25th Annual General Meeting of International Hotel Investments Plc (IHI)
Held at the Radisson Hotel in St Julians on 10 June 2025

Questions received from the public:

Ms Miriam Abdilla
Questioned why a detailed P&L was not provided at the AGM.

The CFO, Mr Neville Fenech reported that the consolidated audited Financial Statements for the year ended 31 December 2024, published on 29 April 2025, include detailed breakdowns including sectorial information by hotel/unit and by jurisdiction. All tables reconcile with the Income Statement found on pages 48 and 49.

Furthermore, Mr Naudi reported that IHI publishes its financial information twice annually and these are formally presented to financial intermediaries who are in touch with their clients.

However, IHI took note of Mrs Abdilla's request and will provide more detailed information at the AGM.

Mr Lino Callus made a statement:

Mr Callus noted that IHI's vision is good, albeit it is a long-term strategy which may not align with the minority shareholders' interests and expectations. Unfortunately along the way, certain events have adversely affected this strategy, including social unrest in Libya, international sanctions against Russia and COVID.

He noted that he expects IHI to deliver on past promises to sell assets, concurrently reduce debt and declare a dividend. He also opined that IHI cannot take on further debt, and/or acquire further assets. Debt cost is already high, whilst new assets bring in new costs which will limit further the possibility of IHI declaring a profit and thus profitability.

Meanwhile, due to the lack of a regular dividend stream, the share price has stagnated. The minority shareholders currently have no way of recovering their investment as there is no demand. Mr Callus opined that IHI's Board should be morally conditioned to address the situation and thus encouraged IHI to consider the introduction of a voluntary share buyback scheme, a bonus share or handing out a script dividend.

Mr Alfred Pisani said that the Board took note of Mr Callus' recommendations and will try to conclude negotiations for the sale of the Lisbon hotel with a view to close the deal this year. Moreover, he promised that should IHI open any discussions with institutional investors, consideration will be given to offer minority shareholders the possibility of a buyback at the same price that the institutional investor is buying in.

Statement by Mr Nicol Gatt

Mr Nicol Gatt stated that he finds it unfair that bondholders receive annual interest on their investments whilst shareholders have received much less in dividends and bonus shares. Moreover, he asked IHI to address the share price.

Mr Naudi explained that the nature of a bondholder is different to that of a shareholder, whereby a bondholder is a lender and IHI is contractually obliged to pay interest on the due date.

Moreover, he noted that IHI has no control of the share price which is impacted due to low demand as there is no market maker in Malta. However, IHI is committed to study options to address Mr Gatt's concern.

Question by a shareholder (name unknown)

The lady stated that it is good for a Company to invest and re-invest profits, but up to a point as shareholders expect a regular return.

Mr Mario Tabone:

Mr Tabone welcomed the possibility that a number of institutional investors showed interest in IHI. Any buyback scheme must offer the same share price as that being acquired, and not the prevailing market price on the stock exchange.

Mr Tabone queried whether IHI shareholders are being given any preference in the Golden Triangle Plc bond. Mr Naudi explained that in line with shareholders' expectations, IHI is moving towards an asset light strategy, meaning that with time, most of the hotels that it will be managing will be owned by third parties. IHI can grant discounts for services rendered at its properties but would need permission from third party owners to extend offers. In this respect, given that IHI only holds a share of 10% in Golden Triangle, it could not give preference in the bond to IHI shareholders.

Mr Joseph Randich:

Mr Randich queried when one can expect a sale of the Lisbon hotel, at what price and what level of dividend one is to expect. He opined that IHI should not buy more hotels.

Chairman said that it was not a bad idea to have more hotels as this will mean that the shareholders are better off owning more assets. Turning to Lisbon, Mr Pisani stated that IHI was still negotiating the sale of the hotel and thus it was premature and counter productive to provide any details at this stage.

Mr Adrian Said & Mr Mario Tabone:

Mr Said queried whether the benefits eligible to shareholders under the IHI Privilege scheme, have been improved.

Mr Bajada explained that the hotel booking system is now online and the shareholders have the facility to look for hotel availability, and book on the spot, thus doing away with the lengthy procedure that was customary in the past. Mr Naudi stated that IHI will reconsider the levels of discount as it launches the revamped scheme in the coming weeks.

Mr Jonathan Falzon; Rizzo Farrugia Stockbrokers:

Mr Falzon lauded the Beverly Hills investment as IHI continues to diversify its portfolio geographically. He queried whether IHI's financial results were being impacted by the recent political instability in Tripoli and what are the plans for Oasis now that its development plans are in the final stages of being obtained.

Mr Naudi reported that the hotel property in Tripoli is operational and continues to service a number of long-term clients including the Saudi Embassy.

Chairman referred to the land in Hal Ferh, where IHI has a pending development application. The process inches towards conclusion and the final development permit should be in hand in the coming months. The Board is currently considering options, but the aim is not to increase further pressure on IHI and may consider a third-party investment. Once the permit is in hand, the Board may leverage this important milestone to unlock value which may result in a healthy capital gain.