data: *Date:* **30/04/2026**

Perit: *Architect:*

Timbru tal-Perit: *Architect's Stamp:*

ERNIT KARL BORG
B.E. & A. (HONS.)
Borg & Zahra Architects
Triq Mikelanġ[illegible], pjanu, Żebbuġ
M: +356 79277681
E: perit[illegible]@gmail.com

Qies (metri kwadri): *Area (square metres):* CIRKA 1769 m²

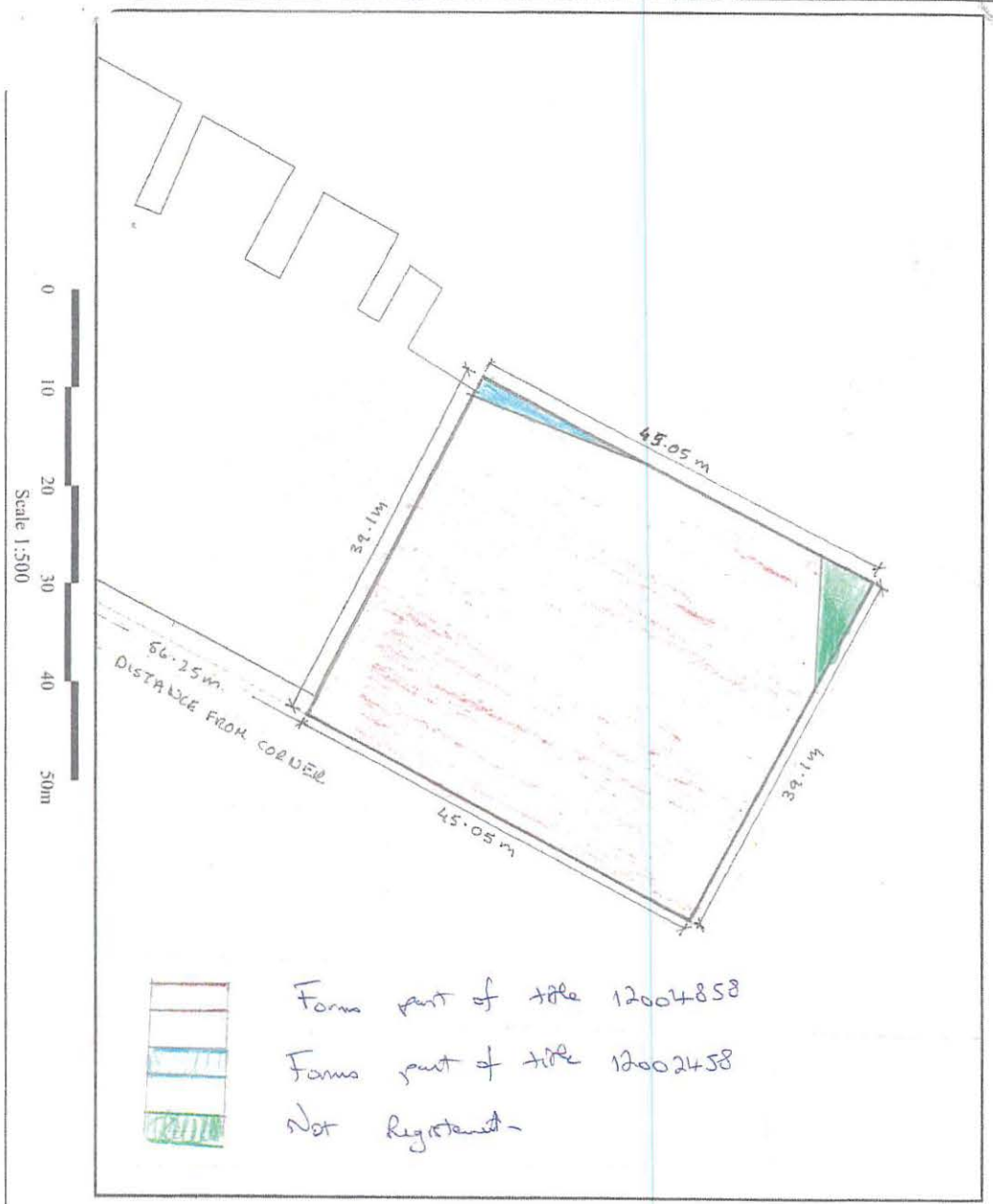
Firma ta' l-Applikant: *Applicant's Signature:*

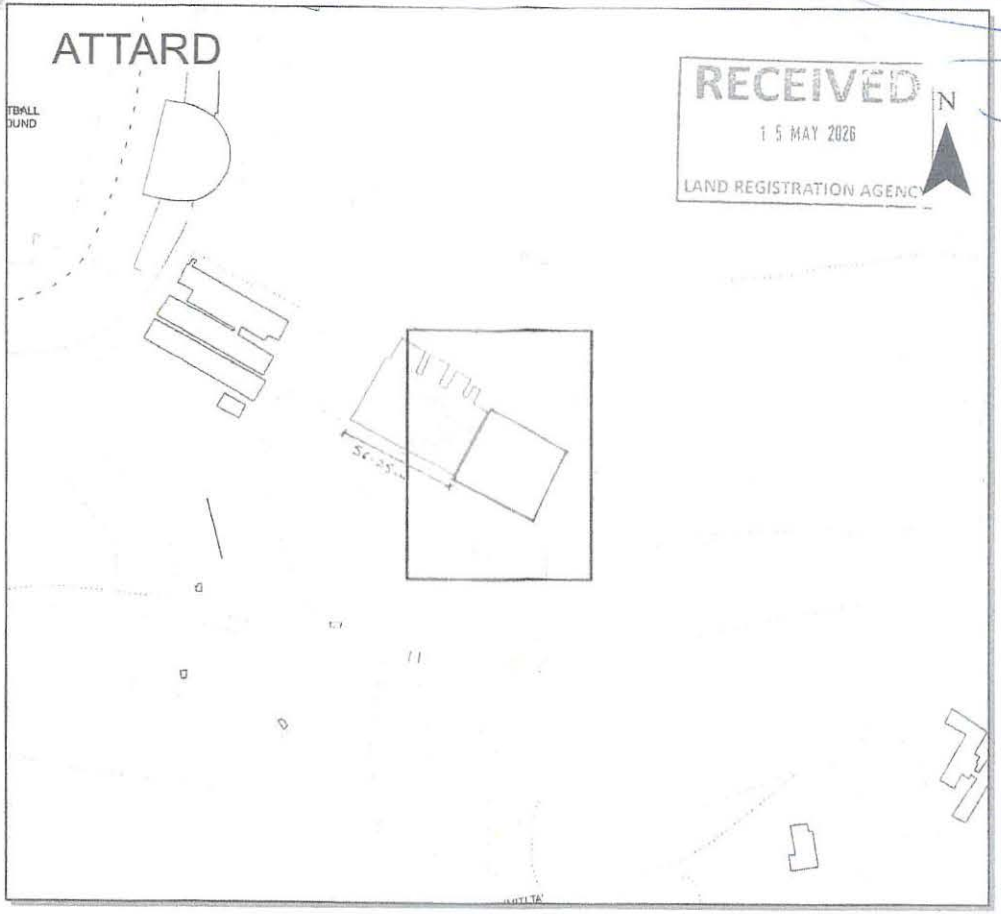
LR 460159

Dritt imħallas *Fee Paid*

Dan hu dokument ufficjali ghall-użu biss fl-Aġenzija ghar-Reġistrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only





Pjanta tas-Sit 1:2500 *Site Plan*

Aġenzija ghar-Reġistrazzjoni tal-Artijiet
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Land Registration Agency
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: *Map Number:* 438583 E	Pożizzjoni Ċentrali: x – 47516 *Centre Coordinates:* y – 72473	Parti min S.S.: *Extracted from S.S.* 4672	Data: *Date:* 30/04/2026

