

STILISTI URBANI - MADE IN MILANO



Abitare In®

31.12  
2021

**ABITARE IN GROUP**

**INTERIM DIRECTORS' REPORT  
AT 31 DECEMBER 2021**

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## **MANAGEMENT AND CONTROL BODIES**

### **Board of Directors**

**Luigi Francesco Gozzini - Chairman and Chief Executive Officer**

**Marco Claudio Grillo - Chief Executive Officer**

**Mario Benito Mazzoleni - Independent Board member**

**Giuseppe Carlo Vegas - Independent Board member**

**Nicla Picchi - Independent Board member**

**Eleonora Reni - Board member**

### **Board of Statutory Auditors**

**Ivano Passoni - Chairman**

**Marco Dorizzi - Standing statutory auditor**

**Matteo Ceravolo - Standing statutory auditor**

**Fanny Butera - Substitute statutory auditor**

**Mariateresa Giangreco - Substitute statutory auditor**

### **Auditing firm**

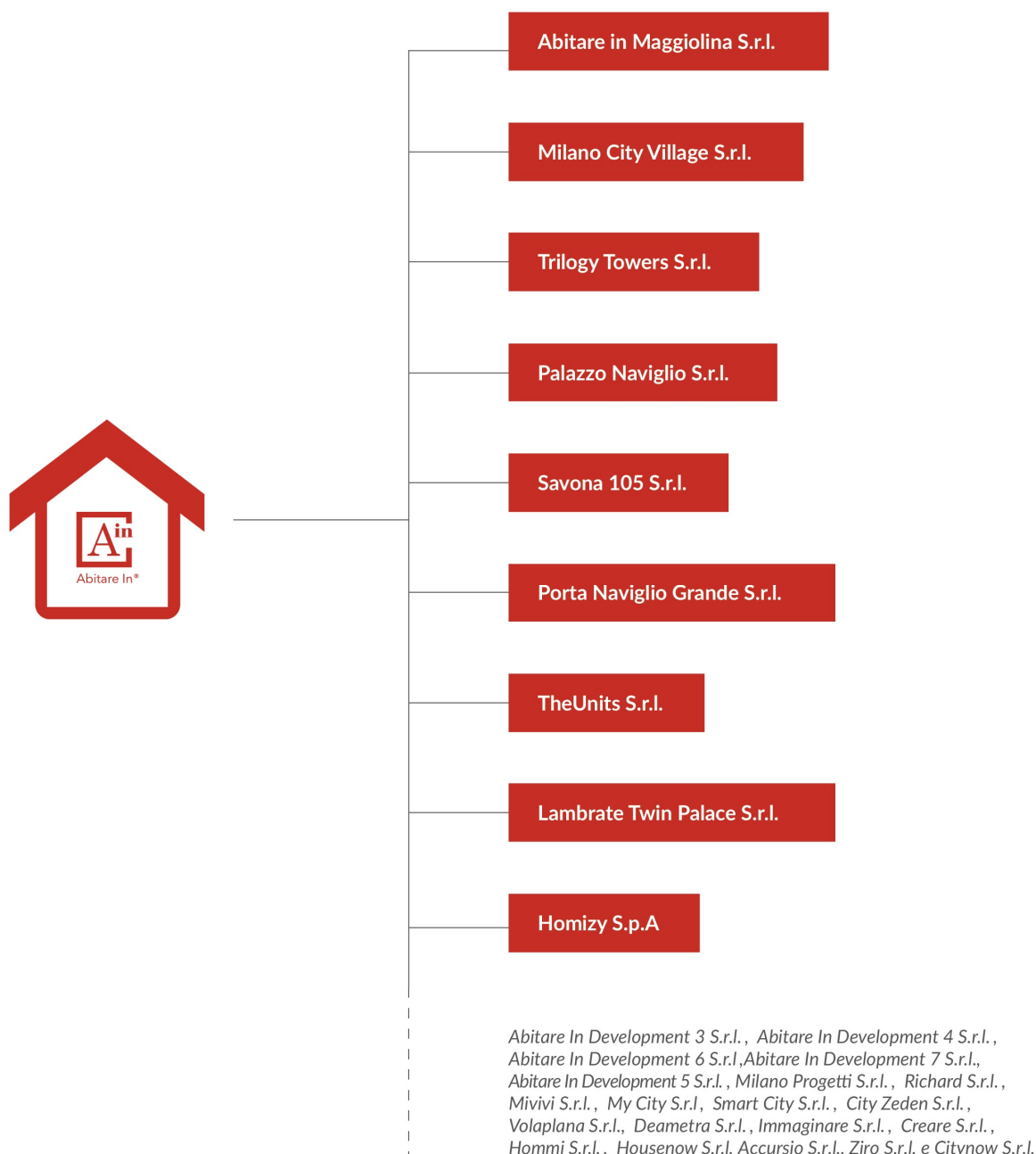
**BDO Italia S.p.A.**

### **Manager in charge of preparing the accounting documents**

**Cristiano Contini**

# Group structure

## AS AT 31 DECEMBER 2021



## INTRODUCTION

On 18 March 2016, Legislative Decree no. 25 of 15 February 2016 (the "Decree"), transposing Directive 2013/50/EU amending Directive 2004/109/EC on information about listed issuers (so-called Transparency Directive) came into force. The Decree eliminated the obligation to publish the interim directors' report in order to reduce administrative charges for listed issuers and to mitigate the focus on short-term results by issuers and investors.

