

Quarterly report for the third quarter

Quarterly report according to A.S.F. Regulation no. 5 / 2018 - Annex 13

Report date: 14.11.2025

Company name - Prefab S.A.

Head Office - Bucharest, Intrarea Veronica Micle, nr. 4, et.1,ap.3, sector 1.

Operating Office: Calarasi, str. Bucuresti, nr. 396.

Phone/fax: 021-3315116/ 021-3305980

Unique registration code at the Trade Register Office: RO191616198

Order number in the Trade Register: J2003009212407

Subscribed and paid-up share capital: 20.969.441,5 lei

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

Main characteristics of issued securities: the company has issued a total of 41,938,883 registered shares with a nominal value of 0.5 lei each, dematerialized

Accounting standard applied: International Financial Reporting Standards

A. Economic and financial indicators

| Indicator name | Method of calculation | Result |
|--------------------------------------|--|--|
| 1.Current liquidity indicator | Current assets (current)/Current liabilities | $21.736.768/39.759.974=0.55$ |
| 2.Indebtedness indicator | Borrowed capital (t0+t1)/Equity (t0+t1) | $[(41.826.663+45.098.425)/2]/[(189.053.225+186.161.924)/2]=0.24$ |
| 3.Rotational speed of customer flows | Average customer balance/turnover x 270 | $[(1.771.605+2.869.523)/2] / 60.578.538 \times 270 = 10$ |
| 4.Turnover rate of fixed assets | Turnover / Fixed assets | $60.578.538/211.139.418=0.29$ |

B. Other information
1. Economic and financial situation
a. FINANCIAL POSITION - lei

| | January 01, 2025 | September 30, 2025 |
|---|--------------------|--------------------|
| Tangible fixed assets | 206.135.180 | 210.457.278 |
| Intangible fixed assets | 931 | 975 |
| Real estate investment | 0 | 0 |
| Investments in affiliated companies | 0 | 0 |
| Other fixed assets | 0 | 0 |
| Biological actives | 3.978 | 3.201 |
| Rights of use of leased assets | 791.493 | 677.964 |
| TOTAL FIXED ASSETS | 206.931.582 | 211.139.418 |
| Stocks | 24.122.852 | 18.618.604 |
| Trade and other receivables | 1.771.605 | 2.869.523 |
| Cash and cash equivalents | 396.033 | 248.641 |
| Other assets (prepaid expenses) | 281.766 | 610.641 |
| TOTAL CURRENT ASSETS | 26.572.256 | 22.347.409 |
| 1. TOTAL ASSETS | 233.503.838 | 233.486.827 |
| Share capital | 20.969.441 | 20.969.441 |
| Share capital adjustments | 0 | 0 |
| Other equity | (448.224) | (448.224) |
| Capital premium | 671.432 | 671.432 |
| Revaluation reserves | 117.173.624 | 117.173.624 |
| Reserves | 41.146.019 | 42.067.570 |
| Retained result excluding that arising from the first-time adoption of IAS 29 | 9.962.246 | 9.962.245 |
| Profit at the end of the reporting period | 921.551 | (2.891.301) |
| Profit distribution | 0 | 0 |
| 2.TOTAL EQUITY | 189.053.225 | 186.161.924 |
| Long-term loans | 4.786.733 | 4.720.401 |
| Other debts, including deferred corporate income tax | 717.805 | 618.050 |
| TOTAL LONG-TERM LIABILITIES | 5.504.538 | 5.338.451 |
| Trade and other payables | 13.792.750 | 13.268.070 |
| Short-term loans | 22.529.375 | 26.491.904 |
| TOTAL SHORT-TERM LIABILITIES | 36.322.125 | 39.759.974 |
| Subsidies for investments, of which: | 2.623.950 | 2.226.478 |
| - current part | 529.517 | 529.961 |
| - over a year | 2.094.433 | 1.696.517 |
| 3.TOTAL LIABILITIES | 233.503.838 | 233.486.827 |