Perit: *Architect:*

Timbru tal-Perit: *Architect's Stamp:*

Qies tmetri kwadri: *Area (square metres):* circa 1762 m²

Firma ta' l-Applikant: *Applicant's Signature:*

LR 460159

Dritt imhallas *Fee Paid*

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

'Casa Bolino' 116, Triq il-Punent, Valletta

Applikazzjoni Numru: *200101747M* **Proprjeta' Numru:** *12002458*
Applikanti *2* **Ref:** *LRA527/01*
L-Ewwel Registrazzjoni mahduma fil-14/03/2001 **Approvata fil- 20/03/2001**

Numru ta' Identita' **Isem U Kunjom**
00000 *I* *MALTA BASKETBALL ASSOCIATION ***
UTILE DOMINJU TEMPORANJU - Sehem shih

CB0006 *O* *Gvern ta' Malta ***
DIRETT DOMINJU TEMPORANJU U SUSSEGWENTI PROPRJETA` - Sehem shih

Bazi
Permezz ta' kuntratt bid-data 01/03/2001 fl-atti tan-Nutar Miceli Vincent b'titolu kif indikat

Kummenti ohra:
Henm cens annwu, temporanju u rivedibbli ta' LM1000, li gie ridott amministrattivament ghal Lm500 ghall-ewwel hames snin, ghal perjodu ta' 49 sena li bdew jghaddu mid-data tal-att.
Soggett ghall-kundizzjonijiet imsemmija fl-att fosthom li ma jista' jsir ebda trasferiment minghajr l-approvazzjoni tal-Kamra tar-Rapprezentanti.

Maħruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-ħruġ.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' reġistrazzjoni fil- 01-07-1991

Land Registration Agency
116, "Casa Bolino"
West Street,

Reġistratur tal-Artijiet

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

'Casa Bolino' 116, Triq il-Punent, Valletta

Applikazzjoni Numru: *200101748M* **Proprjeta' Numru:** *12002458*
Applikanti *1* **Ref:** *LRC401/01*
Ipoteka mahduma fil-14/03/2001 **Approvata fil- 20/03/2001**

Numru ta' Identita'		Isem U Kunjom
CB0006	*O*	*Gvern ta' Malta*

Kummenti ohra:
Ipoteka Specjali u Privilegg Specjali in garanzija ta' Lm1,000 cens annwu, temporanju u rivedibbli, li gie ridott amministrattivament ghal Lm500 ghall-ewwel 5 snin.

Kummenti ohra fuq applikazzjoni numru 200101748M
CC 401/2001
Atti Nutar Vincent Miceli tal-01/03/2001.
Vol. I . 3677/2001

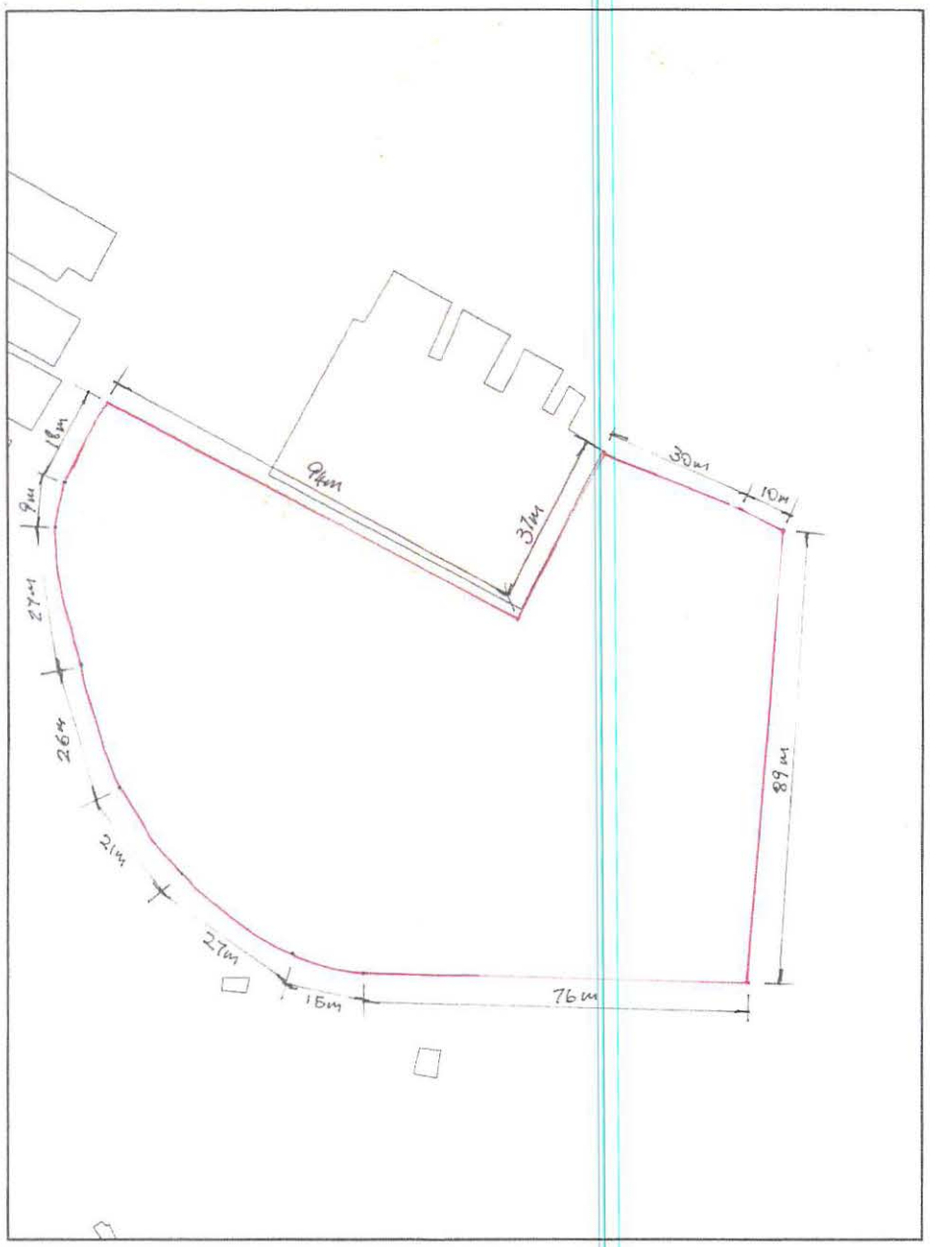
Mahruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hruġ.
Soġġett ghall-interessi li jipprevalu jekk
mhux espressament eskluzi. Saret Area
ta' reġistrazzjoni fil- 01-07-1991