With its notice of 21 April 2016, Borsa Italiana specified that for issuers with shares listed in the Star segment, the provisions of the Stock Exchange Regulations on the publication of the interim directors' report and, in particular, Article 2.2.3, paragraph 3, of the Stock Exchange Regulations, will continue to apply.

Consequently, this interim directors' report has been prepared to follow on from the previous interim reports, as indicated by the existing Article 154-ter, paragraph 5, of the Consolidated Law on Finance ("TUF"). Therefore, the provisions of the international accounting standard on interim financial reporting (IAS 34 "Interim financial reporting") are not adopted.

The International Accounting Standards (IAS) and International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and the related interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC), endorsed by the European Commission and in force at the time of approval of this Report, have been applied for the valuation and measurement of the accounting figures included in this Interim Directors' Report. The accounting standards and criteria are consistent with those used for the preparation of the financial statements at 30 September 2021, which should be referred to for further details.

In view of the fact that Abitare In S.p.A. (hereinafter also "Abitare In") holds controlling interests, the Interim Directors' Report has been prepared on a consolidated basis. All the information included in this Report relates to the consolidated data of the Abitare In Group.

The Interim Directors' Report at 31 December 2021 was approved by the Board of Directors on 14 February 2022.

The subsidiaries' quarterly reports, used for the preparation of this Consolidated Interim Directors' Report, were reclassified for consistency with the parent company.

The data in this document are expressed in Euro, unless otherwise indicated.

The scope of consolidation as at 31 December 2021 did not change with respect to 30 September 2021.



The following companies are included in the scope of consolidation (on a line by line basis):

Company	Location	Share Capital	% of ownership
Abitare In Development 3 S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Abitare In Development 4 S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Abitare In Development 5 S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Abitare In Development 6 S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Abitare In Development 7 S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Abitare In Maggiolina S.r.l.	Milan, via degli Olivetani 10/12	100.000	100%
Accursio S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
City Zeden S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Creare S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Deametra S.r.l.	Milan, via degli Olivetani 10/12	10.000	70,72%*
Homizy S.p.A.	Milan, via degli Olivetani 10/12	115.850	70,72%
Hommi S.r.l.	Milan, via degli Olivetani 10/12	10.000	70,72%*
Housenow S.r.l.	Milan, via degli Olivetani 10/12	10.000	70,72%*
Immaginare S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Lambrate Twin Palace S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Milano City Village S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Milano Progetti S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Mivivi S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
MyCity S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Palazzo Naviglio S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Porta Naviglio Grande S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Richard S.r.l.	Milan, via degli Olivetani 10/12	1.000.000	100%**
Savona 105 S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Smartcity S.r.l.	Milan, via degli Olivetani 10/12	10.000	70,72%*
TheUnits S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%
Trilogy Towers S.r.l.	Milan, via degli Olivetani 10/12	10.000	100%

\*: 70.72% owned by Abitare In S.p.A. through Homizy S.p.A.

\*\* : 100% owned by Abitare In S.p.A. through Abitare In Development 4 S.r.l.

## ABITARE IN GROUP'S INTERIM REPORT ON OPERATIONS

The Group specialises in implementing urban redevelopment projects involving the purchase of disused or abandoned properties, their demolition and the building of new residential complexes (demolition and construction are entirely outsourced through tender contracts) and, finally, their marketing. The Group mainly addresses families who buy a home to live in, focusing its development activities, in particular, on the semi-central areas of the city of Milan, whose selection - the result of careful research within a portfolio of opportunities outlined by the Issuer's internal function - is based on the socio-economic fabric, demographics and the supply and demand relationship.

The Company's mission is to "satisfy the housing needs of today's families" and for this reason it has recently expanded its range of products, to cover a wider market, starting from the end of 2019, the Group also launched the project called "Homizy". Homizy nowadays is an innovative SME dedicated to the development of a new strategic line of business, namely the development and rental of

residential properties through so-called co-living solutions, listed on the Euronext Growth Milan market, in the Professional Segment.

