PRESS RELEASE

ABITAREIN APPROVES THE INTERIM MANAGEMENT REPORT AS AT 30 JUNE 2026 (THIRD QUARTER)

(RESULTS NOT AFFECTED BY THE DISPOSAL TRANSACTION COMPLETED ON 30 JULY 2026)

CONSOLIDATED REVENUES € 55.3 MILLION

CONSOLIDATED EBITDA € 5.5 MILLION

KEY FIGURES (consolidated data as at 30 June 2026 – prepared in accordance with IFRS international accounting standards)

- **CONSOLIDATED REVENUES € 55.3 MILLION** (€ 84.6 million at 30 June 2025)
- **CONSOLIDATED EBITDA € 5.5 million** (€ 9.6 million at 30 June 2025)
- **CONSOLIDATED EBT NEGATIVE BY € 2.9 million** (positive by € 2.0 million at 30 June 2025)
- **CONSOLIDATED SHAREHOLDERS' EQUITY ATTRIBUTABLE TO THE GROUP € 106.2 MILLION** (€ 107.7 million at 30 September 2025)
- **NET FINANCIAL DEBT € 142.6 MILLION** (€ 150.8 million at 30 September 2025)
- **CONSOLIDATED NET PROFIT ATTRIBUTABLE TO THE GROUP NEGATIVE BY € 1.4 MILLION** (positive by € 1.2 million at 30 June 2025)

Milan, 6 August 2026 – The Board of Directors of AbitareIn S.p.A. (AbitareIn or the Company), a Milan-based company and a leader in residential development, listed on the Euronext Milan market, today approved the consolidated interim management report of the AbitareIn Group as at 30 June 2026 (third quarter of the financial year).

Luigi Gozzini, Chairman of AbitareIn, commented on the results as follows: "*The first nine months, the results of which do not reflect the Techbau transaction, confirm how profoundly the Milan context has changed: the slowdown in the permitting cycle, which has lasted almost three years, is not a temporary phase but a structural change in the conditions in which we operate. It is against this backdrop that the disposal to Techbau, completed this past 30 July, must be read: a transaction that has enabled us to secure today the value built up over these years and to significantly strengthen our capital and financial structure. The transaction, already with the collection of the second tranche of Euro 50.8 million received on 30 July, thus brings about a significant reduction in the Group's net financial debt, to which the contribution of the ordinary management of the construction sites being completed will be added. Our conviction remains firm that national legislation 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, added: "*From an operational standpoint, in the first nine months we prioritised the completion of already-authorised projects and the notarial deeds of sale of completed projects. We remain focused on the construction sites under way and being delivered — currently around 100 apartments — while, with the closing of the Techbau transaction, we are accelerating the evolution of our model: partnerships with other industrial and financial operators and service contracts that reduce the capital deployed per individual initiative, leveraging the know-how built up over the years.*"

<u>Summary of the main consolidated economic and financial results as at 30 June 2026</u>

The third quarter of the financial year closed with **CONSOLIDATED REVENUES of € 55.3 million** (€ 84.6 million at 30 June 2025), mainly deriving from:

- **€ 73.4 million of sales revenues** mainly deriving from the notarial deeds of sale of the property units of completed projects (€ 10.6 million at 30 June 2025);
- **€ 4.3 million of change in inventories for the purchase of new property complexes**, relating to the definitive purchase of an area in Milan (€ 10.5 million at 30 June 2025);
- **€ 28.9 million of negative change in inventories for work in progress**, net of the release from inventory due to delivery (following the notarial deed of sale) of the apartments to customers (positive change of € 40.3 million at 30 June 2025).

Production progress amounting to € 48.2 million.

- **€ 6.0 million of Other Revenues** (€ 23.1 million at 30 June 2025) mainly include:
  - The increases in property, plant and equipment in progress relating to investments in properties intended for lease under the co-living formula held by the subsidiaries Smartcity S.r.l. and Deametra S.r.l. for a total of 4.8 million;
  - Other revenues for services to third parties relating to pre- and post-sale services provided by the holding company AbitareIn for an amount of approximately € 1.0 million.