Land Registration Agency
116, "Casa Bolino"
West Street,

Reġistratur tal-Artijiet

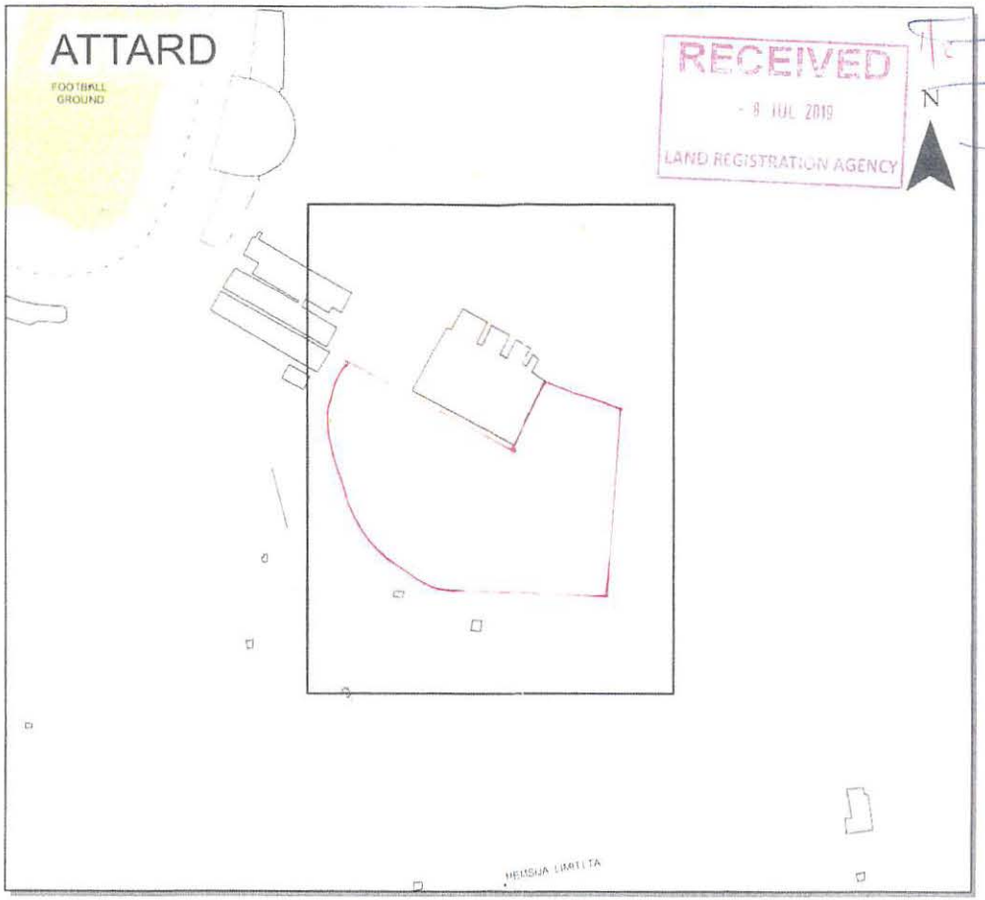
Dan hu dokument uffiċċjali għall-użu biss fir-Reġistru ta' l-Artijiet

This is an official document for Land Registry use only



Scale 1:1000

0 20 40 60 80 100m



Pjanta tas-Sit 1:2500 *Site Plan*

Gvern ta' Malta

Reġistru ta' l-Artijiet

Casa Bolino, 116, Triq il-Punent, Valletta

Government of Malta

Land Registry

Casa Bolino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: *Map Number:* 128447 M	Pożizzjoni Ċentrali: *Centre Coordinates:* x = 47482 y = 72461	Parti min S.S.: *Extracted from S.S:* 4672	Data: *Date* 26/06/2019

Perit:
Architect:

Tużbru tal-Perit:
Architect's Stamp:

Qies (metri kwadri):
Area (square metres): circa - 12,000m² (circa)

Firma ta' l-Applikant:
Applicant's Signature:

LR 97558

Dritt imħallas
Fee Paid

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

'Casa Bolino' 116, Triq il-Punent, Valletta

Proprjeta' Numru: *12004858*

Attiva

Numru ta' ZSBP: *19002131M*

Tip ta' Proprjeta'	*Art*
Indirizz	*Ta Qali* *ATTARD*
Kunsill Lokali	*ATTARD*
Kejl dikjarat (m.k.)	*12000*

Dan ic-certifikat jinkludi dettalji dwar 2 applikazzjonijiet

Maħruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-ħruġ.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' reġistrazzjoni fil- 01-07-1991

Land Registration Agency
116, "Casa Bolino"
West Street,

Reġistratur tal-Artijiet

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

'Casa Bolino' 116, Triq il-Punent, Valletta

Applikazzjoni Numru: *201910706M* **Proprjeta' Numru:** *12004858*
Applikanti *1* **Ref:** *LRA2331/19*
L-Ewwel Registrazzjoni mahduma fil-10/07/2019 **Approvata fil- 15/07/2019**

Numru ta' Identita'		**Isem U Kunjom**
0000	*C*	*NATIONAL ARCHIVES* **

Sehem shih

Bazi

Permezz ta' kuntratt bid-data 03/06/2019 fl-atti tan-Nutar Charles Diana b'titolu ta' Utile Dominju Temporanju

Kummenti ohra:

Hemm cens annwu, temporanju u rivedibbli ta' €24,900 ghal 65 sena li beda jiddekkorri mit 03/06/2019 pagabbli kull sitt xhur.

Kummenti ohra fuq applikazzjoni numru 201910706M

Mahruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-ħruġ.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament eskluzi. Saret Area
ta' reġistrazzjoni fil- 01-07-1991

Land Registration Agency
116, "Casa Bolino"
West Street

Reġistratur tal-Artijiet

Reġistru tal-Artijiet

Ċertifikat ta' Titolu

'Casa Bolino' 116, Triq il-Punent, Valletta

Applikazzjoni Numru: *201917162M* **Proprjeta' Numru:** *12004858*
Applikanti *1* **Ref:** *LRC2624/19*
Ipoteka mahduma fil-23/10/2019 **Approvata fil- 11/12/2019**

Numru ta' Identita'		Isem U Kunjom
CB0006	*O*	*Gvern ta' Malta*

Kummenti ohra:

Privilegg Specjali ffissati in garanzija tal-hlas ta' €24,900 cens annwu u temporanju li beda jiddekorri mit-03/06/2019, liema cens huwa rivedibbli.

Kummenti ohra fuq applikazzjoni numru 201917162M

cc2624/2019.
Atti Nutar Diana Galea tat-03/06/2019.
Volum H 12231/2019.

Maħruġ skond l-Att
Dwar ir-Reġistrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-ħruġ.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament eskluži. Saret Area
ta' reġistrazzjoni fil- 01-07-1991

