





 PREFAB	PREFAB S.A. Bucuresti		
	Sediul Social Str. Dr. Iacob Felix Nr. 17-19, Et. 2, Mun. Bucuresti, Sect. 1 Cod Postal 011031, RCJ 40/9212/04.07.2003, Cod Unic de Inregistrare 1916198, Cont ING BANK ROMANIA RO37 INGB 5001 0082 2932 8910 Telefon: 021/331.51.16, Fax: 021/330.59.80		
	Punct de Lucru Calarasi Str. Bucuresti, Nr. 396, Mun. Calarasi, Judetul Calarasi, Cod postal 910048, Telefon: 0242/311.715, Fax: 0242/318.975 Mobil 0724/561.932, Web: www.prefab.ro , E-mail: office@prefab.ro		

PRESS RELEASE

PREFAB S.A. informs the investors that the Semestrial Report of June 30th, 2023, made according to the provisions of Law 24/2017 and the A.S.F. Regulation no.5/2018 will be available to the public starting August 16th, 2023 , 8³⁰ o'clock, at the Company's headquarter and website www.prefab.ro (Shareholding – Periodic Reports/Reports).

Further information can be obtained from the Shareholding Department, tel/fax : 0242-311715/ 0242-318975, e-mail : actionariat@prefab.ro.

This press release as well the Semestrial Report for first semester 2023 have been sent simultaneously to the Bucharest Stock Exchange and Financial Supervisory Authority.

**PREFAB S.A. Board of Administration
President**

Ing. Marian Petre Miluț

**Half-yearly report according to A.S.F. Regulation no. 5 / 2018 - Annex 14
for semester I 2023**

Report date: 16.08.2023

Company name: Prefab SA

Head Office: Bucuresti, Dr. Iacob Felix, nr. 17-19, et.2, sector 1

Work point: Calarasi, Bucuresti str., nr. 396.

Phone/fax: 021-3315116/ 021-3305980

Unique registration code at the Trade Register Office: RO1916198

Commercial register number: J40/9212/2003

Regulated market on which the issued securities are traded: Bucharest Stock Exchange, Standard category

Subscribed and paid-up share capital: 24.266.709,5 lei

Main characteristics of the issued securities: the company has issued a total of 48,533,419 registered shares with a nominal value of 0.5 lei each, dematerialized.

Accounting standard applied: International Financial Reporting Standards

Press Release - Half Year Report - First semester 2023

In the first half of 2023, the national economy continued to face multiple challenges related to stability and predictability, these were amplified by very high inflation as well as the economic implications of the armed conflict at the border. Russia's invasion of Ukraine on 24 February 2022 triggered a war in Europe that threatens the entire world order.

Since 2020 the economy has faced numerous crises, starting with the health crisis, then the crisis caused by the economic lockdown that affected the supply chain, followed by the energy crisis in Europe and culminating in the crisis triggered by the war in Ukraine. This whole spiral of crises caused an inflationary shock that manifested itself strongly in all sectors of the national economy both in terms of prices for electricity, natural gas, fuels and industrial raw materials, causing price increases and bottlenecks in production chains. At the same time we have seen a significant increase in financing costs. All these consequences are slowing down the pace of economic activity.

The current economic context is still dominated by uncertainties, and there is no possibility to make accurate forecasts for the coming period.

As of 30 June 2023 compared to the same period in 2022, the bottleneck in the building materials market caused by the decrease in consumer purchasing power is maintained and the real estate market is significantly affected. The energy crisis triggered in 2021, strongly felt from 2022, has caused economic involvements both globally and nationally that have led to a significant increase in production costs and therefore to a contraction in demand in the building materials market. The cost increases were driven by rising international and domestic prices for natural gas, electricity and fuel, which in turn caused a chain of increases for all products.

The market for precast reinforced and prestressed concrete products, electrical pylons, highway elements, precast parts for hypermarkets or supermarkets, beams for road bridges is affected by the lack of large projects for national infrastructure and of sufficiently skilled labour, remaining at a low level due to financial bottlenecks in the national investment field. Although

investments from European funds are vital for the Romanian economy, their absorption is below the optimal level. The implementation of the PNRR and the absorption of European funds should be a major objective for Romania.

At the same time, the economic climate is still characterized by excessive and changing taxation, with the risk of increasing taxes and duties to finance public spending, cumbersome legislation, excessive bureaucracy in obtaining the necessary permits and authorizations for operation, currency risk with influence on the price of some raw materials and materials.

Currently the most worrying phenomenon is the increase in inflation, which has led to a decrease in demand in the building materials market due to the decrease in purchasing power and the shift towards existing products by consumers. Although it has been a difficult period, the company has been paying close attention to its activities and has acted prudently and responsibly in its management.

In this context the turnover recorded on 30.06.2023 is up by 38.89% compared to the one recorded on 30.06.2022 and the operating result recorded on 30.06.2023 is 1,273,189 lei, compared to 1,147,419 lei, recorded on 30.06.2022, up compared to the same period of the previous year .

The financial result recorded on 30.06.2023 is in the amount of -1,055,151 lei, compared to -642,164 lei recorded in the same period of 2022, increase due to the increase in interest rates for bank loans in lei outstanding in this period, against the background of the increase in the reference interest rate.

The value of fixed assets decreased by 0.49 %, from 202.064.783 lei (01.01.2023) to 201.090.840 lei (30.06.2023), due to depreciation of land and buildings, technical installations and machinery, other installations, equipment and furniture.

The value of current assets and other assets increased by 2.27%, from 52,941,801 lei (01.01.2023) to 60,383,216 lei (30.06.2023), due to the increase in the value of stocks of finished products.

Total debts increased by 33.58%, from 31.166.708 lei (01.01.2023) to 45.640.122 lei (30.06.2023), an increase mainly due to advances received from customers for orders in progress.

Indicators (lei)	01.01.2023	30.06.2023	Variation
Fixed assets	202.064.783	201.090.840	-0.48%
Current and other assets	52.941.801	60.383.216	+14.06%
Total debts	34.166.708	45.640.122	+33.58%
Equity and other liabilities	220.839.876	215.833.934	-2.27%

Indicators (lei)	30.06.2022	30.06.2023	Variation
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Net turnover	41.940.712	58.251.445	+38.89%
Operating income	-2.233.819	4.970.283	+322.50%
Operating expenses	38.559.474	61.948.539	+60.66%
Operating result	1.147.419	1.273.189	+10.96%
Depreciation	4.725.357	4.844.318	+2.52%
EBITDA	5.872.776	6.117.507	+4.17%
Financial income	3.828	100.863	+2.534,87%
Financial expenses	645.992	1.156.014	+78.95%
Financial result	-642.164	-1.055.151	+64.31 %
Total income	39.710.721	63.322.591	+59.46%
Total expenditure	39.205.466	63.104.553	+60.96%
Gross profit	505.255	218.038	-56.85%
Net profit	401.469	99.797	-75.14%

To view the full report showing the Company's activity for the period January-June 2023 please consult the company's website and the link below.

Milut Petre Marian
Director General