84 Timişoara Blvd., Sector 6, Bucharest
Phone: 021.444.18.66
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To: FINANCIAL SUPERVISORY AUTHORITY
Bucharest, 15 Splaiul Independentei St., Sector 5
Tel: **021-65.96.279**
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BUCHAREST STOCK EXCHANGE S.A.
Bucharest, 33-34 Carol Blvd., Sector 1
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THIRD QUARTER REPORT
For the year 2026

(Annex No. 13—in accordance with ASF Regulation No. 5/2018

Report Date	**November 11, 2026**
Company Name	COMPLEX COMET S.A. Bucharest
Registered office	**Bucharest, 84 Timisoara Blvd., Sector 6**
Phone/Fax Number	**021/4441866, 021/4441869**
Unique Registration Code with the Trade Registry Office	**RO2622360**
Registration number in the Commercial Register	**J1991000391401**
Regulated market on which the issued securities are traded	**AERO Market administered by BURSA DE VALORI BUCURESTI S.A.**
Subscribed and paid-in capital	**3,121,775 LEI, divided into 1,248,710 registered shares, with a par value of 2.5 lei**

A. Economic and Financial Indicators

Indicator Name	2026 Result	Result for 2025
1. Current liquidity ratio	1.02	1.09
2. Debt-to-Equity Ratio	0.1	0.2
3. Customer receivables turnover rate	0.8	0.6
4. Asset turnover ratio (fixed assets)	0.09	0.09

B. Presentation of Significant Events and Their Impact on the Financial Position at the End of the Third Quarter of 2026

a) An analysis of the data resulting from operations as of September 30, 2026, compared to the same period in 2025, reveals the following:

- The company's tangible fixed assets decreased by 16,958 lei
- Trade receivables increased by 274,558 lei, with the customer balance reaching 1,535,227 lei in 2026, compared to 1,260,669 lei in 2025, while social receivables decreased from 12,286 lei to 9,536 lei.
- The cash balance decreased from 6,037 lei to 1,130 lei as of September 2026;
- amounts due within one year have decreased by 22,404 lei.
- We note that total assets minus current liabilities have increased compared to the same period last year;
- As of June 30, 2026, the company's share capital was as follows:

Shareholders	No. of Shares	Par Value	Total Value	Percentage Held
COMET PAS	1,136,300	2.5	2,840,750.00	91.00%
Legal entities	40,623	2.5	101,557.00	3.25%
Individuals	71,787	2.5	179,468.00	5.75%
Total	1,248,710		3,121,775.00	100.00%

b) According to the financial and accounting records as of September 30, 2026, the company reported a profit of 126,253 lei, compared to September 2025, when it recorded a loss of 62,621 lei.

Revenue increased by 28,854 lei, while operating expenses decreased by 15,133 lei.

It should be noted that in the third quarter of 2026, the company did not declare or distribute any dividends.

c) Cash Flow
As of September 30, 2025, the company had 6,037 lei in cash on hand and in banks, and as of September 30, 2026, the company had a balance of 26,502 lei.

Analysis of the Financial Position. Turnover Trends

Specification	September 30, 2026	September 30, 2025	2025/2026 Change
Sales Revenue	716,021	687,167	4.2%
Revenue from Sales of Goods	-	-	
Revenue from operating subsidies	-	-	
Revenue	716,021	687,167	4.2%

2. Analysis of the Company's Operations

COMPLEX COMET S.A. is primarily engaged in the leasing and subleasing of warehouse and office space in the industrial area of Bucharest, located at 84 Timişoara Blvd., Sector 6.

As of September 30, 2026, total revenue amounted to 747,417 lei, representing a 4.2 percent increase compared to the same period in 2025. Total expenses decreased by 15,133 lei, representing a 2 percent decrease.

With operating revenue of 747,417 lei and operating expenses of 621,164 lei, as of September 30, 2026, the company reported a profit of 126,253 lei.

At the end of the third quarter of 2026, the company reported a profit of 126,253 lei, compared to the third quarter of 2025, when a profit of 62,621 lei was reported.

The company did not record any extraordinary income or expenses in the third quarter of 2026.