Land Registration Agency
116, "Casa Bolino"
West Street,

Reġistratur tal-Artijiet

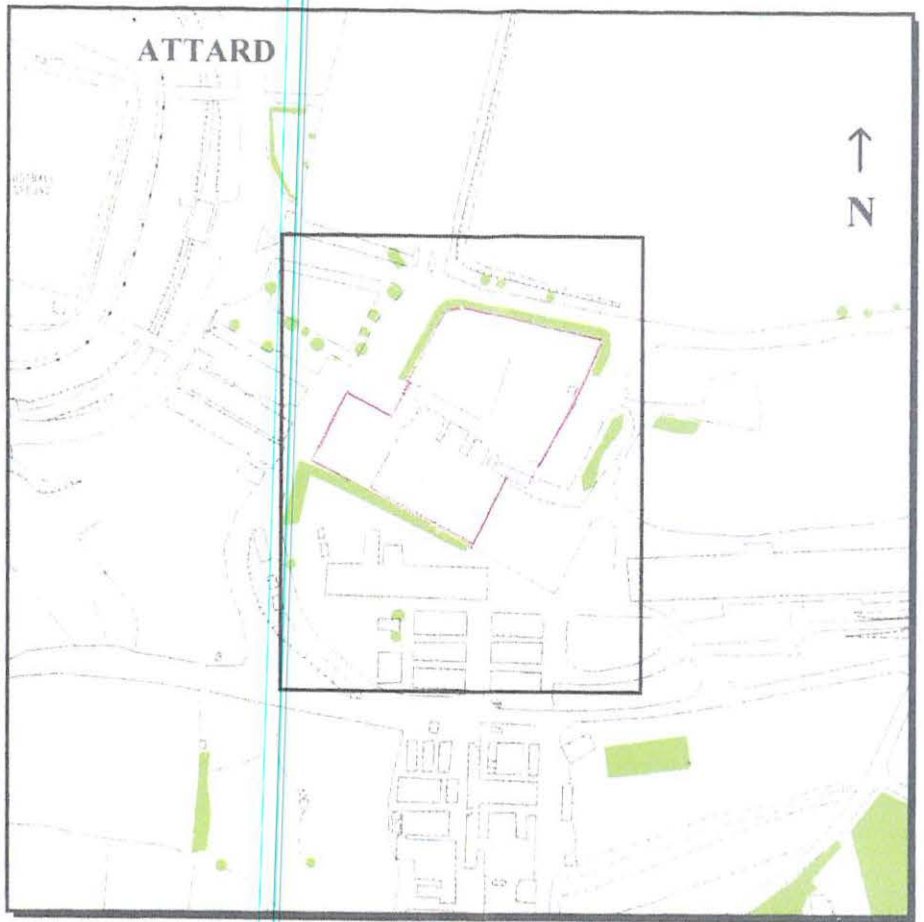
Scale 1 : 1000 Skala

0 m 20 m 40 m 60 m 80 m 100 m



Scale 1 : 1000 Skala

0 m 20 m 40 m 60 m 80 m 100 m



Pjanta tas-sit **1:2500** *Site Plan*

Registru ta' l-Artijiet

Casa Bolino, 116 Triq il-Punent, Valletta

Land Registry

Casa Bolino, 116 West Street, Valletta

Nru tal-Mappa *Map Number*: 51094M	Posizzjoni Centrali *Centre Coordinates*: x = 47488 y = 72502	***Parti minn SS:*** *Extracted from SS*: 4672	Data *Date*: 08/03/2001
Perit *Architect*: [signature]		Qies (metri kwadri) *Area (square metres)*: 3621 m²	
Timbru tal-Perit *Architect's Stamp*: Stefan Scotto JR. A.& C.E.		Firma tal-Applikant *Applicant's signature*: [signature]	
		Dritt Mhallas *Fee Paid*	

Johann Farrugia
B.E.& A. (Hons) M.Sc. (Proj. Mgmt) ~(Melit) A.+C.E. – EPC Evaluator
"L'Elysee'"
Triq Ta' Lanza
Zabbar
ZBR 3271
TEL : 21665650
FAX : 21827322
MOB : 79423084

15th April 2026

To whom it may concern

INTRODUCTION

I the undersigned architect and civil engineer declare to have reviewed the premises at Ta' Qali limits of Attard on behalf of the Basketball Association.

SITUATION

The property in question is accessed through the above captioned road and is situated outside the development zone of Attard.

The total area of the property is one thousand seven hundred and sixty-two square metres.

The main use of the property is for sporting activity.

I have been informed that the property is freehold.

Johann Farrugia
B.E.& A. (Hons) M.Sc. (Proj. Mgmt) ~(Melit) A.+C.E. – EPC Evaluator
"L'Elysee'"
Triq Ta' Lanza
Zabbar
ZBR 3271
TEL : 21665650
FAX : 21827322
MOB : 79423084

15th February 2025

EVALUATION

When considering all the above said and considering the location, condition and the fact that the premises are going to be used solely for sporting activities, I estimate their current market value for a temporary emphyteusis of forty-five years to be that of:

Twenty thousand seven hundred and fifty euro.

This evaluation takes into consideration the current market prices of similar properties in similar areas and that of similar properties in the same area. Moreover, due consideration has been given to the current labour prices in vigour on the island.

95% of the current market rental value for a temporary emphyteusis of forty-five years to be that of the property is nineteen thousand seven hundred and twelve euro and fifty cents.

The temporary emphyteusis value for forty-five years of the premises is that of one thousand and thirty-seven euro and fifty cents. (5%)

Best Regards

Johann Farrugia
Architect & Civil Engineer

6

SPORTMALTA

Date: 08/05/2026

Request for calculation of valuation subsidy

As per SportMalta Lands Section procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Attard:

1) Original Rental Value of property in question as indicated in Valuation:

   € 20,750

2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:

   € 19,712.50

3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:

   € 1,037.50

Omar Farrugia
SportMalta Employee

Signature

Head Office:
Cottonera Sports Complex, Cottoner Avenue
Cospicua BML 9020 - Malta
Tel: (+356) 22036000
Website: www.sportmalta.mt
E-mail: info@sportmalta.org.mt

Deed Number:

23/2026

Transfer of Rights and Obligations

Enrolled:

28/05 /2026

Number:

15057 /2026

Today, the eighteenth day of May of the year two thousand and twenty six (18.05.2026).

Before me, Doctor of Laws Roderick Gatt, a Notary Public duly admitted and sworn, have personally appeared and identified themselves according to law, by means of the hereunder mentioned official documents:

On the one part:

Doctor of Laws Marisa Grech, Notary Public, unmarried daughter of Alfred Grech and Carmen nee` Caruana, born in Pieta`, Malta on the twentieth (20) of August of the year one thousand nine hundred and eighty-two (1982) and residing in Luqa, Malta, holder of Maltese identity card number 451682M, who is appearing on this deed in the name of and in representation of the Government of Malta as duly authorized by virtue of a Board Minute of the Board of Governors of the Lands Authority number one hundred and sixty-nine of the year two thousand and twenty (169/2020) dated twenty-ninth (29th) day of May of the year two thousand and twenty (2020) for and in representation of the **Lands Authority**, hereinafter called **'the Government of Malta'** and/or **'the Government'**, and/or **'the Assignor'** as the case may be.

The file bears the letter 'L' and number one hundred and forty-two stroke two thousand and twenty-six (L 142/2026).

On the other part:

Matthew Pisani, married, son of Edwin Pisani and Marcelle nee` Scott, born in Saint Julians, Malta on the seventh (7^{th}) day of October of the year one thousand nine hundred and seventy-seven (1977) and residing in Swieqi, Malta, holder of identity card number 487077M, who is appearing hereon in the name and in representation of SportMalta, as Chairman of SportMalta as duly authorized by virtue of law, hereinafter referred to as **"the Assignee".**

The parties hereby declare and premise that:

Whereas the Government is the owner of a site accessible from Triq San Gakbu, situated in Ta' Qali, limits of Attard, Malta, measuring circa one thousand seven hundred and sixty-two metres squared ($1,762m^2$) and bounded on all boundaries with property of the Government of Malta or more correct and accurate boundaries as better shown bordered in red on the plan indicated as Property Drawing number two thousand and

twenty-six underscoe zero four two zero (P.D. No. 2026_0420) and which plan is being attached to this deed and marked as document letter 'X'.

Whereas SportMalta has requested the Government and is desirous to be assigned in its favour the rights and obligations over the same above-described site situated in Ta' Qali, limits of Attard, Malta, for its enjoyment, possession, use and management.

Whereas the Government has acceded to the SportMalta's request.

Now therefore by virtue of this deed and Article five (5) of the Government Lands Act, Act number seventeen (XVII) of two thousand and seventeen (2017), the Government hereby assigns in favour of SportMalta in whose name appearer Matthew Pisani accepts, the rights and obligations over the site accessible from Triq San Gakbu, situated in Ta' Qali, limits of Attard, Malta, measuring circa one thousand seven hundred and sixty-two metres squared (1,762m^2) and bounded on all boundaries with property of the Government of Malta or more correct and accurate boundaries as better shown bordered in red on the plan indicated as Property Drawing number two thousand and twenty-six underscoe zero four two zero (P.D. No. 2026_0420) and which plan is being attached to this deed and marked as document letter 'X'.

The parties hereby agree that SportMalta shall further transfer this land to a sports person registered as such with SportMalta under the Sports Act (Chapter 455) of the Laws of Malta, by title of temporary emphytheusis for a period not exceeding sixty-five (65) years, and any such transfer shall also be made in accordance with the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta

This transfer of rights and obligations is being made and accepted for no consideration and as approved by the Lands Authority.

Statutory Declarations

For the purposes of the Government Lands Act, Chapter five hundred and seventy-three (573) of the Laws of Malta, this deed been entered into in accordance with Article five (5) of the said Act.