CONSOLIDATED EBITDA € 5.5 MILLION (€ 9.6 million at 30 June 2025)

CONSOLIDATED EBT is negative by € 2.9 million (positive by € 2.0 million in the third quarter of 2025). Margins are strongly affected by the urban-planning standstill in 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 building permits, as well as by the increased incidence of fixed structural costs, which the Company chose to preserve in order to maintain the full operational capacity needed to resume activity once the phase of permitting uncertainty is overcome. Furthermore, the figure is negatively affected, by Euro 2.0 million, by the amortisation and charges connected with the entry into service of the two co-living buildings of the subsidiary Homizy, in the process of being progressively leased.

The EBT figure is also negatively affected, by € 0.4 million, by the write-down of equity investments in other companies, arising from the fair value measurement at the reporting period-end date.

The GROUP'S NET FINANCIAL DEBT amounts to **€ 142.6 million** (€ 150.8 million at 30 September 2025), of which Euro 28.9 million relating to the holding company Abitare In S.p.A., Euro 39.6 million relating to the Homizy Group and Euro 74.2 million relating to the operating vehicles.

The change is mainly attributable to the absorption deriving from ordinary operations for a total of Euro 60 million, against collections deriving mainly from the notarial deeds of sale of the property units for a total amount of approximately Euro 60 million and from the deposit paid by Techbau upon signing of the preliminary agreement.

	Financial Debt 30.06.2026 amounts in Euro units	30.06.2026	30.09.2025	Change
A.	Cash and cash equivalents	7,265,248	4,900,576	2,364,672
B.	Means equivalent to cash and cash equivalents		-	-
C.	Other current financial assets	3,027,192	3,004,692	22,500
D.	**Liquidity (A) + (B) + (C)**	**10,292,440**	**7,905,268**	**2,387,172**
E	Current financial payables	5,756,311	2,452,795	3,303,516
F.	Current portion of non-current debt	61,505,961	51,046,867	10,459,094
G.	**Current financial debt (E) + (F)**	**67,262,271**	**53,499,662**	**13,762,609**
H.	**Net current financial debt (G) - (D)**	**56,969,831**	**45,594,394**	**11,375,437**
I.	Non-current financial payables	85,640,980	105,190,031	(19,549,051)
J.	Debt instruments	-	-	-
K.	Trade payables and other non-current payables	-	-	-
L.	**Non-current financial debt (I) + (J) + (K)**	**85,640,980**	**105,190,031**	**(19,549,051)**
M.	**Total financial debt (H) + (L)**	**142,610,812**	**150,784,425**	**(8,173,613)**

Events after 30 June 2026

On 30 July 2026, the disposal to Techbau New Living S.r.l. (designated by Techbau S.p.A.) of the equity investments representing 100% of the share capital of 14 special-purpose vehicles was completed, relating to the same number of residential development initiatives still awaiting the relevant building permits. The

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Share capital Euro € 133,074.795 fully paid in

overall enterprise value of the target companies was determined at Euro 141.1 million and the consideration for the disposal amounts to Euro 101.3 million, paid as to Euro 8 million on 12 June 2026, as to Euro 50.8 million on 30 July 2026 (at closing) and as to Euro 42.5 million by 9 September 2027, with the deferral assisted by a first-demand autonomous guarantee.

As a result of the completion of the transaction and the collection of the consideration, together with the transfer to the buyer of the project debt attributable to the target companies, the Group's consolidated net financial debt records a significant reduction.

Also on 30 July 2026, the Board of Directors resolved to request Borsa Italiana S.p.A. to exclude the Company's ordinary shares from STAR status, pursuant to Article 2.5.7 of the Rules of the Markets organised and managed by Borsa Italiana S.p.A. The decision is primarily motivated by the change in the Group's size profile, which makes certain requirements characterising the STAR segment — including the publication of quarterly data — of limited significance. The Company's shares will continue to be traded on Euronext Milan.

On 5 August 2026, the Company signed a service contract with a leading asset management company (SGR) for a residential project of approximately 80 apartments in Milan, which provides for the conservation and renovation of the existing building through a process of regenerating currently unused spaces.

<u>Foreseeable evolution of operations</u>

Notwithstanding a downsizing of the development pipeline perimeter resulting from the completion of the disposal transaction to Techbau, the Group will continue its activity in the residential development sector.