In particular, Homizy offers young employees, aged between 20 and 35, who relocate from their places of origin to a different city to pursue their careers or who want to fly the nest and become more independent, a smart, high-quality, dynamic and economically sustainable medium/long term living solution that guarantees efficiency of management and maintenance, innovative services and spaces for socialising.

## Highlights (at the date of approval of this report)

### STATEMENT OF FINANCIAL POSITION HIGHLIGHTS as at 31/12/2021



**235m €**

Value of inventory



**80m €**

Loans



**34%**

Loan to Cost

### KEY NON-FINANCIAL INDICATORS at 14/02/2022

#### *ORDER BOOK*



**618<sup>1</sup>**

Apartments



**481<sup>2</sup>**

preliminary  
conveyance  
agreements signed



**254m €**

(total value)



**79m €**

Down payments/Deposits  
(from customers with  
contracts)

#### *CONSTRUCTION SITE*



**381<sup>1</sup>**

Ap.ts delivered  
(number)



#### *PROGRESS*

**121m €**

Units delivered  
(amount)



**449**

Ap.ts under  
construction





## DEVELOPMENT

**300,000m<sup>3-4</sup>**

net saleable area



## PIPELINE <sup>3</sup>

**3,318<sup>1-5</sup>**

(Standard-Size Units)



**551 €/m<sup>2</sup> of net  
saleable area**

Average purchase cost

Net saleable area

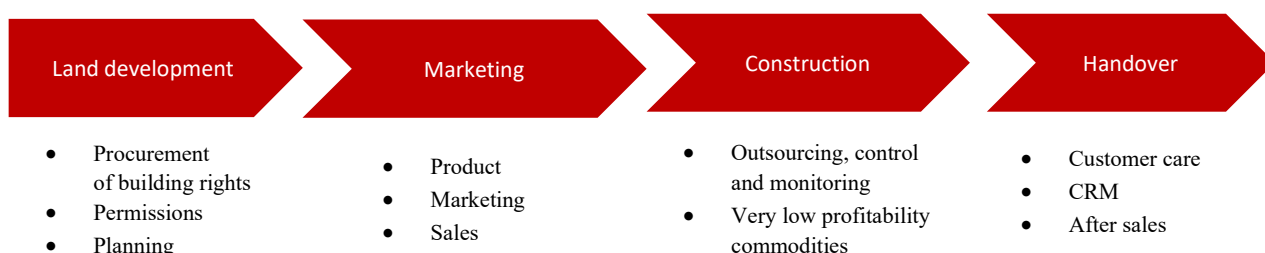
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### Notes

1. No. of apartments, considering an average surface area of 92 m<sup>2</sup> for the marketing in unrestricted building and 82 m<sup>2</sup> for social housing.  
*The actual number of apartments built and for which contracts have been signed - without prejudice to the combined floor area (m<sup>2</sup>) - may vary depending on the level of customisation of the surface area of the real estate units.*
2. May differ from the no. of apartments depending on the actual size of the apartments sold. In the most recent transactions, Abitare In has noted a significant and progressive increase in the average size of apartments sold.
3. About 16,500 m<sup>2</sup> of net saleable area for development with the co-living formula by the subsidiary Homizy are included.
4. Of which 26,000 m<sup>2</sup> of social housing.
5. Of which 317 social housing apartments.

### Pipelines under development (at the date of approval of this report)

As at the date of approval of this report, the AbitareIn Group is the owner or promissory buyer, by virtue of binding agreements, of 22 areas, corresponding to 300,000 square meters of net saleable area for development, equivalent to 3,318 standard-size apartments (the Development Pipeline). The various initiatives included in the Pipeline, located in strategic areas of the City of Milan (Porta Romana District, Lambrate, Naviglio Grande, Certosa) are at different stages of development, based on the Company's business model:



Of the more than **3,300 apartments** in the pipeline, without considering the commercialization in progress, **618 apartments have already been sold** (on a preliminary basis), for a **value of € 254 mln**, with **contractual advances** (guaranteed by an insurance surety policy) **for € 79 mln**.

The Group has **delivered 381 apartments to date**, divided into the three projects Abitare In Poste, Abitare In Maggiolina and Olimpia Garden, for a **total value of € 121 mln**, while 483 apartments are currently under construction.

# PROJECTS *under development*

**Delivered** (Blue checkmark icon)

**Sold** (Green checkmark icon)

**Projects developed by Homizy** (Yellow circle icon)

**Projects shown on the map:**

- PIAZZALE ACCURSIO
- GRECO
- NoLo
- Abitare in MAGLIOLINA
- TWIN PALACE
- RUBATTINO
- PT/Abitare in Poste
- Lambrate Design District
- TUCIDE
- OLIMPIA GARDEN
- CORVETTO
- CORVETTO 2
- VIGENTINO
- TACITO 2
- PORTA ROMANA DISTRICT
- SHOWROOM
- SAVONA IOS
- PALAZZO NAVIGLIO
- BISCEGLIE
- NAVIGLIO GRANDE
- ACCURSIO 2

## Group operating performance in the period ending 31 December 2021

The main elements of the reclassified consolidated income statement and the reclassified consolidated balance sheet and financial position are shown below.