For the purposes of the fiscal laws applicable under the Laws of Malta with regards to the transfer of immovable property or real and/or personal rights on immovable property it is hereby

being declared that no Property Transfer Tax and no stamp duty is due by the parties on this deed.

For the purposes of sub-article twelve (12) of Article five letter 'A' (5A) of the Income Tax Act, the parties declare that they have declared to the undersigned Notary all the facts that determine if the transfer is one to which Article 5A applies and that are relevant for ascertaining the proper amount of tax chargeable or any exemption, including the value which, in their opinion, reasonably reflects the market value of the said property, if this value is higher than the consideration for the transfer. The parties make such declaration after the undersigned Notary warned them about the importance of the truthfulness of this declaration of theirs.

For the purpose of the second proviso to Sub-Article five (5) of Article eighty-four letter 'C' (84C) of the Notarial Profession and Notarial Archives Act, it is being declared that paragraph letter 'd' of the regulation number four (4) of the Legal Notice regarding the 'Examination of Title Regulations', the Notary is exempt 'ipso iure' from examining the title with regards to the immovable property or rights thereon, being transferred by means of this deed and the assignee declares that I the undersigned Notary explained to it the importance and consequences of such exemption.

This deed has been done, read and published by me the undersigned Notary after I explained the contents hereof to the parties hereto according to the law in Malta, Valletta, in Saint Sebastian Street, at the Office of the Lands Authority, without number.

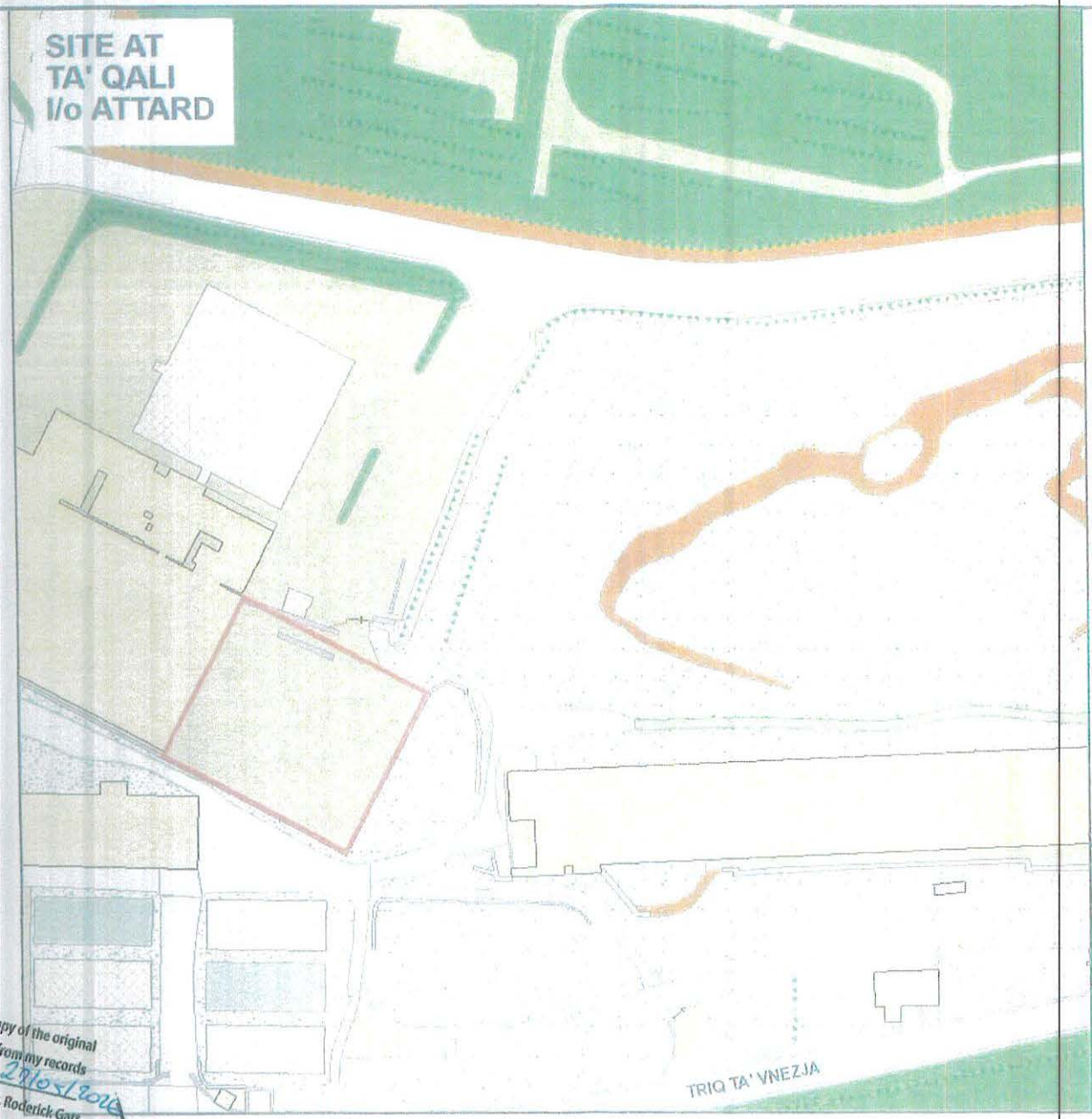
Signed :- Matthew Pisani nomine
Dr.Marisa Grech nomine

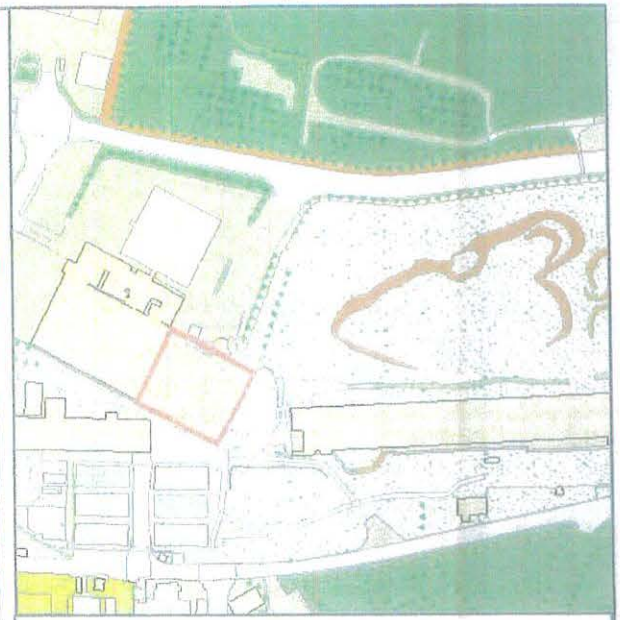
Notary Dr.Roderick Gatt
Notary Public with the Lands Authority Malta

True copy of the original
Taken from my records
Today 29/05/2026
Notary Dr. Roderick Gatt
Notary Public with the Lands Authority Malta

- Doc 'X' -

SITE AT TA' QALI I/o ATTARD





Site Plan Scale: 1:2500

S.S. 4672 Map Ref. X:47579 X:447522

Y:72504 (ED50) Y:3972308 (WGS84)

PROPERTY No.: E293924
AREA : 1,762m²

Scale 1:1,000

20 0 20 40 60 80 100 120 140 m

Scale 1:1,000

EXTENT INTERPRETED FROM LR PLAN 200728E IN APPLICATION SPORTS1/2025/0017

True copy of the original
Taken from my records
Today 21/05/2026
Notary Dr. Roderick Gatt
Notary Public with the Lands Authority Malta

