



ABITAREIN: SHAREHOLDERS' MEETING EXAMINES THE CONSOLIDATED FINANCIAL STATEMENTS AND APPROVES THE FINANCIAL STATEMENTS AS AT 09.30.2022

Consolidated REVENUE Euro 122.2 million

Consolidated ADJ EBT Euro 24.4 million

ALLOCATION OF NET INCOME APPROVED

REPORT ON THE REMUNERATION POLICY AND REMUNERATION PAID APPROVED

Milan, January 24, 2023 - 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 2022 and reviewed and approved the Financial Statements for the year ended September 30, 2022 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 13, 2022 and disclosed to the market on the same date.

Summary of the main consolidated financial results (consolidated figures as at 30 September 2022 - prepared in accordance with IFRS international accounting standards):

- **CONSOLIDATED REVENUE EQUAL TO EURO 122.2 MILLION** (Euro 124.8 million as at 30/09/2021)
- **CONSOLIDATED EBT EQUAL TO EURO 11.2 MILLION** (EURO 16.7 million as at 30/09/2021), conditioned, in decrease, by the following items:
 - Downward adjustment of €5.6 million, already entirely envisaged with the approval of the figures of the first quarter, due to the increase in construction costs on the construction sites nearing the hand over,
 - €1.3 million of notional costs as a result of applying IFRS 2 in relation to the allocation of the Stock Grant established in favour of the management.

THE **CONSOLIDATED EBT** doesn't include €5.9 million of income deriving from the IPO of the subsidiary Homizy, recognised instead directly in equity, without going through profit or loss (although it resulted in a positive cash flow equal to the above amount)

- **CONSOLIDATED ADJ EBT EQUAL TO EURO 24.4 MILLION** (€ 19.6 million as at 30/09/2021), including the income deriving from the IPO of the subsidiary Homizy and net of the above-mentioned decreasing items
- **GROUP'S CONSOLIDATED NET PROFIT EQUAL TO EURO 7.9 MILLION** (Euro 12.2 million as at 30/09/2021)

Abitare In S.p.A.



- **CONSOLIDATED NET FINANCIAL DEBT EQUAL TO EURO 116.2 MILLION** (Euro 75.1 million as at 30/09/2021)
- **CONSOLIDATED GROUP SHAREHOLDERS' EQUITY EQUAL TO EURO 92.1 MILLION** (EURO 72.4 million as at 30/09/2021)
- **MORTGAGES AND LOANS APPROVED FOR EURO 274 MILLION, OF WHICH EURO 149 MILLION USED**

The main group financial results as at 30 September 2022

The **revenue** of the parent company as at 30 September 2022 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 7,692,297**, was strongly influenced by the dividends distributed by the subsidiary Abitare In Maggiolina s.r.l. and Abitare In Development 7 s.r.l.

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	€ 7,692,297
Total	€ 7,692,297

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 2023, 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 2022.

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 2022, 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. 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).

Alphanumeric code of the shares: ABT
ISIN: IT0005445280

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Abitare In S.p.A.

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



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