

STILISTI URBANI - MADE IN MILAN



INTERIM DIRECTORS' REPORT AS AT 31 DECEMBER 2023

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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**  
**Antonella Lillo - Independent Board member**  
**Stefano Massarotto - Independent Board member**  
**Mario Benito Mazzoleni - Independent Board member**  
**Nicla Picchi - Independent Board member**  
**Eleonora Reni - Board member**  
**Giuseppe Carlo Vegas - Board member**

### Board of Statutory Auditors

**Ivano Passoni - Chairman**  
**Matteo Ceravolo - Standing statutory auditor**  
**Elena Valenti - Standing statutory auditor**  
**Fanny Butera - Substitute statutory auditor**  
**Marco Dorizzi - 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 2023



## 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 2022, 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 Re

port relates to the consolidated data of the Abitare In Group.

The Interim Directors' Report at 31 December 2023 was approved by the Board of Directors on 13 February 2024.

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

<b>Subsidiaries</b>	<b>Registered office</b>	<b>Share Capital</b>	<b>% of ownership</b>
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%
Citynow S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%
Costruire In 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 Siiq S.r.l.	Milan, via degli Olivetani 10/12	50,000	70,72%*
Edimi S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%
Homizy Siiq 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%*
Hub32 S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%
Immaginare S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%
Just Home 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%
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%
MyTime S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%
New Tacito 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%
Savona 105 S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%
Smartcity Siiq S.r.l.	Milan, via degli Olivetani 10/12	50,000	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%
Volaplana S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%
Ziro S.r.l.	Milan, via degli Olivetani 10/12	10,000	100%

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

Compared with the previous year, the following company has left the scope of consolidation as a result of its sale of its entire equity investment to third parties on 24 November 2023:

<b>Subsidiaries</b>	<b>Registered office</b>	<b>Share Capital</b>
City Zeden S.r.l.	Milan, via degli Olivetani 10/12	10,000

## ABITARE IN GROUP'S INTERIM REPORT ON OPERATIONS

The AbitareIn Group specialises in implementing urban regeneration and 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 their marketing. The Group mainly addresses families who buy a home to live in, focusing its development activities, in particular, on the semi-central and semi-peripheral 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.

Starting from the end of 2019, the Group also launched the project called "Homizy". Homizy SIIQ S.p.A. is a company, 70,72% owned by the mother company Abitare In S.p.A., 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 31.12.2023



€ 179m  
Value of inventory



€ 61m  
Loan



34%  
Loan To Cost

### ► Key non-financial indicators

as at 13.02.2024

#### Development pipeline



243,000sqm<sup>3-4</sup>  
net sellable area



2,632<sup>1</sup>  
Apartments



€550/sqm of net sellable area  
Average purchase cost  
Net sellable area



20  
Projects

#### Order book



473<sup>1</sup>  
Apartments



380<sup>2</sup>  
Preliminary conveyance  
agreements signed



€ 214.7m  
Total value



€ 65.7m  
Down payments/deposits from  
customers with contracts

#### Construction site progress



358<sup>1</sup>  
Ap.ts under  
construction



€ 168m  
Ap.ts under construction  
(value)

#### Delivered Units



835<sup>1</sup>  
Ap.ts delivered



€ 299 m  
Units delivered  
(amount)

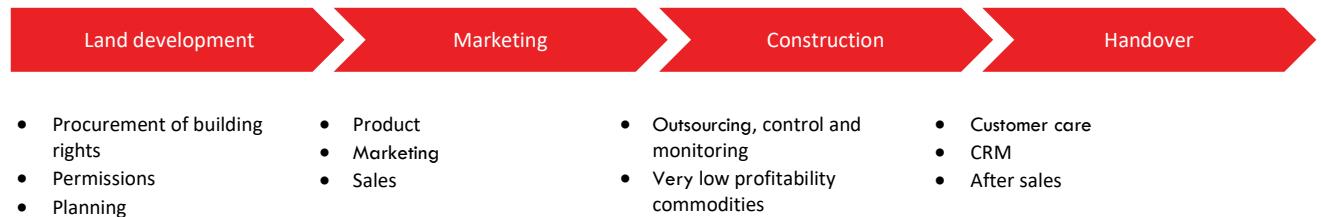
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Notes

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, may vary depending on the level of customisation 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 22,373 m<sup>2</sup> of social housing.