### Reclassified consolidated income statement

Description	31.12.2021	% on core business revenues	31.12.2020	% on core business revenues
Revenue from the sale of real estate	9.014.152	25,39%	21.180.952	48,07%
Changes in inventory of work in progress and finished products	10.091.824	28,42%	(4.835.772)	-10,97%
Change in inventory of real estate complexes purchased	16.150.000	45,48%	27.386.991	62,15%
Other revenue	250.800	0,71%	330.476	0,75%
Total revenue from operating activities	35.506.776	100,00%	44.062.647	100,00%
Production costs	33.020.189	93,00%	40.509.098	91,94%
<b>ADDED VALUE</b>	<b>2.486.587</b>	<b>7,00%</b>	<b>3.553.549</b>	<b>8,06%</b>
Personnel expenses	603.629	1,70%	524.249	1,19%
Other operating expenses	329.146	0,93%	750.548	1,70%
<b>EBITDA</b>	<b>1.553.812</b>	<b>4,38%</b>	<b>2.278.752</b>	<b>5,17%</b>
<b>Adjusted EBITDA (1)</b>	<b>1.990.820</b>	<b>5,61%</b>	<b>2.278.752</b>	<b>5,17%</b>
Depreciation/amortisation, impairment and other provisions	275.204	0,78%	202.015	0,46%
<b>EBIT</b>	<b>1.278.608</b>	<b>3,60%</b>	<b>2.076.737</b>	<b>4,71%</b>
<b>Adjusted EBIT (1)</b>	<b>1.715.616</b>	<b>4,83%</b>	<b>2.076.737</b>	<b>4,71%</b>
Financial income and expenses and adjustments to financial assets	6.995.213	19,70%	1.081.326	2,45%
<b>EBT</b>	<b>8.273.821</b>	<b>23,30%</b>	<b>3.158.063</b>	<b>7,17%</b>
<b>Adjusted EBT (1)</b>	<b>8.710.829</b>	<b>24,53%</b>	<b>3.158.063</b>	<b>7,17%</b>
Income taxes	(519.911)	-1,46%	(212.052)	-0,48%
<b>Profit (loss) for the year</b>	<b>7.753.910</b>	<b>21,84%</b>	<b>2.946.011</b>	<b>6,69%</b>

The first quarter of the year ended with CONSOLIDATED REVENUE equal to Euro 35.5 mln (Euro 44 mln in the same period of the previous year), deriving from:

- Euro 10 mln change in inventory for progress of works, net of discharge due to delivery (consequent to notarial deed) of apartments to customers (negative for Euro 4.8 mln in the first quarter of the previous year);
- Euro 9 mln in Sales Revenue deriving from notarial deeds for the real estate units (Euro 21.1 mln in the first quarter of the previous year);
- Euro 16.2 mln change in inventory due to the purchase of new real estate complexes (Euro 27.4 mln in the first quarter of the previous year).

Production progress is equal to Euro 19.5 mln (Euro 13.5 mln in the first quarter of the previous year).

CONSOLIDATED ADJ<sup>1</sup> EBT amounts to Euro 8.7 million. The EBT figure was prudentially adjusted downwards to take account of the increase in the construction costs on construction sites scheduled for delivery in the coming 15 months. The adjustment, totalling about Euro 5.6 mln, is mainly due to the agreements finalised with the contractors on these construction sites in order to support the production chain and guarantee customers the delivery of a quality product without any further deadline slippages.

The EBT figure includes the financial income from the IPO of the subsidiary Homizy S.p.A., for Euro 5.9 mln.

The EBT is also increased, by Euro 1.9 mln, by income not deriving from operating activities, given by the capital gain from the re-measurement at fair value of the equity investment in Tecma Solutions S.p.A.

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<sup>1</sup> Adjusted due to higher notional costs (Euro 0.4 million) as a result of applying IFRS 2 in relation to the allocation of the Stock Grant established in favour of the management

