



PRESS RELEASE

ABITAREIN: THE BOARD OF DIRECTORS APPROVES THE CONSOLIDATED HALF-YEAR REPORT AS AT 31 MARCH 2026

(RESULTS NOT AFFECTED BY THE DISPOSAL TRANSACTION APPROVED ON 9 JUNE 2026)

CONSOLIDATED REVENUES OF € 41.1 MLN

CONSOLIDATED EBITDA OF € 6.7 MLN

CONFERENCE CALL ON 19 JUNE

IN BRIEF (consolidated figures as at 31 March 2026 – prepared in accordance with the international accounting standards IFRS)

- **CONSOLIDATED REVENUES OF € 41.1 mln** (€ 63.7 mln as at 31 March 2025) deriving from:
 - **€ 26.9 mln of sales revenues** deriving from the notarial deeds of the residential units (€ 8.7 mln as at 31 March 2025);
 - **€ 0.0 mln of change in inventories for the purchase of new property complexes** (€ 10.5 mln as at 31 March 2025);
 - **€ 8.3 mln of positive change in inventories for work in progress**, net of the release from inventory due to the delivery (following the notarial deed of sale) of the apartments to customers (positive change of € 28.3 mln as at 31 March 2025).**Production progress of € 36.3 mln (€ 36.7 mln as at 31 March 2025).**
- **€ 5.6 mln of other revenues** (€ 16.2 mln as at 31 March 2025) which mainly include:
 - The increases in tangible fixed assets in progress relating to investments in properties intended for lease under the co-living format, held by the subsidiaries Smartcity S.r.l. and Deametra S.r.l. for an amount of € 2.7 mln and € 1.8 mln respectively;
 - Other revenues for services to third parties relating to pre- and post-sale services held by the holding company AbitareIn for an amount of € 0.3 mln.
- **CONSOLIDATED EBITDA € 6.7 mln** (€ 6.5 mln as at 31 March 2025);
- **CONSOLIDATED EBT € 1.4 mln** (€ 2.2 mln as at 31 March 2025);
- **CONSOLIDATED SHAREHOLDERS' EQUITY ATTRIBUTABLE TO THE GROUP € 108.1 mln** (€ 107.7 mln as at 30 September 2025)
- **CONSOLIDATED NET FINANCIAL DEBT € 158.7 mln** (€ 150.8 mln as at 30 September 2025)
- **CONSOLIDATED NET PROFIT ATTRIBUTABLE TO THE GROUP € 0.4 MLN** (€ 1.1 mln as at 31 March 2025)

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HIGHLIGHTS AS AT TODAY'S DATE (the figures do not reflect the effects of the disposal transaction to Techbau, the preliminary agreement for which was signed on 9 June 2026)

- **PROPRIETARY PIPELINE, PROPERTIES UNDER DEVELOPMENT** (net of notarial deeds completed and of the completed Homizy properties): **186,300 COMMERCIAL SQM¹ FOR 2,058 STANDARD UNITS²**
- **PIPELINE UNDER DEVELOPMENT IN PARTNERSHIP: 23,900 COMMERCIAL SQM FOR 260 STANDARD UNITS²**
- **AVERAGE PURCHASE COST OF COMMERCIAL SURFACE: 645 €/SQM**
- **ORDER BOOK: 254 STANDARD UNITS² FOR € 126.2 MLN**
- **DEPOSITS/ADVANCES CONTRACTUALIZED ON A PRELIMINARY BASIS: € 38.4 MLN**
- **STANDARD UNITS DELIVERED³: 1,243⁴⁻⁵ FOR € 482 MLN⁶**
- **APPROVED MORTGAGE LOANS: € 162.3 MLN, OF WHICH € 89.9 MLN UTILIZED**

Milan, 11 June 2026 — The Board of Directors of AbitareIn S.p.A. (**AbitareIn** or the **Company**), a Milan-based company leader in residential development, listed on the Euronext Milan market, Euronext STAR Milan segment, today approved the consolidated half-year report of the AbitareIn Group (the AbitareIn Group) as at 31 March 2026 (first half of the financial year).