b. INCOME AND EXPENDITURE SITUATION - lei

| | 30.09.2024 | 30.09.2025 |
|--|-------------------|-------------------|
| NET TURNOVER | 66.639.426 | 60.578.538 |
| Changes in stocks of finished goods and work in progress | 2.462.067 | (4.673.519) |
| Income from the production of tangible fixed assets | 3.448.292 | 9.291.496 |
| Other revenue | 648.635 | 1.337.280 |
| OPERATING REVENUE - TOTAL | 73.198.420 | 66.533.795 |
| Raw materials and consumables used | 31.779.971 | 25.574.146 |
| Other material expenses | 1.054.055 | 1.699.026 |
| Other external expenses (energy and water) | 9.406.010 | 8.858.187 |
| Expenditure related to goods | 0 | 0 |
| Trade rebates received | (38.046) | (44.439) |
| Staff expenditure, of which | 16.299.547 | 19.163.422 |
| -Salaries and allowances | 15.894.451 | 18.716.863 |
| -Insurance and social protection expenditure | 405.096 | 446.559 |
| Value adjustments in respect of intangible fixed assets, tangible fixed assets, investment property and biological assets valued at cost | 6.802.024 | 6.137.819 |
| Expenditure | 6.802.024 | 6.137.819 |
| Revenues | | |
| Value adjustments on current assets | 0 | 0 |
| Expenditure | 0 | 0 |
| Revenues | 0 | 0 |
| Other operating expenses, of which | 5.918.395 | 6.124.995 |
| - Expenditure on external benefits | 4.691.141 | 4.796.177 |
| - Expenditure on other taxes, duties and similar charges | 992.438 | 1.018.219 |
| - Other expenditure | 234.816 | 310.599 |
| OPERATING EXPENDITURE - TOTAL | 71.221.956 | 67.513.156 |
| OPERATING PROFIT OR LOSS | 1.976.464 | (979.361) |
| Exchange rate gains | 12.555 | 111.626 |
| Interest income + other financial income | 61 | 0 |
| FINANCIAL REVENUES | 12.616 | 111.626 |
| Interest-related expenses | 1.617.903 | 1.936.543 |
| Other financial charges | 74.457 | 87.023 |
| FINANCIAL EXPENDITURE | 1.692.360 | 2.023.566 |

| | | |
|---------------------------------|--------------------|--------------------|
| FINANCIAL PROFIT OR LOSS | (1.679.744) | (1.911.940) |
| TOTAL REVENUE | 73.211.036 | 66.645.421 |
| TOTAL EXPENDITURE | 72.914.316 | 69.536.722 |
| GROSS PROFIT | 296.720 | (2.891.301) |
| Corporate income tax | 195.335 | 0 |
| NET PROFIT | 101.385 | (2.891.301) |

EXPLANATORY NOTES to the interim individual financial statements drawn up at 30.09.2025

Starting from 2020, the economy has faced numerous crises, beginning with the health crisis, followed by the crisis caused by the economic lockdown that disrupted supply chains. This was succeeded by the energy crisis in Europe, culminating in the crisis triggered by the war in Ukraine. This entire spiral of crises has generated an inflationary shock that has strongly affected all sectors of the national economy, particularly in terms of prices for electricity, natural gas, fuels, and industrial raw materials, leading to price increases and production chain disruptions. At the same time, we have witnessed a significant rise in financing costs. All these consequences have slowed down the pace of economic activity. The current economic context continues to be dominated by uncertainty, making it impossible to accurately forecast developments for the coming period.

As of September 30, 2025, the blockage in the construction materials market persists, caused by the decline in consumers' purchasing power, with the real estate market being significantly affected. The energy crisis that began in 2021 and was strongly felt starting in 2022 has led to economic downturns both globally and nationally, resulting in a significant increase in production costs and, consequently, a contraction in demand within the construction materials market. Cost increases were driven by rising international and national prices for natural gas, electricity, and fuel, which in turn triggered chain price increases across all products.