## Reclassified consolidated statement of financial position

Investments	31.12.2021	30.09.2021
Intangible assets	1.928.473	1.673.958
Property, plant and equipment	9.139.417	8.980.198
Equity investments in other companies	6.295.939	4.370.694
Other non-current assets	1.559.328	1.172.151
Other current assets	18.520.968	18.343.212
Inventory	235.090.508	209.663.389
Other current and non-current liabilities	(99.688.526)	(96.267.664)
<b>NET INVESTED CAPITAL</b>	<b>172.846.107</b>	<b>147.935.938</b>
Cash and cash equivalents	(14.425.024)	(13.778.285)
Current financial payables	19.494.017	16.710.663
Non-current financial payables	79.374.413	72.167.050
<b>NET FINANCIAL POSITION</b>	<b>84.443.406</b>	<b>75.099.428</b>
Share capital	132.654	129.677
Reserves and profit (loss) carried forward	80.472.654	60.515.075
Profit (loss) for the year	7.797.393	12.191.758
<b>EQUITY</b>	<b>88.402.701</b>	<b>72.836.510</b>
<b>SOURCES OF FINANCING</b>	<b>172.846.107</b>	<b>147.935.938</b>

## Consolidated Net Financial Position

Consolidated Net Financial Position	31.12.2021	30.09.2021	Change
amounts in Euro			
A. Cash and cash equivalents	14.425.024	13.778.285	646.739
B. Means equivalent to cash and cash equivalents	-	-	-
C. Other current financial assets	-	-	-
<b>D. Liquidity (A) + (B) + (C)</b>	<b>14.425.024</b>	<b>13.778.285</b>	<b>646.739</b>
E. Current financial payables	-	-	-
F. Current portion of non-current debt	19.494.017	16.710.663	2.783.354
<b>G. Current financial debt (E) + (F)</b>	<b>19.494.017</b>	<b>16.710.663</b>	<b>2.783.354</b>
<b>H. Net current financial debt (G) - (D)</b>	<b>5.068.993</b>	<b>2.932.378</b>	<b>2.136.615</b>
I. Non-current financial payables	79.374.413	72.167.050	7.207.363
J. Debt instruments	-	-	-
K. Trade payables and other non-current payables	-	-	-
<b>L. Non-current financial debt (I) + (J) + (K)</b>	<b>79.374.413</b>	<b>72.167.050</b>	<b>7.207.363</b>
<b>M. Total financial debt (H) + (L)</b>	<b>84.443.406</b>	<b>75.099.428</b>	<b>9.343.978</b>

The CONSOLIDATED NET FINANCIAL POSITION is equal to Euro 84.4 mln (Euro 75.1 mln as at 30 September 2021), an increase of Euro 9.3 mln compared to 30/09/2021, versus total investments of Euro 32.6 mln, comprising Euro 15.8 mln for purchase of new areas and Euro 16.8 mln for work on orders in progress (progress of construction sites). Net of investments to purchase new areas, the consolidated NFP would have amounted to Euro 68.6 mln.



## Ratios

STRUCTURE RATIOS	31.12.2021	30.09.2021
<b>Equity to non-current assets ratio</b> EQUITY/NON-CURRENT ASSETS	4,47	4,44
<b>Equity + non-current liabilities to non-current assets ratio</b> EQUITY + NON-CURRENT LIABILITIES/NON-CURRENT ASSETS	12,64	13,32

EQUITY AND FINANCIAL RATIOS	31.12.2021	30.09.2021
<b>Leverage</b> INVESTED CAPITAL/EQUITY	3,25	3,54
<b>Investment flexibility ratio</b> CURRENT ASSETS/INVESTED CAPITAL	93,41%	93,68%
<b>Financial debt ratio</b> BORROWINGS/EQUITY	2,25	2,54

PROFITABILITY RATIOS	31.12.2021	31.12.2020
<b>ROD</b> FINANCIAL EXPENSES/INTEREST-BEARING DEBT	0,83%	0,82%
<b>ROD*</b> FINANCIAL EXPENSES/INTEREST-BEARING DEBT	0,68%	0,56%
<b>ROS</b> EBIT/NET SALES	3,60%	4,71%
<b>ROI</b> EBIT/INVESTED CAPITAL	0,45%	1,01%
<b>ROE</b> NET PROFIT/EQUITY	8,77%	4,65%

\*Net of commission



## **Main activities and events in the period**

During the reporting period, the Group continued work at the construction sites and the procedures to obtain permissions and authorisations for the sites in the Pipeline.

In addition, at the end of October an initial teaser phase was launched to market the Palazzo Sintesy project, located in the Rubattino district of Milan. Palazzo Sintesy is a project of the "Prime Edition" line that envisages the construction of about 100 standard apartments.

On 22 October, the Company successfully closed the Accelerated Bookbuilding procedure specifically reserved for subscription by foreign investors only, with Euro 4 million raised and the issue of 595,432 ordinary shares. Thanks to this transaction, the shareholding structure of AbitareIn has seen the entry of important international players.

Furthermore, confirming the attention paid by the Company to sustainability issues, at the beginning of October AbitareIn was included among the top 100 Italian firms demonstrating excellence in sustainability, the ranking having been drawn up by Credit Suisse and KON Group in partnership with Forbes.