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

As of today, the Group's development pipeline, excluding completed and delivered projects, consists of 20 areas, totaling approximately 243,000 square meters of commercial space. This corresponds to approximately 2,630 Standard apartments<sup>1</sup> distributed across various semi-central and semi-peripheral areas of the City of Milan (with the exception of an area in Rome), in contexts with high growth potential. These various initiatives are at different stages of development, following the Company's business model.:.



As of today, **473<sup>1</sup> apartments** from the pipeline have been **preliminarily sold**, amounting to a **value of €214.7 million**, with contracted advances (secured by an insurance surety policy) totaling €65.7 million. Additionally, 358<sup>1</sup> apartments are currently under construction.

## Delivered units

To date, the Group has **delivered 835<sup>1</sup> apartments** across the projects Abitare In Poste, Abitare In Maggiolina, Olimpia Garden, Milano City Village, Palazzo Naviglio, and Trilogy Towers, with a total value of nearly € 300 million.

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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, may vary depending on the level of customisation of the real estate units



## Group operating performance in the period ending 31 December 2023

The main elements of the reclassified consolidated income statement and the reclassified consolidated statement of financial position are presented below.

### Reclassified consolidated income statement

Description Amounts in Euro units	31.12.2023	% on core business revenues	31.12.2022	% on core business revenues
Revenue from the sale of real estate	5,751,048	36.35%	16,433,056	37.01%
Changes in inventory of work in progress and finished products	9,183,778	58.05%	11,380,905	25.63%
Change in inventory of real estate complexes purchased	0	0.00%	2,550,000	5.74%
Other revenue	885,492	5.60%	14,041,234	31.62%
Total revenue from operating activities	15,820,318	100.00%	44,405,195	100.00%
Production costs	10,193,405	64.43%	37,764,472	85.05%
<b>ADDED VALUE</b>	<b>5,626,913</b>	<b>35.57%</b>	<b>6,640,723</b>	<b>14.95%</b>
Personnel expenses	1,216,401	7.69%	906,827	2.04%
Other operating expenses	489,909	3.10%	924,051	2.08%
<b>EBITDA</b>	<b>3,920,603</b>	<b>24.78%</b>	<b>4,809,845</b>	<b>10.83%</b>
Depreciation/amortisation, impairment and other provisions	312,314	1.97%	302,562	0.68%
<b>EBIT</b>	<b>3,608,289</b>	<b>22.81%</b>	<b>4,507,283</b>	<b>10.15%</b>
Financial income and expenses and adjustments to financial assets	(543,600)	-3.44%	(2,274,037)	-5.12%
<b>EBT</b>	<b>3,064,689</b>	<b>19.37%</b>	<b>2,233,246</b>	<b>5.03%</b>
Income taxes	(1,107,103)	-7.00%	(1,130,016)	-2.54%
<b>Profit (loss) for the year</b>	<b>1,957,586</b>	<b>12.37%</b>	<b>1,103,230</b>	<b>2.48%</b>

The first quarter of the year ended with **CONSOLIDATED REVENUE equal to €15.8 million** (€44.4 million in the same period of the previous year), deriving from:

- €5.7 million in Revenue from Sales resulting from the notarized deeds of real estate units (€16.4 million in the first quarter of the last fiscal year), mainly stemming from the deliveries of the remaining real estate units in the Milano City Village project, amounting to €3.3 million, Palazzo Naviglio, amounting to €0.7 million, and Trilogy Towers, amounting to €1.4 million." €9.2 million in inventory variation due to progress in construction (compared to a variation of €11.4 million in the first quarter of the previous fiscal year), net of the reduction resulting from the delivery (following the notarization of sales) of apartments to customers. The progress of production amounts to €14.0 million (€26.4 million as of December 31, 2022).  
The works are progressing on Porta Naviglio Grande – scheduled for delivery at the end of the year –, The Units, Lambrate Twin Palace, and Palazzo Sintesy. Meanwhile, the construction site activities for BalduccioDodici are nearing completion.
- Other operating income of €0.9 million as of 31 December 2023 (€14.0 million as of 31 December 2022) mainly includes increases in property, plant and equipment in progress inherent in investments in real estate intended for lease in the form of co-living in the subsidiaries Smartcity Siinq S.r.l. and Deametra Siinq S.r.l. in the total amount of €0.4 million. This item also includes other service revenues from third parties related to pre- and post-sale services provided to third-party real estate developers.

**CONSOLIDATED EBT**, equal to €3.1 million (€2.2 million in the first quarter of last year), is mainly generated by the marginality of ongoing projects.

CONSOLIDATED EARNINGS amounted to €1.9 million (€1.1 million as at 31 December 2022).

## Reclassified consolidated statement of financial position

Investments Amounts in Euro units	31.12.2023	30.09.2023
Intangible assets	2,335,760	2,315,962
Property, plant and equipment	28,082,407	27,525,067
Financial assets	111,032	184,544
Equity investments in other companies	1,965,002	2,022,472
Other non-current assets	1,947,984	2,080,880
Other current assets	25,913,170	28,868,549
Inventory	179,156,680	169,786,314
Other current and non-current liabilities	(79,919,431)	(84,610,342)
<b>NET INVESTED CAPITAL</b>	<b>159,592,604</b>	<b>148,173,446</b>
Cash and cash equivalents	(28,702,995)	(28,917,054)
Financial receivables	(2,787,939)	(2,200,000)
Financial assets carried at fair value	(15,358,031)	(15,220,554)
Current financial payables	13,271,169	11,105,340
Non-current financial payables	83,070,709	73,751,305
<b>FINANCIAL DEBT</b>	<b>49,492,913</b>	<b>38,519,037</b>
Share capital	133,004	133,004
Reserves and profit (loss) carried forward	107,955,381	85,231,865
Profit (loss) for the year	2,011,306	24,289,540
<b>EQUITY</b>	<b>110,099,691</b>	<b>109,654,409</b>
<b>SOURCES OF FINANCING</b>	<b>159,592,604</b>	<b>148,173,446</b>

The change in intangible fixed assets is mainly due to the increase of € 0.2 mln as a result of investments made by the Group in relation to the development and integration of the AbitareIn Corporate E-Commerce platform, fully integrated with all business processes, aimed at the sale of houses online and the development and integration of an online configurator for the customization of apartments.

The increase in property, plant and equipment is mainly due to investments in properties intended for lease in the co-living formula by the subsidiary Homizy SIIQ S.p.A. for a total amount of € 0.4 mln. The change in financial assets is exclusively due to the mark-to-market valuation of cash flow hedge derivatives entered into by the holding company Abitare In S.p.A. and the subsidiary Porta Naviglio Grande S.r.l.

Equity investments in other companies decreased by € 0.1 mln resulting from the write-down of the investment in Tecma Solutions S.p.A. to fair value.

The change in inventories is mainly attributable to the progress of the state of work on construction sites under development, net of the discharges resulting from the deliveries of the real estate units of the Milano City Village, Palazzo Naviglio and Trilogy Towers projects.