The market for reinforced and prestressed concrete prefabricated elements - such as electric poles, highway components, prefabricated parts for hypermarkets or supermarkets, and beams for road bridges - is characterized by the slow pace of large-scale national infrastructure projects and by the shortage of sufficiently qualified labor. The sector remains at a low level due to financial blockages in national investment activities.

Although investments financed by European funds are vital for the Romanian economy, their absorption remains below the optimal level. The implementation of the National Recovery and Resilience Plan (PNRR) and the absorption of European funds should be a major objective for Romania. The sector is also facing risks stemming from the geopolitical context and from the removal of certain tax incentives, which has led to a decrease in employees' net wages, even though the guaranteed gross minimum wage has remained at the level of the previous year.

At the same time, the economic climate continues to be characterized by excessive and unstable taxation, with a persistent risk of increased taxes and duties to finance public expenditures, cumbersome legislation, and excessive bureaucracy in obtaining the approvals and permits necessary for operations. There is also a currency exchange risk that influences the prices of certain raw materials and products.

Currently, the most concerning phenomenon is the rise in taxation and, consequently, inflation, which directly leads to a decrease in demand in the construction materials market, amid declining purchasing power and consumers shifting their spending toward essential goods. Although this period has been particularly challenging, the company has paid increased attention to its operations and has acted prudently and responsibly in management decisions, especially regarding cost reduction.

The turnover recorded as of September 30, 2025, decreased by 9.10% compared to that recorded on September 30, 2024. This decline is due to lower sales volumes and insufficient demand.

The financial result recorded as of September 30, 2025, amounts to -1,911,940 lei, compared to -1,679,744 lei recorded in the same period of 2024, the deterioration being caused by a lack of liquidity.

The value of fixed assets recorded a slight increase of 2.03%, from 206,931,582 lei (December 31, 2024) to 211,139,418 lei (September 30, 2025). The value of current assets decreased by 17.32%, from 26,290,490 lei (December 31, 2024) to 21,736,768 lei (September 30, 2025), mainly due to the reduction in inventories amid insufficient demand.

Total liabilities increased by 6.45%, from 41,826,663 lei (December 31, 2024) to 45,098,425 lei (September 30, 2025), primarily due to inflation, which led to higher supply prices, increased labor costs, and liquidity shortages.

As of September 30, 2025, total revenues amounted to 66,645,421 lei, representing 91.03% of the revenues recorded in the same period of 2024, while total expenses amounted to 69,536,722 lei, representing 95.37% of the expenses from the same period of 2024. The gross result, amid the decline in production output, is -2,891,301 lei.

During 2025, no mergers or significant reorganizations of the company took place, and no major assets were disposed of.

2. Analysis of the company's activity

2.1. Present and analyze all events or uncertainty factors that affect or could affect the liquidity of the company, compared to the same period last year.

During 2025, there were various risks, but they were foreseeable and properly managed by the company's management, which did not result in substantial additional costs.

The company is exposed to the following risks:

- Credit risk;
- Liquidity risk;
- Market risk;
- Currency risk;
- Operational risk;

- Balancing cost risk;
- Tax risk.
- Medical risk

Credit risk

Credit risk is the risk that the Company will incur a financial loss as a result of the non-performance of contractual obligations by a customer or counterparty to a financial instrument, and this risk arises mainly from trade receivables.

The Company's exposure to credit risk is mainly influenced by the individual characteristics of each customer and the country in which it operates. The majority of the Company's clients operate in Romania.

The main financial instruments used by the company from which risks on financial instruments arise are:

- Trade and other receivables;
- Cash and cash equivalents;
- Investments in unquoted affiliates, classified under IAS 39 as "available-for-sale financial assets";
- Trade and other debts;

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its obligations associated with liabilities that are settled in cash or by the transfer of another financial asset. The Company's approach to liquidity risk is to ensure, as far as possible, that it holds at all times sufficient liquidity to meet its liabilities when they fall due, both under normal and stressed conditions, without incurring unacceptable losses or jeopardizing the Company's reputation.