Luigi Gozzini, Chairman of the Company, comments as follows: *"The half-year closes in a Milanese context that continues to weigh ever more significantly on our business and that has led us to a responsible choice: the preliminary agreement with Techbau, announced on 9 June. By disposing of the initiatives still lacking authorization titles, we safeguard the value built over these years and decisively strengthen our equity and financial soundness. The transaction will in fact bring about an improvement of 135 million euros in the Group's Net Financial Position, which will also be further positively affected by the ordinary management of the projects under completion, with the delivery of approximately 200 apartments. Our conviction remains firm that national-level regulatory action on urban regeneration is needed; in the meantime, we have acted responsibly to ensure continuity and stability for the Group."*

Marco Grillo, CEO of the Company, continues: *"On the operational front, in the half-year we gave priority to the completion of the ongoing projects: the notarial deeds supported sales revenues, EBITDA remained stable at € 6.7 million and we completed and opened the second co-living building of the subsidiary Homizy. With the Techbau transaction, in addition to continuing the activities on the construction sites under construction and delivery, we will be further focused on the evolution of the model towards partnerships with other*

¹ Of which 19,900 sqm to be realized in Subsidized and/or Agreed Housing (Edilizia Convenzionata and/or Concordata).

² No. of apartments assuming an average unit size of 92 sqm for the marketing of free-market housing and 82 sqm for ERS (Social Housing). The number of apartments actually realized and of contracts signed, the total surface area remaining unchanged, may vary depending on the customization of the size of the property units.

³ No. of apartments recalculated on the basis of the average size of the "standard units".

⁴ Cumulative figure of all the apartments delivered by the Group.

⁵ The figure includes the 193 standard units completed of the two projects of the subsidiary Homizy S.p.A. for residential leasing under the co-living format.

⁶ Of which € 75 mln relating to the units of the subsidiary Homizy S.p.A.

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Share capital Euro € 133,074.79 fully paid in – Share premium reserve: Euro 41,148,255



operators, with a lower capital commitment per individual initiative: the direction, already illustrated to the market, that we are pursuing also with the joint venture for the residential project in Rome."

Summary of the main consolidated economic and financial results as at 31 March 2026

The first half of the financial year closed with **CONSOLIDATED REVENUES of € 41.1 million** (€ 63.7 mln as at 31 March 2025) mainly deriving from:

- **€ 26.9 mln of sales revenues** deriving mainly from the notarial deeds of the residential units of the completed projects (€ 8.7 mln as at 31 March 2025);
- **€ 0.0 mln of change in inventories for the purchase of new property complexes** (€ 10.5 mln as at 31 March 2025);
- **€ 8.3 mln of positive change in inventories for work in progress**, net of the release from inventory due to the delivery (following the notarial deed of sale) of the apartments to customers (positive change of € 28.3 mln as at 31 March 2025).

Production progress amounts to € 36.3 mln (€ 36.7 mln as at 31 March 2025).

- **€ 5.6 mln of other revenues** (€ 16.2 mln as at 31 March 2025) which mainly include:
 - The increases in tangible fixed assets in progress relating to investments in properties intended for lease under the co-living format, held by the subsidiaries Smartcity S.r.l. and Deametra S.r.l. for an amount of € 2.7 mln and € 1.8 mln respectively;
 - Other revenues for services to third parties relating to pre- and post-sale services held by the holding company AbitareIn for an amount of € 0.3 mln.

CONSOLIDATED EBITDA amounts to € 6.7 mln (€ 6.5 mln as at 31 March 2025).

CONSOLIDATED EBT amounts to € 1.4 mln (€ 2.2 mln as at 31 March 2025). Margins are strongly influenced by the urban-planning stalemate of the Municipality of Milan, with the consequent failure to launch new projects, by the adoption of the new guidelines of the Municipality of Milan on the new rules for the issuance of authorization titles, as well as by the increase in the incidence of fixed costs due to the delay in the launch of projects.