On 17 December 2021, Borsa Italiana arranged for the admission to listing of the ordinary shares of the subsidiary Homizy S.p.A. on the Euronext Growth Milan Market - Professional Segment, with trading starting on 21 December 2021.

Homizy successfully completed the placement in preparation for the listing, for a total value of Euro 10 million, equal to 1,860,000 newly-issued shares at a subscription price of Euro 5.4 per share, with a pre-money capitalisation of Euro 45 million.

## **Events after 31 December 2021**

On 22 January 2022, the Shareholders' Meeting of AbitareIn, held on second call, reviewed the Group's Consolidated Financial Statements at 30 September 2021 and approved the Company's Separate Financial Statements at 30 September 2021. Shareholders also approved the Remuneration Report.

## **Outlook**

In the current period, AbitareIn will continue to work both on ongoing (and new) development sites and on obtaining the required authorisations, whilst also focussing constantly on scouting new areas to further consolidate its position of leadership in Milan.

In this regard, due to the direct and indirect effects of the pandemic emergency, the deliveries of the 420 apartments (for a total amount of € 180 mln) for the Milan City Village, Palazzo Naviglio and Trilogy Towers projects, originally planned for 2022, have been rescheduled for I half 2023 (Milano City Village e Palazzo Naviglio e for II half 2023 (Trilogy Towers).

The management also intends to adopt a sales strategy for new operations that involves the forward movement of certain commercializations and the introduction of the so called "micro-campaign" to align sales prices to potential market prices and to reduce the time between the sale and the handover of the real estate units, without increasing the level of business risk. In the short term and in view of the postponement of the collection of deposits and advances from customers, this strategic choice may lead to an increase in the cash requirements of vehicles in the development phase prior to marketing. This cash requirement will be satisfied by the liquidity made available to the Parent Company, with a consequent possible slowdown in the purchase of new areas in previous years. Furthermore, the Company is currently analyzing the new opportunities offered by the tax benefits in support of the renovation of the building stock, verifying on which construction sites will be applicable and under what conditions.

Finally, with reference to the increase in construction costs witnessed in recent months, the Company has developed several strategies to cope with this circumstance, starting from a careful and opportunistic planning of the residential projects, multi-year direct agreements at Group level with several suppliers, to offset any future increases. Finally, the introduction, within the contracts with customers, of a so-called "price adjustment" clause, which allows the sale price of the apartments already subject to a preliminary contract to be changed based on the index of construction costs issued by ISTAT.

### **Research & Development activities**

During the half-year, work continued on the development and integration of the CRM platform, a management platform for the integration between Revit and Salesforce, an e-commerce platform. The total investment incurred in the reporting period amounted to Euro 208 thousand.

### **Overview of the main pending litigations**

There were no changes with respect to those described in the Abitare In Group's Financial Statements as at 30 September 2021.

### **Other information**

Adoption of the legislative simplification process adopted with CONSOB resolution no. 18079 of 20 January 2012

On 10 December 2020, the Board of Directors of Abitare In S.p.A. resolved to adopt the simplification regime provided for in Articles 70, paragraph 8, and 71, paragraph 1-bis, of the Regulation adopted by CONSOB with resolution no. 11971 of 14 May 1999, as amended, thus availing itself of the right to waive the obligations to publish the information documents envisaged in Annex 3B of the aforementioned CONSOB Regulation at the time of significant mergers, demergers, capital increases through the contribution of assets in kind, acquisitions and disposals.

<b>Consolidated Statement of Financial Position</b>			
	amounts in Euro	<b>31.12.2021</b>	<b>30.09.2021</b>
Property, plant and equipment		9.139.417	8.980.197
Intangible assets		1.928.473	1.673.955
Equity investments in other companies		6.295.939	4.370.694
Deferred tax assets		1.559.328	1.172.151
<b>TOTAL NON-CURRENT ASSETS</b>		<b>18.923.157</b>	<b>16.196.997</b>
Inventory		235.090.508	209.663.389
Trade receivables		345.134	293.443
Other current assets		11.184.273	12.105.347
Current tax assets		6.991.563	5.944.427
Cash and cash equivalents		14.425.024	13.778.285
<b>TOTAL CURRENT ASSETS</b>		<b>268.036.502</b>	<b>241.784.891</b>
<b>TOTAL ASSETS</b>		<b>286.959.659</b>	<b>257.981.888</b>
Share capital		132.654	129.677
Reserves		43.852.973	39.494.362
Profit (loss) carried forward		32.743.810	20.552.052
Profit (loss) for the year		7.797.394	12.191.758
<b>EQUITY ATTRIBUTABLE TO THE OWNERS OF THE PARENT</b>		<b>84.526.831</b>	<b>72.367.849</b>
Profit and reserves attributable to non-controlling interests		3.875.871	468.661
<b>EQUITY</b>		<b>88.402.702</b>	<b>72.836.510</b>
Non-current financial liabilities		79.374.413	72.167.050
Employee benefits		298.542	325.142
Other non-current liabilities		269.641	284.793
Customer down payments and deposits		67.623.684	65.452.039
Deferred tax liabilities		7.063.549	6.466.158
<b>TOTAL NON-CURRENT LIABILITIES</b>		<b>154.629.829</b>	<b>144.695.182</b>
Current financial liabilities		19.494.017	16.710.663
Trade payables		12.558.806	11.704.006
Other current liabilities		8.896.763	8.805.177
Customer down payments and deposits		2.290.081	2.414.355
Current tax liabilities		687.461	815.995
<b>TOTAL CURRENT LIABILITIES</b>		<b>43.927.128</b>	<b>40.450.196</b>
<b>TOTAL LIABILITIES</b>		<b>198.556.957</b>	<b>185.145.378</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>286.959.659</b>	<b>257.981.888</b>