## Financial Debt

Financial Debt	31.12.2023	31.12.2023	30.09.2023	Change
amounts in Euro units				
A. Cash and cash equivalents	28,702,995	28,917,054	(214,059)	
B. Means equivalent to cash and cash equivalents			-	
C. Other current financial assets	18,145,970	17,420,554	725,416	
<b>D. Liquidity (A) + (B) + (C)</b>	<b>46,848,965</b>	<b>46,337,608</b>	<b>511,357</b>	
E. Current financial payables	-	-	-	
F. Current portion of non-current debt	13,271,169	11,105,340	2,165,829	
<b>G. Current financial debt (E) + (F)</b>	<b>13,271,169</b>	<b>11,105,340</b>	<b>2,165,829</b>	
<b>H. Net current financial debt (G) - (D)</b>	<b>(33,577,796)</b>	<b>(35,232,268)</b>	<b>1,654,472</b>	
I. Non-current financial payables	83,070,709	73,751,305	9,319,404	
J. Debt instruments	-	-	-	
K. Trade payables and other non-current payables	-	-	-	
<b>L. Non-current financial debt (I) + (J) + (K)</b>	<b>83,070,709</b>	<b>73,751,305</b>	<b>9,319,404</b>	
<b>M. Total financial debt (H) + (L)</b>	<b>49,492,913</b>	<b>38,519,037</b>	<b>10,973,876</b>	

Financial debt as of 31 December 2023 was € 49.5 mln, compared to € 38.5 mln as of 30 September 30. This variation is primarily attributable to the disbursement related to the dividend payment on October 4, 2023 (resolved in the 2023 fiscal year) for € 9.9 mln and the execution of the share buyback plan, for € 1.5 mln.

The change in cash and cash equivalents is mainly attributable to cash generation from operating activities in the amount of € 1.5 mln, from 'investing activities in the amount of € 0.9 mln, from the taking out of loans in the amount of € 13.9 mln, from the repayment of loans in the amount of € 2.7 mln, from the payment of dividends in the amount of € 9.9 mln, and from the purchase of treasury shares in the amount of € 1.5 mln, as shown in the statement of cash flows schedule.

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

During the reference period, the Group continued its operational activities on the areas of the pipeline, both on those with ongoing construction activities and those in less advanced stages. The preparatory development activities for the project realization are carried out continuously by the Group, which currently has a pipeline of 20 projects in various stages of development.

In November, the contract for the implementation of the BalduccioDodici project was awarded, and construction works were initiated.

Also in November, the Company announced the expansion of its business model by providing services to third-party developers. The first project of this kind emerged in collaboration with Techbau S.p.A., a leading engineering and construction company, and the main developer and general contractor in the private sector nationwide. Techbau recently initiated a new residential development project in Milan called "Corte dei Principi." Additionally, there is another project, Aurelia New Living, also developed by Techbau, in the city of Rome.

AbitareIn has made its technological platform and expertise available for marketing and communication activities, product optimization, floor plan refinement, apartment customization, and customer care in support of these projects.

On November 24, 2023, a preliminary sales contract was signed for the total stake in the share capital of City Zeden Srl. and the shareholder loan granted to it, all for a total consideration of €2.1 million. The company is the promissory buyer of a property located in Milan, in "Greco" area.

## **Events after 31 December 2023**

In January, a company within the Group signed a preliminary purchase agreement for a plot located in Milan, in the area of Porta Romana Scalo. The contract involves a total consideration, payable at the notarial deed, of approximately €4.5 million.

On January 23, 2024, the Shareholders' Assembly of AbitareIn approved the appointment of the new Board of Directors and the new Board of Statutory Auditors, in office until the approval of the financial statements closing on September 30, 2026. The composition is as follows:

### **Board of Directors:**

- Luigi Francesco Gozzini – Chairman and CEO
- Marco Claudio Grillo – CEO
- Eleonora Reni – Director
- Mario Benito Mazzoleni – Independent Director
- Giuseppe Vegas – Independent Director
- Nicla Picchi – Independent Director
- Antonella Lillo – Independent Director
- Massimo Massarotto – Independent Director