EBT is negatively affected, by € 0.4 mln, by the write-down of equity investments in other companies, deriving from the fair-value measurement as at the closing date of the reference half-year.

The GROUP NET FINANCIAL DEBT amounts to € 158.7 mln (€ 150.8 mln as at 30 September 2025), of which € 30.5 mln relating to the holding company Abitare In S.p.A., € 37 million relating to the Homizy Group and € 91.2 mln relating to the operating vehicles. The change is mainly attributable to ordinary operations, with total investments of € 32 mln, against collections deriving mainly from the notarial deeds of the residential units for a total amount of approximately € 25 mln.

As at the approval date of the half-year report, it decreased, settling at a value of **€ 139 mln**.

It is also specified that, upon completion of the disposal transaction to Techbau and the payment of the consideration, the Group's net financial debt will see a reduction of a further € 135 mln, in addition to the

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reduction that will derive from the ordinary management of the projects under completion, with the delivery of approximately 200 apartments.

Financial Debt			
31.03.2026	31.03.2026	30.09.2025	Change
amounts in Euro units			
A. Cash and cash equivalents	5.571.058	4.900.576	670.482
B. Means equivalent to cash and cash equivalents	-	-	-
C. Other current financial assets	3.004.607	3.004.692	(85)
D. Liquidity (A) + (B) + (C)	8.575.665	7.905.268	670.397
E. Current financial payables	9.148.467	2.452.795	6.695.672
F. Current portion of non-current debt	61.150.747	51.046.867	10.103.880
G. Current financial debt (E) + (F)	70.299.214	53.499.662	16.799.552
H. Net current financial debt (G) - (D)	61.723.549	45.594.394	16.129.155
I. Non-current financial payables	96.986.305	105.190.031	(8.203.726)
J. Debt instruments	-	-	-
K. Trade payables and other non-current payables	-	-	-
L. Non-current financial debt (I) + (J) + (K)	96.986.305	105.190.031	(8.203.726)
M. Total financial debt (H) + (L)	158.709.854	150.784.425	7.925.429

Overview of the Development Pipeline

As at today's date, net of the projects already completed and delivered (and not taking into account the future effects of the disposal transaction under the preliminary agreement signed on 9 June 2026), the Group's development pipeline, owned by the Group (or for which the Group is the prospective purchaser), comprises **18 areas**, for approximately **186,300 commercial sqm⁷**, corresponding to approximately **2,058 standard apartments⁸**.

Of the apartments in the pipeline, to date **254 apartments⁸ are sold** (on a preliminary basis), for a value of approximately **€ 126.2 mln**, with **contractualized advances** (guaranteed by an insurance surety policy) of **€ 38.4 mln**, and **183 apartments⁸** are currently under construction.

In addition, **1 project** is currently under development, in **partnership** with another operator, in the city of Rome, of **23,900 sqm** of commercial surface, for approximately **260 apartments⁸**.

⁷ Of which 19,900 sqm to be realized in Subsidized and/or Agreed Housing (Edilizia Convenzionata and/or Concordata).

⁸ No. of apartments assuming an average unit size of 92 sqm for the marketing of free-market housing and 82 sqm for ERS (Social Housing). The number of apartments actually realized and of contracts signed, the total surface area remaining unchanged, may vary depending on the customization of the size of the property units.

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Units delivered

The Group has delivered, to date, **1,243⁹ apartments¹⁰⁻¹¹**, for a total value of **€ 482 mln¹²**.

Events subsequent to 31 March 2026

Subsequent to the close of the reference period, the notarial deeds of the residential units of the Palazzo Sintesy project continued: as at today's date, 119 units¹³ have been deeded, for a total value of approximately € 47 mln.

