

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I the undersigned: -

Luigi Spina, whose surname at birth was Spina, husband of Roberta Vella Spina, son of Salvatore Spina and Antonietta Vella, born in Portici, Italy on the 24th of October 1975, residing at Luqa [49, Sqaq Pawlu Magri numru 2], holder of Maltese residency card number 109412A, do hereby make, constitute and appoint as my true and lawful attorney my wife **Roberta Vella Spina**, whose surname at birth was Vella, wife of Luigi Spina, daughter of Moses Vella and Maria Dolores Vella nee Cassar, born in Pieta on the 8th of February 1990, holder of Maltese identity card number 95390M, and residing at Luqa [49, Sqaq Pawlu Magri numru 2], empowering her to perform the hereunder mentioned acts and namely:-

To appear in my name, and act on my behalf, in all matters relating and ancillary to the sale of the following property, namely: The townhouse in Luqa in Triq Pawlu Magri, in Alley number two (2), marked as number forty-nine (49), with all its right and appurtenances;

The said attorney is empowered to act on my behalf, in the most and ample and widest matter, in all circumstances and eventualities connected to the above, including also the power to appear in my own name for the publication of the contract of Sale/Purchase according to Maltese Law.

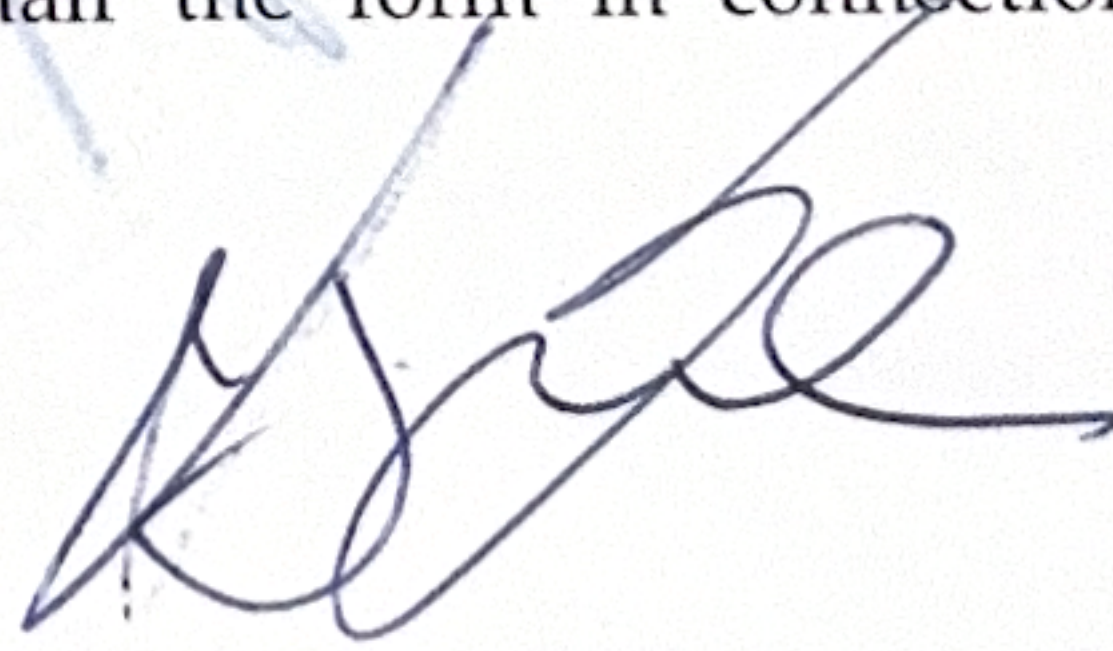
And to this respect, my attorney is empowered to transfer by title of sale, the above mentioned immovable property, and to this end and in the case of transfer by title of Purchase/Sale;

One

To appear in my name and on my behalf, on a promise of sale agreement, regarding the above, as well as extend the original promise of sale agreement if and as necessary,

Two

To appear on the notarial deed in order to transfer by title of sale the abovementioned immovable property, and this for the price and under any terms and conditions that my Attorney may deem fit in her absolute discretion, to receive my respective share from the consideration of the sale, to instruct the potential purchasers and/or any Commercial Bank and/or other Financial Institution so as to issue the payment covering the consideration of the sale directly in the sole name of my wife Roberta Vella Spina, and to do and/or sign anything ancillary thereto, to guarantee the relative peaceful possession in terms of law and for this reason to constitute in favour of the purchasers a General Hypothec over all my assets present and future, and to pay any property transfers tax due by me in connection with the said transfer, and to sign in my name and on my behalf the form in connection with the



registration of change in consumer relative to any utilities servicing the said property and/or any other form as requested by ARMS Limited or any other competent authority.