## **Board of Statutory Auditors:**

- Ivano Passoni – Chairman
- Elena Angela Maria Valenti – Effective Auditor
- Matteo Ceravolo - Effective Auditor
- Dorizzi Marco – Substitute Auditor
- Fanny Butera – Substitute Auditor

## **Outlook**

In the ongoing fiscal year, AbitareIn will continue its project marketing activities, utilizing the strategy of so-called "micro-campaigns." This approach allows for better alignment of sale prices with potential market prices and reduces the time between sales and the delivery of real estate units, all without increasing the level of business risk.

As previously announced, the Company has expanded its business model through partnerships with other operators. In these collaborations, AbitareIn provides its technological platform and expertise in marketing and sales activities, product optimization, floor plan refinement, apartment customization, and customer care.

Currently, AbitareIn is serving as a service provider for third parties on two projects, one in Milan and one in Rome. The Company is also considering expanding its presence in the Rome market, especially in light of the current situation in Milan. AbitareIn is investing in the study of new products that involve the preservation of existing properties, aiming to reduce construction timelines and environmental impact both during construction and in terms of energy efficiency.

## **Research & Development activities**

During the first quarter, the development and integration of the Home-configurator platform was continued. The total investment incurred in the reporting period amounted to Euro 175 thousand.

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

There were no changes with respect to those described in the half-yearly consolidated financial statements at 30 September 2023.

## **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.

## Consolidated Statement of Financial Position

	<b>31.12.2023</b>	<b>30.09.2023</b>
Property, plant and equipment	28,082,407	27,525,067
Intangible assets	2,335,760	2,315,962
Financial activities	111,032	184,544
Equity investments in other companies	1,965,002	2,022,472
Deferred tax assets	1,947,984	2,080,880
<b>TOTAL NON-CURRENT ASSETS</b>	<b>34,442,185</b>	<b>34,128,925</b>
Inventory	179,156,680	169,786,314
Financial receivables	2,787,939	2,200,000
Financial assets carried at fair value	15,358,031	15,220,554
Trade receivables	1,353,849	808,301
Other current assets	20,293,834	23,933,618
Current tax assets	4,265,487	4,126,630
Cash and cash equivalents	28,702,995	28,917,054
<b>TOTAL CURRENT ASSETS</b>	<b>251,918,815</b>	<b>244,992,471</b>
<b>TOTAL ASSETS</b>	<b>286,361,000</b>	<b>279,121,396</b>
Share capital	133,004	133,004
Reserves	49,201,026	50,713,330
Profit (loss) carried forward	54,999,945	30,710,405
Profit (loss) for the year	2,011,306	24,289,540
<b>EQUITY ATTRIBUTABLE TO THE OWNERS OF THE PARENT</b>	<b>106,345,281</b>	<b>105,846,279</b>
Profit and reserves attributable to non-controlling interests	3,754,410	3,808,130
<b>EQUITY</b>	<b>110,099,691</b>	<b>109,654,409</b>
Non-current financial liabilities	83,070,709	73,751,305
Employee benefits	414,071	389,915
Other non-current liabilities	339,171	335,184
Customer down payments and deposits	48,536,980	44,181,101
Deferred tax liabilities	3,736,880	3,316,613
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>136,097,811</b>	<b>121,974,118</b>
Current financial liabilities	13,271,169	11,105,340
Trade payables	8,761,719	7,161,139
Other current liabilities	9,252,497	19,188,275
Customer down payments and deposits	1,549,153	3,029,646
Current tax liabilities	7,328,960	7,008,469
<b>TOTAL CURRENT LIABILITIES</b>	<b>40,163,498</b>	<b>47,492,869</b>
<b>TOTAL LIABILITIES</b>	<b>176,261,309</b>	<b>169,466,987</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>286,361,000</b>	<b>279,121,396</b>