On 9 June 2026 the Company signed a preliminary sale and purchase agreement with Techbau S.p.A. concerning the disposal of the equity investments representing 100% of the share capital of 14 special-purpose vehicles, referable to as many residential development initiatives still awaiting the relevant authorization titles, for approximately 164,000 commercial sqm in total (located in the Municipality of Milan, with the exception of one area in the Municipality of Florence).

The total enterprise value of the target companies was determined at € 135.3 mln. The agreement provides for the payment by Techbau of a provisional consideration of € 95.5 mln, determined on the basis of the net financial position estimated as at 30 June 2026 and subject to the usual adjustment mechanisms. The consideration will be paid in three tranches (€ 8 mln as a confirmatory deposit; € 45 mln at closing; € 42.5 mln by 9 September 2027, with the deferral assisted by an autonomous first-demand guarantee).

The transaction falls within the context of the ongoing slowdown of the urban-planning authorization cycle of the Municipality of Milan and responds to the objective of reducing the Group's overall risk profile, securing assets characterized by high temporal and authorization uncertainty and significantly reducing consolidated debt. Closing is expected by the month of July 2026, subject to the occurrence of certain conditions precedent in line with market practice. For further details, reference is made to the press release issued by the Company on 9 June 2026.

Foreseeable evolution of operations

In the current financial year, the notarial deeds of the Palazzo Sintesy project will continue and the notarial deeds of the second building of the Porta Naviglio Grande project will commence.

Following the completion of the disposal transaction to Techbau, albeit with a downsizing of the perimeter of the development pipeline, the Group will continue its activity in the residential development sector, with a focus on the construction sites currently in progress and in the delivery phase, as well as on the projects

⁹ No. of apartments recalculated on the basis of the average size of the "standard units".

¹⁰ Cumulative figure of all the apartments delivered by the Group.

¹¹ The figure includes the 193 standard units completed of the two projects of the subsidiary Homizy S.p.A. for residential leasing under the co-living format.

¹² Of which € 75 mln relating to the units of the subsidiary Homizy S.p.A.

¹³ No. of apartments recalculated on the basis of the average size of the "standard units".

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already launched — and to be launched — in partnership with other operators. The operating model, also in consideration of the current peculiar Milanese situation, will evolve towards a greater valorization of the Group's design and management know-how, with a lower capital commitment per individual property initiative, in line with the diversification strategy already illustrated to the market.

The transaction will also entail a reduction of € 135 mln in the Group's consolidated debt. As regards any portion of liquidity in excess of the operating and financial needs of the Company and the Group, the Board of Directors will assess, after completion of the transaction, the most appropriate ways for its valorization in the interest of the Company and its shareholders.

Conference call

The Company's management will be available to the financial community in a videocall to be held on Friday **19 June at 11.30 a.m.** (CET).

It is possible to take part in the videocall by requesting the access link at the email address ereni@abitareinspa.com.

It is hereby announced that, as of 12 June 2026, the Half-Year Financial Report as at 31 March 2026 will be available to the public at the registered office, on the Company's website www.abitareinspa.com in the "Investors" Section and at the authorized storage mechanism 1 Info Storage (www.1info.it/PORTALE1INFO).

The Manager responsible for preparing the company's financial reports, Cristiano Contini, declares, pursuant to paragraph 2 of article 154 bis of the Consolidated Law on Finance (Legislative Decree 58/1998), that the accounting information contained in this press release corresponds to the documentary results, the books and the accounting records.

It is also noted that in this press release, in addition to the conventional financial indicators required by IFRS, certain alternative performance indicators are presented in order to allow a better assessment of the performance of economic and financial management. Such indicators are calculated according to the usual market practices.

AbitareIn S.p.A. represents innovation and a paradigm shift in the residential development sector, driven by its democratic vision of living that combines urban regeneration, affordability and the needs of today's families.

Efficiency, industrialisation and the creation of an identity brand are the foundations of a continuous and sustainable growth of the business model that focuses on the person and the home as an "aspirational" consumer product.