LANDS Authority

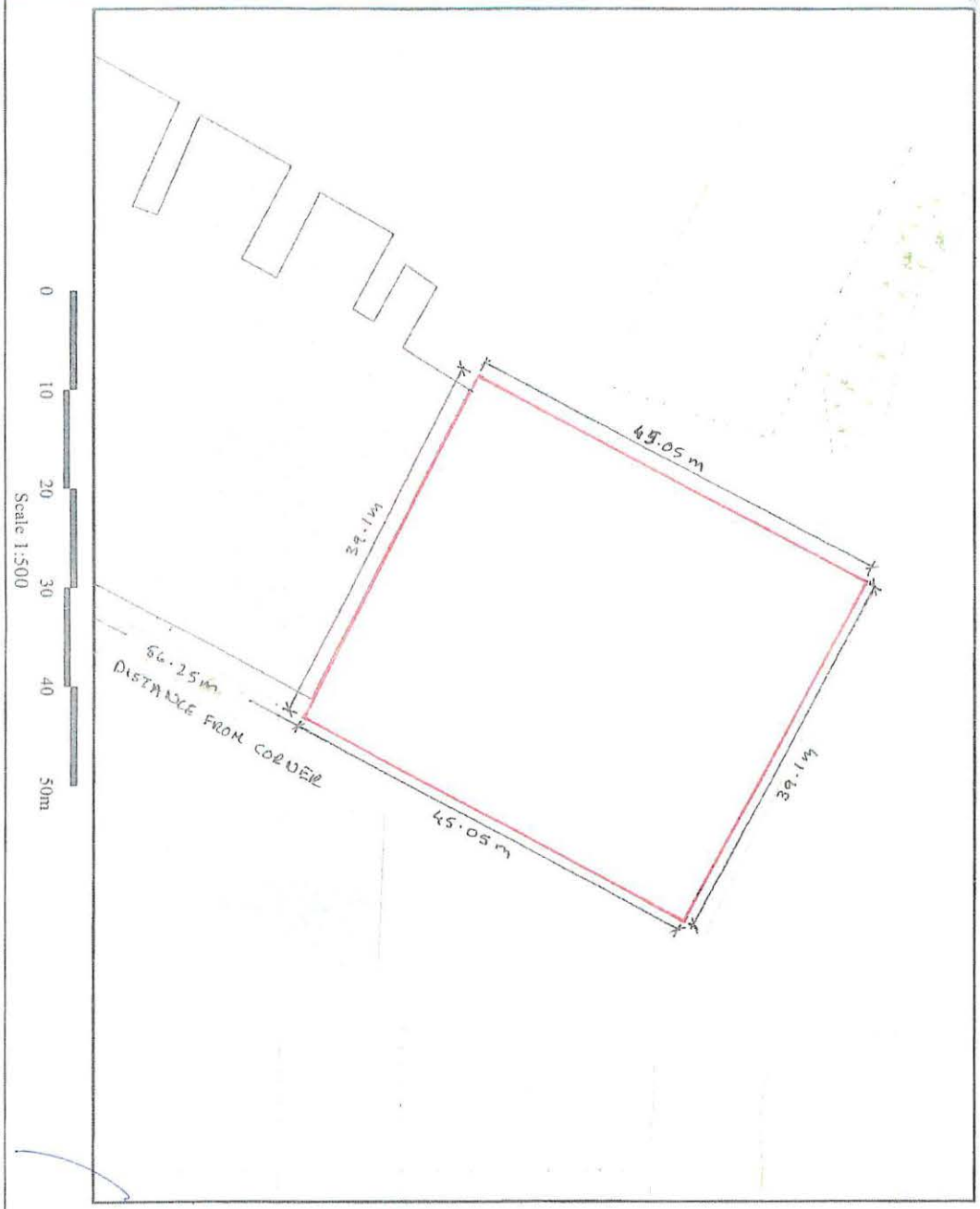
Auberge de Baviere
St. Sebastian Str, Valletta
Phone (00356) 2295 3238/39/40/42
Website landsauthority.org.mt

Estate Management & Business Development

Locality	ATTARD		
PD. No	2026_0420	Scale	1:1000
File No	L/0142/2026	Drawn by	demir001
(sgd. J. Schembri) A&CE Date 16/04/2026		(sgd. R. Demicoli) f/Chief Officer - Estate Management & Business Development Date 16/04/2026	

Dan hu dokument uffiċċjali għall-użu biss fl-Aġenzija għar-Reġistrazzjoni tal-Artijiet

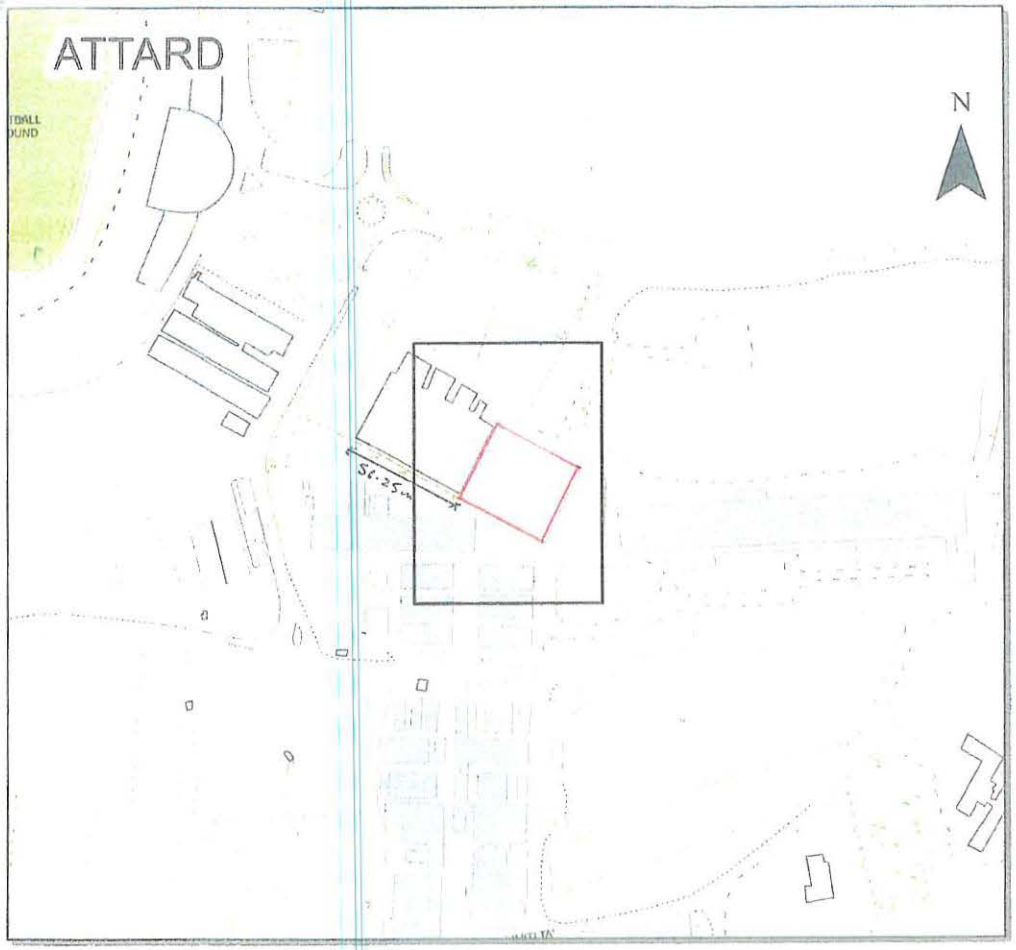
This is an official document for Land Registration Agency use only



OUTLINE PLAN OF SITE

Scale 1:500

0 10 20 30 40 50m



Pjanta tas-Sit **1:2500** *Site Plan*

Aġenzija għar-Reġistrazzjoni tal-Artijiet
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Land Registration Agency
116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: **438583 E** *Map Number:*	Pożizzjoni Ċentrali: **x = 47516** *Centre Coordinates:* **y = 72473**	Parti min S.S.: **4672** *Extracted from S.S:*	Data: **30/04/2026** *Date:*