Revenue from core operations amounted to 716,021 lei.

Changes Affecting the Company's Capital and Management

. We note that during the third quarter of 2026, there were no changes in the structure of the company's share capital.

Signature,

COMPLEX COMET S.A.
ANA BARBULESCU
Legal Representative/Director

Chief Accountant
Monica Jutaru

CUI RO 2622360
J1991000391401
84 Timisoara Blvd., Sector 6
TEL 021.444.18.66, FAX 021.444.18.69

PROFIT AND LOSS STATEMENT
AS OF SEPTEMBER 30, 2026

INDICATOR NAME	No. row	RELATED FIGURES FOR THE REPORTING PERIOD AS OF SEPTEMBER 30, 2026
Net revenue (line 2 minus line 3)	1	**716,021**
Revenue from royalties and rent	2	560,000
Revenue from miscellaneous activities	3	156,021
Other operating revenue	4	31,396
TOTAL OPERATING REVENUE (row 1 + row 4)	5	**747,417**
a) fuel expenses	6	0
b) expenses for consumables	7	0
c) energy and water expenses	8	47,231
d) postal and telecommunications expenses	9	21,110
e) other expenses for services provided by third parties	10	154,402
f) salary expenses	11	68,850
g) insurance and social security expenses	12	1,551
h) other operating expenses	13	202,720
i) depreciation expense	14	118,121
TOTAL OPERATING EXPENSES (Line 6 to Line 14)	15	**613,985**
OPERATING PROFIT/LOSS (Line 5 – Line 15)	16	**133,432**
FINANCIAL INCOME	17	
FINANCIAL EXPENSES	18	
FINANCIAL INCOME	19	**0**
EXTRAORDINARY INCOME	20	
EXTRAORDINARY EXPENSES	21	
EXTRAORDINARY INCOME	22	**0**
TOTAL REVENUE (Line 5 + Line 17 + Line 20)	23	747,417
TOTAL EXPENSES (Lines 15 + 18 + 21)	24	613,985
GROSS RESULT – LOSS (Line 23 – Line 24)	25	**133,432**
TAXABLE PROFIT	26	133,432
INCOME TAX	27	7,179
NET INCOME - LOSS (line 25 + line 27)	28	**126,253**

REPRESENTED BY
ANA BARBULESCU

ECONOMIST
MONICA GABRIELA JUTARU

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PRESS RELEASE
Q3 2026 REPORT NOW AVAILABLE

COMPLEX COMET S.A. Bucharest, with its registered office in Bucharest, 84 Timisoara Blvd., Sector 6, registered with the Bucharest Trade Registry Office under No. J1991000391401, Tax ID: RO2622360, Tel: **021/4441866,** Fax: **021/4441869,** in accordance with the provisions of Article 67 of Law 24/2017 and FSA Regulation No. 5/2018 on issuers and securities transactions, as subsequently amended and supplemented, hereby informs the public that **the Report for the Third Quarter of 2026,** together with the company's financial statements for the Third Quarter - 2026, are available for review and analysis on **the company's website**: www.complexcomet.ro, in the "For Investors" section; on the website of S.C. Bursa de Valori Bucuresti S.A. – www.bvb.ro; and at the company's headquarters in **Bucharest, 84 Timisoara Blvd., Sector 6.**
The report for the third quarter of 2026, prepared in accordance with Annex No. 13 to FSA Regulation No. 5/2018 on issuers and securities transactions, as well as the financial statements for the third quarter of 2026, have been submitted to the Financial Supervisory Authority and the Bucharest Stock Exchange S.A., in accordance with applicable laws and regulations.
Additional information regarding the financial statements for the third quarter of 2026 may be obtained at the headquarters of COMPLEX COMET S.A. in Bucharest or by calling **021/4441866 or** faxing **021/4441869.**

COMPLEX COMET S.A. Bucharest hereby informs the public that the company's financial statements for the third quarter of 2026 have not been audited.

Date: November 11, 2026

COMPLEX COMET S.A., Bucharest
Through Adrian Barbulescu, ANA
Sole Administrator