AbitareIn is thus committed to renovating the city's disused building stock and reviving its urban fabric, investing in projects of great aesthetic, environmental and social value and dedicating itself to responsible, far-sighted action; aware first and foremost of the essential nature of its new role as #stilistiurbani. The company has been listed on the Euronext Growth Milan of Borsa Italiana since April 2016. From 1 March 2021 it has been listed on the Euronext STAR Milan (ticker: ABT.MI).

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Alphanumeric code of the shares: ABT
ISIN: IT0005445280

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Consolidated Income Statement

	<i>Note</i>	31.03.2026	Related parties	31.03.2025	Related parties
Revenue from sales	20.1	26.936.705		8.683.985	
Revenue from rental	20.2	200.803		-	
Change in inventory for progress of works	20.3	8.302.299		28.298.814	
Change in inventory for new sites purchased		-		10.500.000	
Other revenue	20.4	5.647.252		16.211.943	
TOTAL REVENUE	20	41.087.059		63.694.742	
Property purchased for redevelopment for sale		-		10.500.000	
Raw materials, consumables, supplies and goods		11.520		27.701	
Services	21.1;25	30.806.976	661.428	42.453.027	661.023
Rentals and similar	21.2	257.604		486.074	
Personnel expenses	21.3;25	1.903.212	80.000	1.875.948	80.000
Depreciation/Amortisation	21.4	1.210.481		568.787	
Impairment losses and provisions	21.5;25	50.746	50.746	45.872	45.872
Other operating expenses	21.6	1.375.478		1.814.433	
TOTAL OPERATING EXPENSES	21	35.616.017		57.771.842	
EBIT		5.471.042		5.922.900	
Financial income	22	27.365		229.971	
Financial expenses	22	(4.143.760)		(3.981.984)	(35.844)
EBT		1.354.647		2.170.887	
Income taxes	23	(1.266.838)		(1.150.601)	
PROFIT (LOSS) FOR THE YEAR		87.809		1.020.286	
Of which:					
Net profit (loss) attributable to non-controlling interests		(345.616)		(73.525)	
Net profit (loss) attributable to the owners of the Parent		433.425		1.093.811	

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Consolidated Statement of Comprehensive Income

	<i>Note</i>	31.03.2026	31.03.2025
Profit (loss) for the year		87.809	1.020.286
Other comprehensive income			
<i>That will not be subsequently reclassified in profit or loss for the year</i>			
Employee benefits		19.706	(40.529)
Tax effect		(4.729)	9.727
Total		14.977	(30.802)
<i>That will be subsequently reclassified in profit or loss for the year</i>			
Hedging instruments		73.321	(422)
Tax effect		(17.597)	101
Total		55.724	(321)
Total change in OCI reserve		70.701	(31.123)
Comprehensive income for the period		158.510	989.163
Of which:			
Net profit (loss) attributable to non-controlling interests		(345.616)	(73.525)
Net profit (loss) attributable to the owners of the Parent		504.126	1.062.688
Earnings per share	24	0,01	0,04
Diluted earnings per share	24	0,01	0,04

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Consolidated Statement of Financial Position