Three

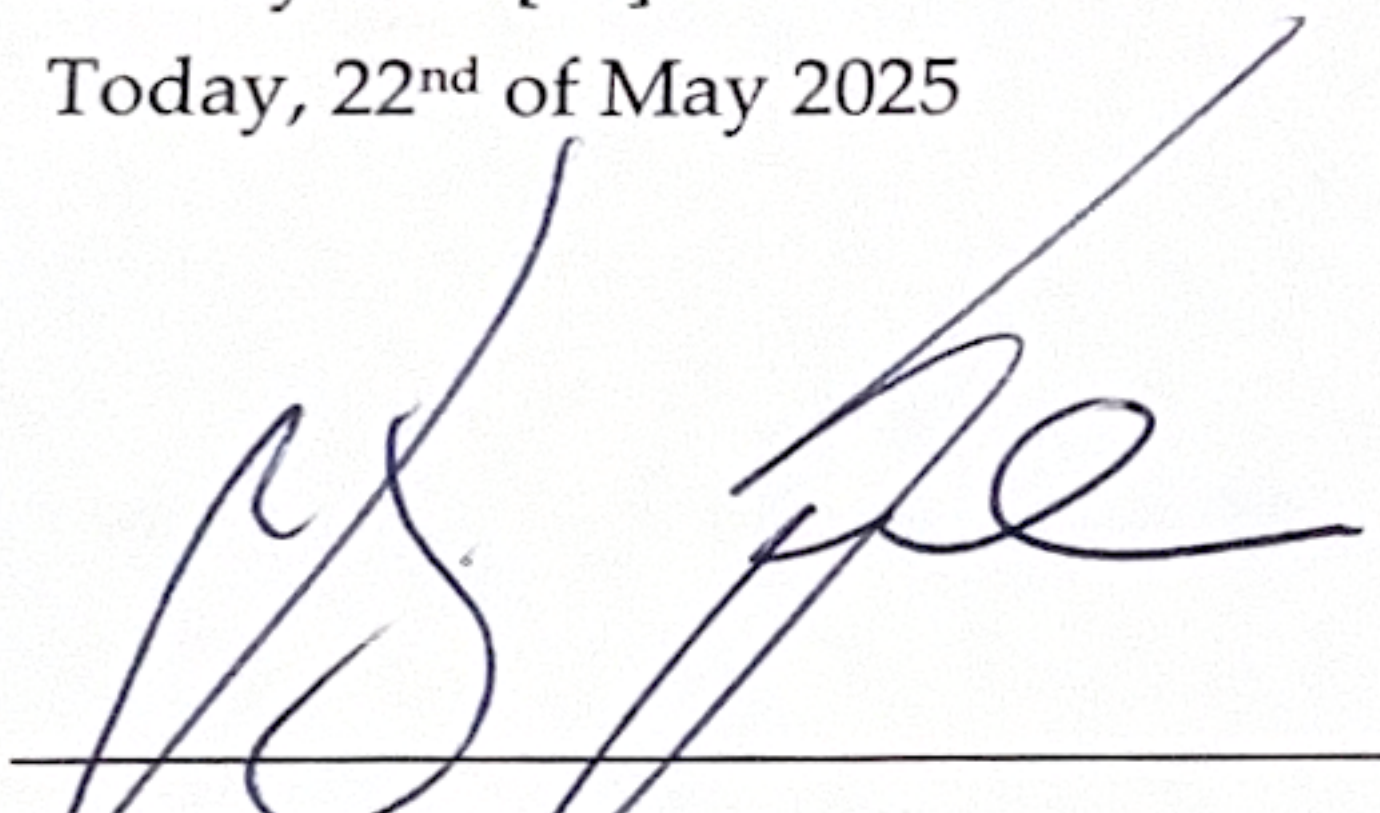
To perform any act ancillary to the above or which may in the absolute discretion of my Attorney be deemed necessary to enable my Attorney to exercise for me all or any of the powers here conferred.

The above powers are to be interpreted in the widest and amplest manner allowed by law, but within the specific aim of this mandate.

I the undersigned, do hereby undertake to approve, ratify and confirm whatsoever my said attorney shall lawfully do or cause to be done in the premises.

In witness whereof, I have hereto set my hand, in Malta, Attard, Triq ta' Fgiueni, number twenty-two [22].