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

ERIT KARL BORG
P.E., A.(HONS.)
... Borg Cerala Architects
Triq Mikielang... piano, Żebbuġ
... +356 79277681
... ...@gmail.com

Qies (metri kwadri): AREA 1769 m²
Area (square metres):

Firma ta' l-Applikant:
Applicant's Signature:

LR 460159

Dritt imħallas
Fee Paid


Land adjacent to Malta Basketball Pavilion, Ta Qali.
Write a description for your map.
Legend
Malta Aviation Museum
Stadium
Google Earth
70 m
N

Illum,

Quddiemi Nutar Dottor Joe Cilia, duttur tal-liġi, qegħdin jidhru personalment, wara li vverifikajt l-identita' tagħhom permezz tad-dokumenti uffiċċjali hawn taħt indikati:-

Mill-ewwel parti:-

Matthew Pisani, miżżewweġ, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieled San Giljan fis-sebgha t'Ottubru, tas-sena elf disgha mija u sebgha u sebghin (7/10/1977) u residenti Swieqi (Karta ta' l-identità numru 487077M), li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' **SportMalta** ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-

- aktar 'l isfel imsejjaħ "**SportMalta**".

Mit-tieni parti:-

Paul Sultana, mizzewweg, bin il-mejtin Carmel u Teresa nee' Chetcuti, imwieled l-Pieta' fid-19/8/1960 u joqghod Favrey Court, Blokk ittra T numru sebgha appartament numru hdax (T7F11), Il-Ponta Ta' Tigne, Sliema (Karta ta' l-identita' numru 544260m) u Joseph Michael Muscat, mizzewweg, bin Bartholomeo u Emily nee' Vella, imwieled l-Furjana fl-4/6/1960 joqghod f'numru tnejn u sebghin (72), Triq San Tumas, Rabat, Malta (Karta ta' l-identita' numru 430460m), li qegħdin jidhru fuq dan l-Att fil-kariga tagħhom ta' President u Segretarju Generali rispettivament, ta' l-**Malta Basketball Association** [b'numru tar-reġistrazzjoni ittri 'VO' sbarra zero zero sitta hamsa (VO/0065) ta' Malta Basketball Association Basketball Complex, Ta' Qali, limiti ta' Ħ'Attard ATD4000, kif debitament awtorizzati permezz rizoluzzjoni tal-kumitat tal-istess assocjazzjoni li qed tigi hawn annessa u mmarkata Dokument 'R';

aktar 'l isfel flimkien u solidalment bejniethom imsejħin "**l-Assocjazzjoni**".

Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.

U bis-saħħa ta' dan l-att, SportMalta qiegħed jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' ħamsa u erbgħin (45) sena b'effett mil-lum, lil fuq imsemmija Assocjazzjoni, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit accessibbli minn Triq San Gakbu, f'Ta'Qali,limiti ta' H'Attard, tal-kejl ta' circa elf sebgha mija u tnejn u sittin metri kwadri (1762m.k.), u tikkonfina mill-irjihat kollha

ATT NUMRU :

Enfitewsi Temporanja

Ins :

Vol.I.

LRA :

LRB :

ma'proprjeta' tal-Gvern ta' Malta, jew irjiehat verjuri, kif tidher ahjar bil-bordura hamra fil-pjanta indikata bhala Property Drawing numru elfejn u sitta u ghoxrin sottosink zero erbgha tnejn zero (PD2026_0420), li kopja taghha qed tiġi hawn annessa u mmarkata Dokument 'X'.

L-imsemmija proprjeta' qed tigi ttrasferita bid-drittijiet u l-pertinenzi kollha taghha.

Din il-konċessjoni enfitewtika qiegħda ssir u tiġi aċċettata bil-pattijiet u l-kundizzjonijiet li ġejjin, u cioè:-

(1) Versu ċ-ċens annwu u temporanju ta' **ghoxrin elf sebgha mija u hamsin ewro (€20,750)** għal perjodu ta' ħamsa u erbgħin sena (45) dekorribbli mid-data ta' dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'perċentwal ta' ħamsa u disgħin fil-mija (95%) minn SportMalta bħala sussidju mogħti minn SportMalta ekwivalenti għal **dsatax il-elf sebgha mija u tnax il-ewro u hamsin centezmu (€19,712.50c)** b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jitħallas kull sena bil-quddiem huwa ta' ħamsa fil-mija (5%) taċ-ċens annwu u temporanju komplessiv ekwivalenti għal**elf sebgha u tletin ewro u hamsin centezmu (€1037.502c)**. F'għeluq kull perjodu ta' ħames (5) snin mill-llum, dan l-ammont ta' ċens għandu jiġi rivedut b'żieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-reviżjoni, biex b'hekk, iċ-ċens li jitħallas għal kull ħames (5) snin wara kull reviżjoni, ikun iċ-ċens hekk rivedut.

Għal kull fini u effett tal-liġi qed tiġi hawn annessa valutazzjoni magħmula mill-Perit Johann Farrugia tal-proprjetà indikata li kopja tagħha qed tiġi hawn annessa u mmarkata Dokument 'S', kif ukoll tal-kalkolu tas-sussidju ta' SportMalta li qed tiġi hawn annessa u mmarkata Dokument S1.

(2) Iż-żmien tal-konċessjoni enfitewtika jista' jiġi mġedded favur l-Assocjazzjoni fl-għeluq tiegħu għal żmien ieħor, kemm il-darba t-tiġdid ta' żmien jiġi approvat permezz ta' riżoluzzjoni speċjali tal-Kamra tad-Deputati skont l-Artikolu wieħed u tletin (31) tal-Kapitolu ħames mija u tlieta u sebgħin (KAP 573) tal-Liġijiet ta' Malta.

(3) Il-ħlas taċ-ċens jitħallas lil SportMalta u jitqiegħed f'fond imsejjaħ *Sports Fund* li jkun amministrat minn SportMalta.

(4) SportMalta għandu d-dmir li jara li l-kundizzjonijiet kollha ta' dana l-att jiġu osservati mill-klabb. F'każ ta' ksur ta' xi kundizzjoni stipulata f'dan l-Att, it-titolu legali tal-istess proprjetà jerġa' jirritorna lura lil SportMalta.

(5) Il-manutenzjoni kollha tal-proprjetà ttrasferita tkun fil-karigu tal-Assocjazzjoni mingħajr l-ebda dritt ta' kumpens.

(6) L-Assocjazzjoni għandha l-obbligu li jżomm il-proprjetà fi stat tajjeb u jagħmel dawk ix-xogħlijiet u tiswijiet ordinarji u straordinarji kollha neċessarji tul il-perjodu kollu ta' din il-koncessjoni.

Kwalunkwe xogħol strutturali għandu jsir biss wara li l-Assocjazzjoni tikseb il-permess bil-miktub mingħand SportMalta sabiex l-Assocjazzjoni tkun tista' twettaq dan ix-xogħol. L-Assocjazzjoni ma tistax tapplika għand l-Awtorità tal-Ippjanar u/jew twettaq xogħol strutturali mingħajr ma jkollha l-permess bil-miktub ta' SportMalta.

(7) Dawn l-istess xogħolijiet jew kwalunkwe benefikati jew miljoramenti magħmulin isiru *ipso facto* tal-SportMalta u l-Assocjazzjoni m'għandha fl-ebda żmien, dritt ta' kwalunkwe kumpens għal kwalunkwe benefikati jew miljoramenti li tista' tkun għamlet fl-imsemmija proprjetà.

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess Assocjazzjoni u fil-ħinijiet tal-iskola, bi ftehim, il-proprjetà tinfetaħ għall-użu tat-tfal tal-iskola. Jekk ma jkunx hemm qbil, il-kwistjoni tmur quddiem SportMalta u d-deċiżjoni tiegħu tkun finali.

