

MIDI plc Statement in Response to FAA's opinion: Clarifying Facts and Reaffirming Our Vision

We refer to Astrid Vella's article with respect to Manoel Island. Unfortunately, Mrs Vella has manipulated the facts and the references made by her to the MIDI Deed are blatantly misrepresented. This reflects the FAA's attempt to obscure the truth through misleading and dishonest claims.

The fact is that the public open spaces in the revised masterplan, as approved by the Planning Authority, total 1750,000sqm equivalent to more than 60% of MIDI's concession. In terms of the Deed access to the public areas is guaranteed and any insinuation to the contrary is a scaremongering tactic. MIDI has been transparent throughout and contrary to Mrs Vella's statement no attempt has been made to mislead the public. Furthermore, the works undertaken on the site to date are covered by valid development permits and the uprooting of any trees was covered by a nature permit issued by the Environment and Resources Authority.

The claim that MIDI is "gobbling up" parts of the Gzira promenade is again misleading. The infrastructural changes, including improvements to the junction by introducing the roundabout has been contemplated since the 2006 local plan. This upgrade, which impacts an area of 450sqm, is required not simply to accommodate the Manoel Island development but to improve road safety and pedestrian access along the promenade.

Mrs Vella's interpretation of MIDI's Deed can only be described as deceitful. The Deed spells out that MIDI had the option to commence works at its absolute discretion in any one of two sites, namely Tigne Point or Manoel Island (Marina South Phase). She attempts to mislead readers by quoting clause 8.1.2.2 in isolation, without referencing the preceding clause 8.1.2, which outlines the phased implementation of the project. Since MIDI began works at Tigné Point, the requirement to apply for development permits for Manoel Island within 12 months ref clause 8.1.2.2 does not apply. This clause would have only been relevant if MIDI had opted to commence works at Manoel Island.

Mrs Vella's *ad nauseum's to use her own words* claim that the opportunity exists to terminate MIDI's concession is false and misleading. The declaration that the completion date for the development of Manoel Island was March 2023 fails to take into account the provisions of the Deed which clearly state that the time for the performance of MIDI's obligations is automatically extended in case of delays associated with the issue of full development permits, in case of delays associated with archaeological finds and in case of delays caused by any event or circumstance outside MIDI's control. The delays encountered are clearly documented and include the delays associated with the archaeological finds which necessitated the complete redesign of the masterplan, delays associated the approval of development permits and most recently the delay associated with the requirement to prepare a Heritage Impact Assessment which is still ongoing. Contrary to Mrs Vella's claim MIDI suffered delays as a result of the

vexatious appeal lodged by the FAA in respect of the EIA related to the revised masterplan. It is Mrs Vella who is being deceitful and dishonest as this appeal was rejected by the EPRT on 10th January 2023 and eventually was thrown out by the Court of Appeal on 10th May 2023, delaying the issue of the permit by 20 months.

MIDI's proposal for Manoel Island is not about "speculative construction" — it is about **regeneration, heritage conservation, and enhancing quality of life**. We remain committed to delivering a project that is environmentally sustainable, culturally respectful, and socially inclusive.