<b>Consolidated Income Statement</b>			
	amounts in Euro	<b>31.12.2021</b>	<b>31.12.2020</b>
Revenue from sales		9.014.152	21.180.952
Change in inventory for new sites purchased		16.150.000	27.386.991
Change in inventory for progress of works		10.091.824	(4.835.772)
Other revenue		250.800	330.476
<b>TOTAL REVENUE</b>		<b>35.506.776</b>	<b>44.062.647</b>
Property purchased for redevelopment for sale		16.150.000	27.386.991
Raw materials, consumables, supplies and goods		12.152	26.340
Services		16.674.789	13.060.484
Rentals and similar		183.247	35.283
Personnel expenses		603.629	524.249
Depreciation/Amortisation		261.867	195.497
Impairment losses and provisions		13.337	6.518
Other operating expenses		329.147	750.548
<b>TOTAL OPERATING EXPENSES</b>		<b>34.228.168</b>	<b>41.985.910</b>
<b>EBIT</b>		<b>1.278.608</b>	<b>2.076.737</b>
Financial income		7.818.857	1.601.006
Financial expenses		(823.644)	(519.680)
<b>EBT</b>		<b>8.273.821</b>	<b>3.158.063</b>
Income taxes		(519.911)	(212.052)
<b>PROFIT (LOSS) FOR THE YEAR</b>		<b>7.753.910</b>	<b>2.946.011</b>
Of which:			
Net profit (loss) attributable to non-controlling interests		(43.484)	(7.440)
Net profit (loss) attributable to the owners of the Parent		7.797.394	2.953.451
Earning per share		0,30	0,11
Diluted earnings per share		0,30	0,11

<b>Consolidated Statement of Comprehensive Income</b>			
	amounts in Euro	<b>31.12.2021</b>	<b>31.12.2020</b>
<b>Profit (loss) for the year</b>		<b>7.753.910</b>	<b>2.946.011</b>
Other comprehensive income			
<i>That will not be subsequently reclassified in profit or loss for the year</i>			
Employee benefits		55.951	(17.461)
Tax effect		(13.428)	4.114
<b>Total</b>		<b>42.523</b>	<b>(13.347)</b>
<i>That will be subsequently reclassified in profit or loss for the year</i>			
AFS financial assets		28.488	-
Tax effect		(6.837)	-
<b>Total</b>		<b>21.651</b>	<b>-</b>
<b>Total change in OCI reserve</b>		<b>64.174</b>	<b>(13.347)</b>
<b>Comprehensive income for the period</b>		<b>7.818.084</b>	<b>2.932.664</b>

## Statement of Changes in Equity

	Share capital	Share premium reserve	Legal reserve	Stoeck grant reserve	FTA reserve	OCI reserve	Profit carried forward from previous years	Profit for the year	Total	Equity attributable to non-controlling interests	Total
<b>Equity at 1st October 2020</b>	<b>129.677</b>	<b>36.886.372</b>	<b>39.651</b>	<b>-</b>	<b>282.731</b>	<b>(45.220)</b>	<b>11.354.847</b>	<b>9.197.205</b>	<b>57.845.263</b>	<b>498.217</b>	<b>58.343.480</b>
Profit (loss) for the year								2.953.451	<b>2.953.451</b>	<b>(7.440)</b>	<b>2.946.011</b>
Actuarial valuation of TFR						(13.347)			<b>(13.347)</b>		<b>(13.347)</b>
Allocation of the profit for the year							9.197.205	(9.197.205)	-		-
<b>Equity at 31st December 2020</b>	<b>129.677</b>	<b>36.886.372</b>	<b>39.651</b>	<b>-</b>	<b>282.731</b>	<b>(58.567)</b>	<b>20.552.052</b>	<b>2.953.451</b>	<b>60.681.409</b>	<b>490.777</b>	<b>61.276.144</b>