## Consolidated Income Statement

	<b>31.12.2023</b>	<b>31.12.2022</b>
Revenue from sales	5,751,048	16,433,056
Change in inventory for progress of works	9,183,778	11,380,905
Change in inventory for new sites purchased	-	2,550,000
Other revenue	885,492	14,041,234
<b>TOTAL REVENUE</b>	<b>15,820,318</b>	<b>44,405,195</b>
Property purchased for redevelopment for sale	-	2,550,000
Property purchased for redevelopment for rental	-	12,500,000
Raw materials, consumables, supplies and goods	15,194	25,498
Services	10,148,091	22,648,499
Rentals and similar	30,120	40,474
Personnel expenses	1,216,401	906,827
Depreciation/Amortisation	301,479	277,150
Impairment losses and provisions	10,835	25,413
Other operating expenses	489,909	924,051
<b>TOTAL OPERATING EXPENSES</b>	<b>12,212,029</b>	<b>39,897,912</b>
<b>EBIT</b>	<b>3,608,289</b>	<b>4,507,283</b>
Financial income	1,395,114	6,495
Financial expenses	(1,938,714)	(2,280,532)
<b>EBT</b>	<b>3,064,689</b>	<b>2,233,246</b>
Income taxes	(1,107,103)	(1,103,016)
<b>PROFIT (LOSS) FOR THE YEAR</b>	<b>1,957,586</b>	<b>1,130,230</b>
Of which:		
Net profit (loss) attributable to non-controlling interests	(53,720)	71,877
Net profit (loss) attributable to the owners of the Parent	2,011,306	1,058,353

## Consolidated Statement of Comprehensive Income

	<b>31.12.2023</b>	<b>31.12.2022</b>
<b>Profit (loss) for the year</b>	<b>1,957,586</b>	<b>1,130,230</b>
Other comprehensive income		
<i>That will not be subsequently reclassified in profit or loss for the year</i>		
Employee benefits	11,093	(1,300)
Tax effect	(2,462)	313
<b>Total</b>	<b>8,631</b>	<b>(987)</b>
<i>That will be subsequently reclassified in profit or loss for the year</i>		
Hedging instruments	(73,512)	6,667
Tax effect	17,643	(1,600)
<b>Total</b>	<b>(55,869)</b>	<b>5,067</b>
<b>Total change in OCI reserve</b>	<b>(47,238)</b>	<b>4,080</b>
<b>Comprehensive income for the period</b>	<b>1,910,348</b>	<b>1,134,310</b>
Of which:		
Net profit (loss) attributable to non-controlling interests	(53,720)	71,877
Net profit (loss) attributable to the owners of the Parent	1,964,068	1,062,433
 Earnings per share	 0.07	 0.04
Diluted earnings per share	0.07	0.04

## Statement of Changes in Equity

	Share capital	Share premium reserve	Legal reserve	Stock grant reserve	FTA reserve	Treasury stock reserve	Consolidation reserve	OCI reserve	Profit from previous years	Profit for the year	Total	Equity attributable to non-controlling interests	Total
<b>Equity at 1 October 2022</b>	132,654	40,743,801	39,651	4,113,251	280,589	-	5,876,568	248,466	32,743,810	7,892,419	92,071,209	3,936,171	96,007,380
Profit (loss) for the year										1,031,353	1,031,353	71,877	1,103,230
Actuarial valuation of TFR										(987)		(987)	(987)
Hedging derivates valuation										5,067		5,067	5,067
Stock grant plan					157,708							157,708	157,708
Allocation of the profit for the year									7,892,419	(7,892,419)			-
<b>Equity at 31 December 2022</b>	132,654	40,743,801	39,651	4,270,959	280,589	-	5,876,568	252,546	40,636,229	1,031,353	93,264,350	4,008,048	97,272,398
	Share capital	Share premium reserve	Legal reserve	Stock grant reserve	FTA reserve	Treasury stock reserve	Consolidation reserve	OCI reserve	Profit from previous years	Profit for the year	Total	Equity attributable to non-controlling interests	Total
<b>Equity at 1 October 2023</b>	133,004	41,080,488	39,651	4,401,853	280,589	(1,115,515)	5,876,568	149,696	30,710,405	24,289,540	105,846,279	3,808,130	109,654,409
Profit (loss) for the year										2,011,306	2,011,306	(53,720)	1,957,586
Actuarial valuation of TFR										8,631		8,631	8,631
Hedging derivates valuation										(55,869)		(55,869)	(55,869)
Purchase of own shares						(1,465,066)						(1,465,066)	(1,465,066)
Allocation of the profit for the year									24,289,540	(24,289,540)			-
<b>Equity at 31 December 2023</b>	133,004	41,080,488	39,651	4,401,853	280,589	(2,580,581)	5,876,568	102,458	54,999,945	2,011,306	106,345,281	3,754,410	110,099,691