Bearing in mind that the evolution of the Milan urban-planning situation will be a determining factor, in the coming months the Company will focus on: (i) the continuation and completion of the construction sites under way, with the delivery of the apartments of the already-authorised initiatives; (ii) the optimisation and lightening of the Company's financial structure; (iii) the assessment, by the Board of Directors, of the best ways to enhance the value of any excess liquidity, in the interest of the Company and its shareholders; and (iv) the assessment of investment opportunities in new initiatives, also in partnership with other operators, further developing the Company's business model through service contracts and other forms of collaboration that limit the deployment of own capital, leveraging the know-how built up over time.

As of today, an agreement is under way for the development, in partnership, of a project of more than 200 apartments in Rome, in addition to a further service contract in favour of a third-party operator, for the construction of approximately 80 apartments in Milan. These transactions are governed by service contracts, with an average four-year duration, which provide for remuneration comprising a fixed component and a variable component linked to the economic results of the project, as well as to the amount of equity invested by Abitare In in the initiative.

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The interim management report as at 30 June 2026 is available to the public at the registered office, on the Company's website www.abitareinspa.com in the Investors Section and at the authorised storage mechanism 1 Info Storage (www.1info.it/PORTALE1INFO).

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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, books and accounting records.

It is also noted that this press release presents, in addition to the conventional financial indicators provided for by IFRS, certain alternative performance measures in order to allow a better assessment of the trend in economic and financial management. Such indicators are calculated in accordance with usual market practice.

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AbitareIn S.p.A. represents innovation and a paradigm shift in the residential development sector, guided by its democratic vision of living that combines urban regeneration, affordability and the needs of today's families.
Efficiency, industrialisation and the creation of a distinctive brand are the foundations of a continuous and sustainable growth of the business model, which places at its centre the person and the home as an "aspirational" consumer product.
AbitareIn is thus committed to renewing the city's disused building stock and to bringing its urban fabric back to life, investing in projects of great aesthetic, environmental and social value and dedicating itself to responsible and far-sighted action; aware, first of all, of the essential nature of its new role as #stilistiurbani (urban stylists). In April 2016 the company was listed on the AIM Italia market of Borsa Italiana; since 1 March 2021 it has been listed on the Euronext Milan market (ticker: ABT.MI).
Alphanumeric code for the shares: ABT
ISIN Code: IT0005445280

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Consolidated Income Statement

	30.06.2026	30.06.2025
Sales revenues	73,432,939	10,642,779
Rental revenues	545,023	
Change in inventories for work in progress	-28,970,769	40,345,761
Change in inventories for the purchase of new areas	4,270,000	10,500,000
Other revenues	6,024,304	23,068,084
TOTAL REVENUES	**55,301,497**	**84,556,624**
Property purchases for development for sale	4,270,000	10,500,000
Property purchases for development for lease	-	-
Purchases of raw materials, ancillary materials, consumables and goods	20,128	35,707
Costs for services	39,653,507	58,332,075
Rentals and other	454,867	769,201
Personnel costs	2,915,244	2,837,952
Amortisation and depreciation	2,463,451	857,614
Write-downs and provisions	-	133,809
Other operating costs	2,532,888	2,515,338
TOTAL OPERATING COSTS	**52,310,085**	**75,981,696**
OPERATING RESULT (EBIT)	**2,991,412**	**8,574,928**
Financial income	41,824	233,655
Financial expenses	(5,977,805)	(6,797,889)
PROFIT BEFORE TAXES (EBT)	**-2,944,570**	**2,010,694**
Taxes	812,555	(901,201)
PROFIT (LOSS) FOR THE YEAR	**-2,132,015**	**1,109,493**
Of which:		
Net result attributable to non-controlling interests	(710,360)	(124,369)
Net result attributable to the Group	(1,421,655)	1,233,862

Consolidated Statement of Comprehensive Income

	30.06.2026	30.06.2025
Profit (loss) for the year	**-2,132,015**	**1,109,493**
Other components of comprehensive income		
That will not be subsequently reclassified to profit or loss		
Employee benefits	14,977	(31,278)
Tax effect	(3,594)	7,543
Total	**11,383**	**(23,735)**
That will be subsequently reclassified to profit or loss		
Hedging instruments	55,724	(21,868)
Tax effect	(13,374)	5,249
Total	**42,350**	**(16,619)**
Total change in OCI reserve	**53,733**	**(40,354)**
Comprehensive result for the period	**(2,078,282)**	**1,069,139**
Of which:		
Net result attributable to non-controlling interests	(710,360)	(124,369)
Net result attributable to the Group	(1,367,922)	1,193,508