(9) L-Assocjazzjoni hija direttament responsabbli lejn SportMalta li tirrapreżenta lill-Ministru jew lis-Segretarju Parlamentari responsabbli mill-iSport. Għal dan il-għan kull persuna inkarigata minn SportMalta, għandha titħalla tidħol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-faċilitajiet sportivi ossia l-proprjetà trasferita.

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-faċilitajiet sportivi tal-Assocjazzjoni għall-perjodu ta' mitejn (200) siegħa b'kollox fis-sena. It-tqassim ta' dawn is-siegħat, jiġifieri lil min jingħataw, kif ukoll meta jiġu wżati, hija deċiżjoni ta' SportMalta. SportMalta għandu l-obbligu li jagħti pre-avviż ta' mill-inqas xahrejn lill-Assocjazzjoni li għandha t-titolu legali tal-faċilità sportiva.

(11) Fl-użu tal-faċilitajiet sportivi tal-Assocjazzjoni, m'għandux ikun hemm diskriminazzjoni minħabba kulur, razza, reliġjon, politika, sess jew ġibdiet sesswali.

(12) Il-proprjetà għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi uffiċċini amministrattivi għall-attività sportiva, *gymnasiums, sport clinics*, u faċilità ta' bottegin għall-membri, iżda mhux b'tali mod li jibdel in-natura prinċipali tal-kumpless sportiv. L-Assocjazzjoni trid tikseb permess minn SportMalta sabiex tkun tista' topera l-bottegin.

(13) L-Assocjazzjoni ma tistax iċċedi, tissulloka jew bi kwalunkwe titolu ieħor, tittrasferixxi il-proprjetà in kwistjoni lil terzi persuni, mingħajr l-approvazzjoni tal-Kamra tad-Deputati. L-Assocjazzjoni lanqas ma tista', mingħajr tali approvazzjoni tal-Kamra tad-Deputati tidħol fi sħubija ma' terzi dwar it-tmexxija tal-proprjetà msemmija ħlief, u limitatament, għal xi faċilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma tinbidilx in-natura prinċipali tal-kumpless sportiv, kif stipulat fi klawżola tnax (12) ta' dan l-att.

(14) L-Assocjazzjoni għandha l-jedd li tiġbor miżati xierqa u raġonevoli għall-użu temporanju tal-faċilitajiet li jinstabu fis-sit enfitewtiku. SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

(15) L-Assocjazzjoni għandha tkun irreġistrata ma' l-Awtorita' ghall-Integrita' fl-Isport Malti (AIMS) u tfornih b'dak kollu stabbilit fl-Avviżi Legali numru mitejn u sebgha u ghoxrin tal-elfejn erbgha u ghoxrin u mija u wiehed u erbghin tal-elfejn u tlieta u ghoxrin (A.L.141/2023) u (A.L.227/2024) jew kull liġi oħra li tieħu post dan l-Avviż Legali.

(16) L-Asspocjazzjoni għandha tagħmel polza tas-sigurtà dwar riskji għal terzi persuni jew kontra l-ħsarat fl-imsemmija proprjetà.

(17) Jekk l-Assocjazzjjoni ixxolji jew iżzarma, it-titolu fuq l-imsemmija proprjetà jintemm *ipso facto* u l-proprjetà tgħaddi lura għand SportMalta minnufih, bit-tibdil kollu li jkun seħħ fiha.

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u ~~temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħorġu minn dan l-~~ att, l-Assocazzjoni qegħdha tipoteka favur ta' SportMalta, aċċettanti, l-beni kollha taghha in ġenerali preżenti u futuri oltre Ipoteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma ta' **ghoxrin elf sebgha mija u hamsin ewro (€20,750),** bejn il-komparenti partijiet.

Għall-fini tal-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) u għall-finijiet tal-Att dwar it-Taxxa fuq id-Dokumenti u Trasferimenti tal-elf disa' mija tlieta u disgħin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta ġiet akkwistata minn SportMalta mingħand il-Gvern ta' Malta b'titolu ta' Trasferiment ta' Drittijiet u Obbligi in forza ta' kuntratt ippubblikat minn-Nutar Dottor Roderick Gatt datat it-tmintax ta' Mejju, tas-sena elfejn u sitta u għoxrin ~~(01/04/2026)~~; (18/05/2026)

Ghal kull fini u effett tal-Ligi qed jigi iddikjarat mill-komparenti partijiet illi l-valuri indikati minnhom fuq dana l-att huwa wiehed reali u gust wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza dwar il-veracita' taghha.

Qed jiġi ddikjarat ukoll illi l-ebda ħlas ta' taxxa tal-bolla mhi dovuta fuq dan l-Att mill-Assocjazzjoni akkwirenti stante illi dan it-trasferiment odiern ġie debitament eżentat permezz tal-Avviz Legali numru mija u għaxra tas-sena elfejn u erbgħa u għoxrin (A.L. 110/2024).

Għall-fini tat-Taxxa fuq id-Dħul [Kapitlu numru mija u tlieta u għoxrin (123) tal-Liġijiet ta' Malta] dan it-trasferiment huwa eżentat mill-ħlas ta' taxxa fuq il-qliegħ minn SportMalta u dan skont l-artikolu numru erbgħa u tletin (34) tal-Att dwar l-Isport, Kapitolu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-finijiet tas-sub-artikolu tnax (12) tal-Artikolu ħamsa ittra 'A' (5A) tal-Kapitolu numru mija u tlieta u ghoxrin (123) tal-Liġijiet ta' Malta dwar it-Taxxa fuq il-Qliegħ, il-partijiet jiddikjaraw, wara li jiena Nutar Pubbliku sottofirmat spjegajtilhom l-importanza tal-veraċità ta' din id-dikjarazzjoni tagħhom illi fil-preżenti kuntratt, il-fatti kollha li

jiddeterminaw jekk it-trasferiment ta' llum hux wiehed li japplika għalih l-Artikolu ħamsa ittra 'A' (5A) u l-fatti kollha li huma rilevanti sabiex jiġi kkalkulat il-valur tat-taxxa li trid titħallas jew xi eżenzjoni tagħha, inkluż il-valur, li fl-opinjoni tagħhom jirrifletti b'mod raġonevoli il-valur fis-suq miftuħ tal-imsemmija proprjeta`, fejn dan il-valur huwa ogħla mill-prezz ta' dan it-trasferiment.

Għall-fini tal-Kapitlu numru mitejn u sitta u erbgħin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti nomine illi l-Assocjazzjoni tikkwalifika biex takkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permess tal-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess Assocjazzjoni, kif ukoll l-akkwirenti nomine qed jiddikjaraw li huma residenti ċittadini tal-Unjoni Ewropea u li l-Assocjazzjoni kienet stabbilita f'Malta u l-akkwirenti nomine għexu f'Malta għal perjodu kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

Għal fini tal-Att dwar ir-Reġistrazzjoni tal-Artijiet, jiena Nutar, hawn taħt iffirmat, niddikkjara li l-propjetà immobbli ttrasferita fuq dana l-att taqa f'area ta' reġistrazzjoni obbligatorja, parti minnha ma tinsabx rregistrata, filwaqt illi partijiet ohrajn jiffurmaw parti mic-Certifikati fit-Titolu numri wiehed tnejn zero zero erbgha tmienja hamsa tmienja (12004858) u wiehed tnejn zero zero tnejn erbgha hamsa tmienja (12002458) kif muri mill-kopja tal-Form E rilevanti li tinsab hawn annessa u mmarkata dokument 'LR'.

Id-drittijiet u l-ispejjeż ta' dan il-kuntratt għandhom jitħallsu mill-Assocjazzjoni.

Magħmul, moqri u ppublikat wara ċerjorazzjoni skont il-liġi f'Malta,