	<i>Note</i>	31.03.2026	Related parties	30.09.2025	Related parties
Property, plant and equipment	1	65.910.293		61.994.085	
Intangible assets	2	4.380.998		1.765.978	
Financial activities	3	14.861		-	
Equity investments in other companies	4	867.524		1.288.294	
Deferred tax assets	5	4.380.040		3.808.132	
TOTAL NON-CURRENT ASSETS		75.553.716		68.856.489	
Inventory	6	269.002.257		260.699.958	
Financial assets carried at fair value	7	3.004.607		3.004.692	
Trade receivables	8	1.196.560		4.124.892	
Other current assets	9	13.775.814		18.824.578	
Current tax assets	10	9.971.815		8.486.607	
Cash and cash equivalents	11	5.571.058		4.900.576	
TOTAL CURRENT ASSETS		302.522.111		300.041.303	
TOTAL ASSETS		378.075.827		368.897.792	
Share capital		133.075		133.075	
Reserves		46.551.499		46.480.798	
Profit (loss) carried forward		60.984.786		60.668.696	
Profit (loss) for the year		433.425		384.038	
EQUITY ATTRIBUTABLE TO THE OWNERS OF THE PARENT		108.102.785		107.666.607	
Profit and reserves attributable to non-controlling interests		3.016.728		3.391.396	
EQUITY	12	111.119.513		111.058.003	
Non-current financial liabilities	13	96.986.305		105.190.031	
Employee benefits	14	387.135		379.231	
Other non-current liabilities	15;25	625.417	584.584	630.938	531.645
Customer down payments and deposits	16	24.207.019		37.671.461	
Deferred tax liabilities	5	6.784.321		5.914.876	
TOTAL NON-CURRENT LIABILITIES		128.990.197		149.786.537	
Current financial liabilities	13	70.299.214		53.499.662	
Trade payables	17;25	33.866.715	13.026	29.552.365	90.091
Other current liabilities	18;25	7.982.846	1.451.786	12.555.763	1.344.250
Customer down payments and deposits	16	23.296.654		11.284.762	
Current tax liabilities	19	2.520.688		1.160.700	
TOTAL CURRENT LIABILITIES		137.966.117		108.053.252	
TOTAL LIABILITIES		266.956.314		257.839.789	
TOTAL LIABILITIES AND EQUITY		378.075.827		368.897.792	

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Consolidated Cash Flow Statement (indirect method)

	31.03.2026	31.03.2025
<i>Operating activities</i>		
Profit (loss) for the year	87.809	1.020.286
Income taxes	1.266.838	1.150.601
Financial income	(27.365)	(229.971)
Financial expenses	4.143.760	3.981.984
(Capital gains)/losses from asset disposals	-	-
Net accruals to provisions	122.561	115.549
Accrual to stock grant reserve	-	-
Impairment and depreciation/amortisation of property, plant and equipment and intangible assets	1.210.481	568.787
Cash flows before changes in net working capital	6.804.084	6.607.236
Decrease/(increase) in inventory	(8.302.299)	(38.798.814)
Increase/(decrease) in trade payables	4.314.351	12.493.408
Decrease/(increase) in trade receivables	2.928.332	(68.558)
Change in other current/non-current assets and liabilities	(2.093.794)	(3.997.902)
Net financial income/expenses collected/paid	(3.807.969)	(3.406.776)
Taxes paid	242	-
Use of provisions	(58.447)	(71.789)
Cash flows from (used in) operating activities (A)	(215.500)	(27.243.195)
<i>Investing activities</i>		
Investments in property, plant and equipment	(56.371)	(111.865)
Disposal of property, plant and equipment	-	-
Real estate investments	(4.484.000)	(12.018.535)
Investments in intangible assets	(3.699.972)	(245.946)
Disposal of intangible assets	47.128	-
Other equity investments	-	-
Divestments of other equity investments	26.277	-
Sale of company, net of cash and cash equivalents	-	-
Cash flows from (used in) investing activities (B)	(8.166.938)	(12.376.346)
<i>Financing activities</i>		
Bank loans raised	17.015.596	30.174.905
Bank loan repayments	(16.930.662)	(10.893.798)
Change in current/non-current financial liabilities	9.064.901	6.813.274
Net change in current financial assets	85	10.785.191
Change in consolidation scope	(97.000)	(82.500)
Investment in own shares	-	-
Dividends paid	-	-
Share capital increase against consideration	-	-
Cash flows from (used in) financing activities (C)	9.052.920	36.797.072
Net cash flows in the period (A)+(B)+(C)	670.482	(2.822.469)
Cash and cash equivalents at the beginning of the year	4.900.576	13.776.734
Increase/(decrease) in cash and cash equivalents from 1 October to 31 March	670.482	(2.822.469)
Cash and cash equivalents at the end of the year	5.571.058	10.954.265

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