	Share capital	Share premium reserve	Legal reserve	Stoeck grant reserve	FTA reserve	OCI reserve	Profit carried forward from previous years	Profit for the year	Total	Equity attributable to non-controlling interests	Total
<b>Equity at 1st October 2021</b>	<b>129.677</b>	<b>36.886.372</b>	<b>39.651</b>	<b>2.379.457</b>	<b>280.589</b>	<b>(91.707)</b>	<b>20.552.052</b>	<b>12.191.758</b>	<b>72.367.849</b>	<b>468.661</b>	<b>72.836.510</b>
Profit (loss) for the year								7.797.394	<b>7.797.394</b>	<b>(43.484)</b>	<b>7.753.910</b>
Actuarial valuation of TFR						42.523			<b>42.523</b>		<b>42.523</b>
Stock grant plan				437.008		21.651			<b>458.659</b>		<b>458.659</b>
Capital increase of the parent company	2.977	3.857.429							<b>3.860.406</b>		<b>3.860.406</b>
Change in scope of consolidation									-	3.450.694	<b>3.450.694</b>
Allocation of the profit for the year							12.191.758	(12.191.758)	-		-
<b>Equity at 31st December 2021</b>	<b>132.654</b>	<b>40.743.801</b>	<b>39.651</b>	<b>2.816.465</b>	<b>280.589</b>	<b>(27.533)</b>	<b>32.743.810</b>	<b>7.797.394</b>	<b>84.526.831</b>	<b>3.875.871</b>	<b>88.402.702</b>

<b>Consolidated Statement of Cash Flows (indirect method)</b>			
	amounts in Euro	<b>31.12.2021</b>	<b>31.12.2020</b>
<b><i>Operating activities</i></b>			
Profit (loss) for the year		7.753.910	2.946.011
Income taxes		519.911	212.052
Financial income		(7.818.857)	(1.601.006)
Financial expenses		823.644	519.679
(Gains)/losses on the sale of companies		-	-
Net accruals to provisions		43.326	30.668
Accrual to stock grant reserve		437.008	-
Impairment and depreciation/amortisation of property, plant, equipment and intangible assets		261.867	195.497
<b>Cash flows before changes in net working capital</b>		<b>2.020.809</b>	<b>2.302.901</b>
Decrease/(increase) in inventory		(25.427.119)	(22.433.640)
Increase/(decrease) in trade payables		854.800	(2.039.512)
Decrease/(increase) in trade receivables		(51.693)	(171.070)
Change in other current/non-current assets and liabilities		1.553.316	1.522.158
Net financial income/expenses collected/paid		(739.161)	(919.593)
Taxes paid		-	-
Use of provisions		-	(5.400)
<b>Cash flows from (used in) operating activities (A)</b>		<b>(21.789.048)</b>	<b>(21.744.156)</b>
<b><i>Investing activities</i></b>			
Investments in property, plant and equipment		(55.309)	(29.087)
Disposal of property, plant and equipment		-	-
Real estate investments		(187.037)	-
Investments in intangible assets		(433.256)	(314.726)
Disposal of intangible assets		-	-
Other equity investments		-	-
Sale of company, net of cash and cash equivalents		-	-
<b>Cash flows from (used in) investing activities (B)</b>		<b>(675.602)</b>	<b>(343.813)</b>
<b><i>Financing activities</i></b>			
Bank loans raised		13.634.366	16.525.627
Bank loan repayments		(3.672.845)	(14.015.348)
Change in current/non-current financial liabilities		(54.713)	(10.597)
Net change in current financial assets		-	-
Share capital increase against consideration		13.204.581	-
<b>Cash flows from (used in) financing activities (C)</b>		<b>23.111.389</b>	<b>2.499.682</b>
<b>Net cash flows in the period (A)+(B)+(C)</b>		<b>646.739</b>	<b>(19.588.287)</b>
<b>Cash and cash equivalents at the beginning of the year</b>		<b>13.778.285</b>	<b>35.480.995</b>
Increase/(decrease) in cash and cash equivalents from 1 October		646.739	(19.588.287)
<b>Cash and cash equivalents at the end of the year</b>		<b>14.425.024</b>	<b>15.892.708</b>



**DECLARATION PURSUANT TO ARTICLE 154 BIS, PARAGRAPH 2, OF LEGISLATIVE DECREE No. 58/1998**

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, accounting books and records.

In this press release, in addition to the conventional financial indicators required by IFRS, there are some alternative performance indicators (for example EBT ADJ) to allow a better assessment of the economic and financial performance. These indicators are calculated according to the usual market practices.

The Manager in charge of preparing the accounting and corporate documents  
Cristiano Contini

On behalf of the Board of Directors  
The Chairman  
Luigi Gozzini