## Consolidated Statement of Cash Flows (indirect method)

	<b>31.12.2023</b>	<b>31.12.2022</b>
<b><i>Operating activities</i></b>		
Profit (loss) for the year	1,957,586	1,103,230
Income taxes	1,107,103	1,130,016
Financial income	(1,395,114)	(6,495)
Financial expenses	1,938,714	2,280,532
(Capital gains)/losses from asset disposals	-	(2,239)
Net accruals to provisions	46,701	58,228
Accrual to stock grant reserve	-	157,708
Impairment and depreciation/amortisation of property, plant and equipment and intangible assets	301,479	277,149
<b>Cash flows before changes in net working capital</b>	<b>3,956,469</b>	<b>4,998,129</b>
Decrease/(increase) in inventory	(9,370,366)	(13,201,770)
Increase/(decrease) in trade payables	1,600,580	(577,980)
Decrease/(increase) in trade receivables	(545,548)	(91,248)
Change in other current/non-current assets and liabilities	7,328,141	(3,048,266)
Net financial income/expenses collected/paid	(1,438,485)	(1,520,689)
Taxes paid	-	-
Use of provisions	(14,673)	(1,243)
<b>Cash flows from (used in) operating activities (A)</b>	<b>1,516,118</b>	<b>(13,443,067)</b>
<b><i>Investing activities</i></b>		
Investments in property, plant and equipment	(285,324)	(444,999)
Disposal of property, plant and equipment	-	2,239
Real estate investments	(368,166)	(12,836,383)
Investments in intangible assets	(225,125)	(46,866)
<b>Cash flows from (used in) investing activities (B)</b>	<b>(878,615)</b>	<b>(13,326,009)</b>
<b><i>Financing activities</i></b>		
Bank loans raised	13,971,548	20,628,660
Bank loan repayments	(2,682,478)	(7,229,816)
Change in current/non-current financial liabilities	(24,325)	(68,382)
Net change in current financial assets	(725,416)	-
Investment in own shares	(1,465,066)	-
Share capital increase against consideration	(9,925,824)	-
<b>Cash flows from (used in) financing activities (C)</b>	<b>(851,561)</b>	<b>13,330,462</b>
<b>Net cash flows in the period (A)+(B)+(C)</b>	<b>(214,058)</b>	<b>(13,438,614)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>28,917,053</b>	<b>32,365,487</b>
Increase/(decrease) in cash and cash equivalents from 1 October to 31 December	(214,058)	(13,438,614)
<b>Cash and cash equivalents at the end of the year</b>	<b>28,702,995</b>	<b>18,926,873</b>

**DECLARATION PURSUANT TO ARTICLE 154 BIS, PARAGRAPH 2 OF LEGISLATIVE DECREE  
NO. 58/191**

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 Interim Directors' Report at 31 December 2023 corresponds to the documentary results, accounting books and records.

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

On behalf of the Board of Directors  
The Chairman  
Luigi Gozzini