



PRESS RELEASE

ABITAREIN: SHAREHOLDERS' MEETING EXAMINES THE CONSOLIDATED FINANCIAL STATEMENTS AND APPROVES THE FINANCIAL STATEMENTS AS AT 09.30.2021
Consolidated REVENUE +70.8% and consolidated ADJ EBT +58.1%

Consolidated REVENUE Euro 124.8 million

Consolidated ADJ EBT Euro 19.6 million

ALLOCATION OF NET INCOME APPROVED

REPORT ON THE REMUNERATION POLICY AND REMUNERATION PAID ALSO APPROVED

Milan, January 22, 2022 - The Shareholders' meeting of **AbitareIn S.p.A.** (the "**Company**") - a leading Milan based company in residential development, listed on the Euronext STAR Milan market (ticker symbol: ABT.MI) - met today in second call, examined the Consolidated Financial Statements of the Group headed by AbitareIn (the "Group") as at 30 September 2021 and reviewed and approved the Financial Statements for the year ended September 30, 2021 and the net income allocation.

The financial statements approved by the Shareholders' Meeting and the consolidated financial statements reviewed by the Shareholders' Meeting are the same documents and contain the same accounting information approved by the Board of Directors on December 3, 2021 and disclosed to the market on the same date.

Summary of the main consolidated financial results (consolidated figures as at 30 September 2021 - prepared in accordance with IFRS international accounting standards):

- **CONSOLIDATED REVENUE EQUAL TO EURO 124.8 MILLION (Euro 73.1 million as at 30/09/2020)**
- **CONSOLIDATED ADJ EBT¹ EQUAL TO EURO 19.6 MILLION (EURO 12.4 million as at 30/09/2020)**
- **GROUP'S CONSOLIDATED NET PROFIT EQUAL TO EURO 12.2 MILLION (Euro 9.2 million as at 30/09/2020)**
- **CONSOLIDATED NET FINANCIAL POSITION EQUAL TO EURO 75.1 MILLION (Euro 26.1 million as at 30/09/2019) € 25.4 million net of € 49.7 million invested for the purchase of new areas**

¹ Adjusted due to higher notional costs (Euro 2.4 million) as a result of applying IFRS 2 in relation to the allocation of the Stock Grant and "listing costs" for the transition to the Euronext Milan Market – Euronext STAR Milan Segment (Euro 0.54 million)

Abitare In S.p.A.

Registered office: Via degli Olivetani 10/12, 20123 Milan – Operating Headquarters: Viale Umbria 32, 20135 Milan

Company listed on AIM Italia (ticker ABT.MI) - VAT no. 09281610965 - Tel. +39 / 02 - 67 02 550

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Share capital Euro 127,728.00 fully paid in – Share premium reserve: Euro 36,989,382.50



- **CONSOLIDATED GROUP SHAREHOLDERS' EQUITY EQUAL TO EURO 72.4 MILLION (EURO 57.8 million as at 30/09/2020)**
- **MORTGAGES AND LOANS APPROVED FOR EURO 217 MILLION, OF WHICH EURO 88 MILLION USED**
- **EPS Euro 0.47 (EPS Euro 0.35 as at 30/09/2020)**

The main group financial results as at 30 September 2021

The **revenue** of the parent company as at 30 September 2021 amounted to Euro **9.8 million** and is mainly due to revenue from service and intellectual property remuneration contracts signed with the operating vehicles.

The **profit, amounting to Euro 6,760,145**, was strongly influenced by the dividends distributed by the subsidiary Abitare In Maggiolina relating to the deeds executed in 2020.

Net Income allocation

With reference to the allocation of the profit for the year, the General Meeting approved the proposal to allocate all the profit for the year as retained earnings, as shown in the table below:

DESCRIPTION	VALUE
Net profit	
Retained earnings	€ 6,760,145
Total	€ 6,760,145

Report on the remuneration policy and the fees paid

The Shareholders' Meeting, regarding to the report on the remuneration policy and the fees paid (the "Report"), drawn up in compliance with art. 123-ter of Legislative Decree No. 58/1998 (the Consolidated Finance Act) and art. 84-quater of the Consob Regulation No. 11971/1999, approved:

- With binding resolution, the first section of the Report, which sets out the Company's policy on the remuneration of members of the Board of Directors, key management personnel and members of the Board of Statutory Auditors with reference to the financial year ending 30 September 2022, as well as the procedures used to adopt and implement this policy;
- With non-binding resolution, the second section of the Report, containing details of the remuneration of the members of the Board of Directors, key management personnel and members of the Board of Statutory Auditors for the financial year ending 30 September 2021.

The Manager in charge of preparing the accounting and corporate documents 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,

Abitare In S.p.A.



accounting books and records. It should also be pointed out that in this press release, in addition to the conventional financial indicators provided for by IFRS, some alternative performance indicators (e.g. EBT ADJ) are presented in order to allow for a better assessment of the economic and financial performance. These indicators are calculated according to the usual market practices.

The minutes of the Shareholders' Meeting will be made available to the public within the terms provided for by the regulations in force.

Please note that the annual financial report as at 30 September 2021, including the annual and consolidated financial statements, the Directors' report on operations, the report on corporate governance and ownership structure, the certification of the delegated bodies and the manager in charge of drawing up the corporate accounting documents pursuant to art. 154-bis paragraph 5 of the Consolidated Law on Finance and the reports of the Board of Statutory Auditors and of the Independent Auditors, are available to the public at the registered office, on the Company's website www.abitareinspa.com, under section Corporate Governance/Shareholders' meetings, as well as on the authorised dissemination and storage mechanism 1Info (available at www.1info.it), as required by law.

In compliance with the provisions set out in art. 125-quater, paragraph 2 of the Consolidated Law on Finance, a summary statement of votes including the number of shares represented at the Meeting and the shares for which a vote was cast, the percentage of capital that these shares represent, as well as the number of votes in favour and against the resolution and the number of abstentions, will be made available to the public within five days from the date of the Meeting on the company's website.

AbitareIn S.p.A. is a company that leads the residential development sector in Milan, founded by Luigi Gozzini and Marco Grillo. The Company only undertakes residential urban regeneration projects, offering an aspirational product tailored to the living needs of today's families, with particular attention to sustainability and environmental footprint. AbitareIn stands out for its extremely innovative business model that involves creating a completely customisable "home" product that benefits from the economies of scale typical of an industrialised model. AbitareIn's strength is the implementation of a marketing strategy that permits real estate units to be sold before construction work begins. The company has been listed on the EGM market of Euronext since April 2016. From 1 March 2021 it has been listed on the Euronext Milan Market – Euronext STAR Milan Segment (ticker: ABT.MI).

Alphanumeric code of the shares: ABT
ISIN: IT0005445280

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Share capital Euro € 132,654.06 fully paid in – Share premium reserve: Euro 40,827,659