Today, 22nd of May 2025



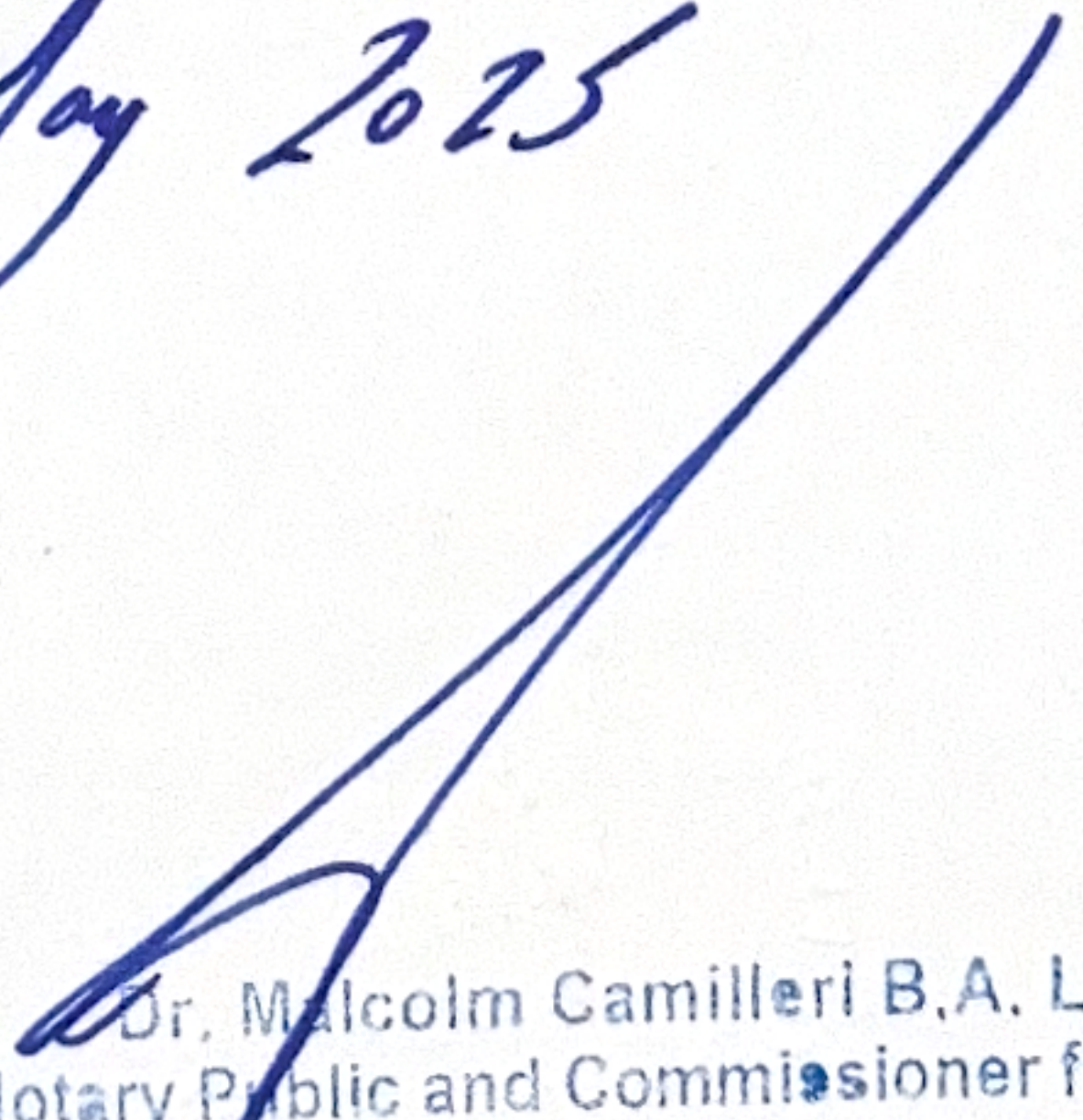
LUIGI SPINA

For the purposes of Section 1322 of the Civil Code of Malta (Chapter 16), I the undersigned Notary declare to have duly brought to the attention of the above signed LUIGI SPINA the importance and consequence of such an appointment as Attorney, with regards to acts of Extraordinary administration and compromise.

I the undersigned Notary declare that Luigi Spina signed this document in my presence after ascertaining his identity by means of the official document mentioned above and after having warned him of the importance and consequence of such appointment.

Today,

22nd of May 2025


Dr. Malcolm Camilleri B.A. LL.D
Notary Public and Commissioner for Oaths
22, Office at 'Chantilly'
Triq Ta' Fgiueni, Attard
Malta Tel: +356 99456534