

Press Release

**Summary of the Economic and Financial Indicators
of the Issuer MF CAPITAL S.A. for the Third Quarter of 2025**

MF CAPITAL S.A., a company with a long history in the Romanian market, operates in the real estate sector and carries out activities related to the leasing of real estate owned by it, as well as property management activities. The company currently leases approximately **26,000 sq meters of property**, with **43 lease agreements** in place.

Through a proactive approach to managing its real estate portfolio in a fluctuating economic environment, MF CAPITAL S.A., as an owner of rental properties, has responded to these dynamics with increased adaptability, flexibility in cost management, and a prudent approach to managing its real estate portfolio.

At the end of the first nine months of 2025, the company recorded, on an individual basis, revenue from sales of 8.4 million lei, up 18.02% compared to the same period of the previous year, and a net profit of 1.83 million lei, up 41.19%, reflecting the company's improved operational efficiency, despite the economic context marked by cost pressures.

At the consolidated level, MF CAPITAL S.A. recorded revenues from current activities of 19.47 million lei and a net profit of 8.62 million lei at the end of the quarter. The results show a significant financial improvement compared with the same period of the previous year, driven by efforts to upgrade the real estate portfolio to the highest market standards and to maximize its value-generation potential.

The main financial indicators recorded in the first nine months of 2025, at both individual and consolidated levels, are presented below:

1. Individual Level

Financial Performance

Profit or Loss (RON)	September 30, 2024	September 30, 2025	30.09.2025/ 30.09.2024
Revenue from Sales	7.123.048	8.406.596	18,02%
Operating Result – Profit	1.996.255	2.807.014	40,61%
Financial Result – Profit	1.526.289	2.201.204	44,22%
Profit for the Financial Year	1.295.059	1.828.554	41,19%
Total Comprehensive Income	1.295.059	1.828.554	41,19%

MF CAPITAL S.A.

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Financial Position

Balance Sheet (RON)	December 31, 2024	September 30, 2025	30.09.2025/ 31.12.2024
Total Non-current Assets	229.843.269	232.179.854	2.336.585
Total Current Assets	2.663.964	4.594.086	1.930.122
Total Assets	232.508.884	236.923.771	4.414.887
Share Capital	79.152.825	79.152.825	-
Total Long-term Liabilities	48.217.804	48.148.713	-69.091
Total Short-term Liabilities	5.470.910	8.126.334	2.655.424
Total Liabilities	53.688.714	56.275.047	2.586.333
Total Equity and Liabilities	232.508.884	236.923.771	4.414.887

2. Consolidated Level

Financial Performance

Profit or Loss (RON)	30.09.2024	30.09.2025	30.09.2025/ 30.09.2024
Revenue from current activities / turnover	15,111,951	19,470,338	28.84%
Other operating income	345,825	505,442	46.16%
Income related to the cost of production in progress	-899,907	7,000,857	-877.95%
Profit / (loss) from operating activities	406,937	11,887,066	2,821.11%
Net result from financial activity	-2,815,212	-2,663,028	-5.41%
Profit / (loss) before tax	-2,408,275	9,224,038	-483.01%
Net profit / (loss)	-2,720,990	8,626,317	-417.03%
Total comprehensive income	-2,720,990	8,626,317	-417.03%
Attributable to non-controlling interests	-96,986	75,696	-178.05%
Attributable to owners of the parent company	-2,817,976	8,550,621	-403.43%
Number of shares	3,705,956	3,705,956	0.00%
Earnings per share attributable to owners of the parent company	0	2.33	-

Financial Position

Financial Position (RON)	31.12.2024	30.09.2025	30.09.2025/ 31.12.2024
Total non-current assets	272,255,370	275,146,115	1.06%
Total current assets	7,728,164	16,566,876	114.37%
Total assets	280,282,350	292,085,649	4.21%
Share capital	79,152,825	79,152,825	0.00%
Equity	189,188,547	197,634,648	4.46%
Non-controlling interests	1,372,684	1,404,454	2.31%

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Financial Position (RON)	31.12.2024	30.09.2025	30.09.2025/ 31.12.2024
Total long-term liabilities	76,438,311	77,796,608	1.78%
Total short-term liabilities	12,983,992	15,219,938	17.22%
Total equity and liabilities	279,983,534	292,085,649	4.32%

NOTES ON THE AVAILABILITY OF THE QUARTERLY REPORT

MF CAPITAL S.A., with its registered office at 5–25 Popa Lazăr Street, Sector 2, Bucharest, Romania, registered with the Trade Register under No. J40/2353/1991, Tax Identification Code (CUI) 655, informs investors about the availability of the report for the third quarter of 2025, in accordance with the provisions of Law No. 24/2017 on issuers of financial instruments and market operations, republished, and ASF Regulation No. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented, starting from November 14, 2025, on the Company's website, www.mfcapital.ro, investors relations section, as well as on the Bucharest Stock Exchange website (www.bvb.ro), under the symbol MECE.

*Presedinte CA – Director General
Mollo Sergio*

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