Consolidated Statement of Financial Position

	30.06.2026	30.09.2025
Property, plant and equipment	70,175,095	61,994,085
Intangible assets	1,551,017	1,765,978
Financial assets	-	-
Equity investments in other companies	844,050	1,288,294
Deferred tax assets	1,447,603	3,808,132
TOTAL NON-CURRENT ASSETS	**74,017,766**	**68,856,489**
Inventories	238,537,237	260,699,958
Financial assets measured at fair value	3,027,192	3,004,692
Trade receivables	1,304,372	4,124,892
Other current assets	8,728,603	18,824,578
Current tax assets	8,763,875	8,486,607
Cash and cash equivalents	7,265,248	4,900,576
TOTAL CURRENT ASSETS	**267,626,527**	**300,041,303**
TOTAL ASSETS	**341,644,292**	**368,897,792**
Share capital	133,075	133,075
Reserves	46,551,502	46,480,798
Retained earnings/(losses)	60,984,786	60,668,696
Profit/(loss) for the year	-1,421,655	384,038
GROUP SHAREHOLDERS' EQUITY	**106,247,709**	**107,666,607**
Profit and reserves attributable to non-controlling inte	2,651,984	3,391,396
SHAREHOLDERS' EQUITY	**108,899,693**	**111,058,003**
Non-current financial liabilities	85,640,980	105,190,031
Employee benefits	597,923	379,231
Other non-current liabilities	805,703	630,938
Non-current deposits and advances from customers	9,481,615	37,671,461
Deferred tax liabilities	5,664,982	5,914,876
TOTAL NON-CURRENT LIABILITIES	**102,191,203**	**149,786,537**
Current financial liabilities	67,262,271	53,499,662
Trade payables	21,334,695	29,552,365
Other current liabilities	15,527,672	12,555,763
Current deposits and advances from customers	26,239,471	11,284,762
Current tax liabilities	189,288	1,160,700
TOTAL CURRENT LIABILITIES	**130,553,397**	**108,053,252**
TOTAL LIABILITIES	**232,744,600**	**257,839,789**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**341,644,292**	**368,897,792**

Abitare In S.p.A.

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Consolidated Cash Flow Statement (indirect method)

	30.06.2026	30.06.2025
Operating activities		
Profit (loss) for the year	(2,132,015)	1,109,493
Income taxes	(812,555)	901,201
Financial income	(27,365)	(233,655)
Financial expenses	4,143,760	6,797,889
Net provisions		238,075
Amortisation, depreciation and write-downs of property, plant and equipme	2,463,451	857,614
Cash flow before changes in net working capital	**3,635,276**	**9,670,617**
Decrease/(increase) in inventories	22,162,721	(50,845,761)
Increase/(decrease) in trade payables	(8,217,670)	13,162,312
Decrease/(increase) in trade receivables	2,820,520	1,731,845
Changes in other current/non-current assets and liabilities	1,095,957	(4,895,059)
Net financial expenses/income paid/collected	(3,699,395)	(6,728,679)
Taxes paid		(47,882)
Use of provisions		(87,348)
Cash flow generated/(absorbed) by operating activities (A)	**17,797,410**	**(38,039,955)**
Investing activities		
Investments in property, plant and equipment		(126,912)
Property investments	(10,429,501)	(18,650,003)
Investments in intangible assets		(358,827)
Cash flow generated/(absorbed) by investing activities (B)	**(10,429,501)**	**(19,135,742)**
Financing activities		
Drawdown of bank loans	28,078,592	49,630,220
Repayment of bank loans	(30,343,250)	(15,394,192)
Change in current/non-current financial liabilities	(2,716,081)	5,587,677
Net changes in current financial assets	(22,500)	9,782,274
Change in consolidation scope		(82,500)
Cash flow generated/(absorbed) by financing activities (C)	**(5,003,239)**	**49,523,479**
Net cash flow for the period (A)+(B)+(C)	**2,364,670**	**(7,652,218)**
Cash and cash equivalents at beginning of period	**4,900,576**	**13,776,733**
Increase/(decrease) in cash and cash equivalents from 1 October to 30 June	2,364,670	(7,652,218)
Cash and cash equivalents at end of period	**7,265,246**	**6,124,515**