The company has committed long-term loans.

In order to counter this risk factor, the company applied restrictive policies for the delivery of products to uncertain customers. An important role was played by the company's policy of requiring, in certain cases, payment in advance for delivered products and a careful selection of new customers, depending on their creditworthiness and financial discipline. Additional guarantees and insurances were requested for sales contracts and an attempt was made to reduce the number of days contractually set for payment of receivables by customers. Mortgage guarantee contracts have been extended in favor of banks with which we have open credit lines, in order to honor financial obligations in case of cash shortage.

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and reduced market demand will affect the Company's income.

Market risk - instability of the market for building materials, characterized by a significant drop in demand, a risk prevented by market studies and marketing policies. The risk of price volatility of electricity, methane gas, metal, diesel,

prevented by finding new suppliers or renegotiating contracts with traditional suppliers.

Interest rate risk exposure

The Company's exposure to the risk of interest rate changes mainly relates to the Company's long-term floating rate borrowings.

Interest rate risk management

In order to manage the interest rate risk, the liabilities of the Company are analyzed by fixed and variable rates of indebtedness, currencies and maturities.

Currency risk

The company has transactions in a currency other than the functional currency (LEU).

Transactions realized in foreign currency are converted into lei at the exchange rate valid on the transaction date. The risk of exchange rate variations has generally been prevented by appropriate management in the current context.

Operational risk

Operational risk is the risk of direct or indirect losses arising from a wide range of causes associated with the Company's processes, personnel, technology and infrastructure, as well as from external factors other than credit, market and liquidity risk, such as those arising from legal and regulatory requirements and generally accepted standards of organizational behavior. The Company is also exposed to disaster risk. In these circumstances the company has taken action to take out disaster insurance policies to protect the company's assets.

Operational risks arise from all the Company's operations. The primary responsibility for the development and implementation of operational risk controls rests with the entity's management. The responsibility is supported by the development of the Society's generated operational risk management standards in the following areas:

- Separation of responsibilities requirements;
- Align with regulatory and legal requirements;
- Documentation of controls and procedures;
- Requirements to periodically analyze the operational risk to which the Company is exposed and the adequacy of controls and procedures to prevent identified risks;
- Requirements for reporting operational losses and proposals for remedying the causes;
- Developing operational continuity plans;
- Professional development and training;
- Setting ethical standards;
- Litigation risk prevention, including insurance where applicable;
- Risk mitigation, including the efficient use of insurance where appropriate.

Balancing cost risk

This risk is specific to the activity related to the generation and sale of electricity and is generated by possible unrealistic forecasts of the quantities and hourly volumes of electricity delivery, which may impact the financial situation by additional balancing costs. This risk is considered to be low as a result of the forecasting activity carried out by the entity's special department.

Taxation risk

Since January 1, 2007, as a result of Romania's accession to the European Union, the Company had to comply with the European Union regulations and consequently prepared itself for the application of the changes brought by the European legislation. The company has implemented these changes, but the manner of their implementation remains open to tax audit for 5 years and even 7 years starting with the 2009 financial year.

The interpretation of the texts and the practical implementation of the procedures of the new applicable tax regulations harmonized with the European legislation may vary from entity to entity, and there is a risk that in certain situations the tax authorities may adopt a different position from that of the Company

The Company may continue to be subject to tax audits as new tax regulations are issued.

Medical risks

In the event of infection or reinfection with the new coronavirus COVID-19, negative effects may occur, such as:

- a slowdown in supply activities;
- postponement or reduction of sales;
- possible cases of employee illness or parental leave for child care.

At the company level, measures have been implemented to distribute protective equipment to employees, including gloves and masks. Steps have been taken to ensure compliance with hygiene and disinfection regulations to prevent infection. Specific procedures and measures have been established regarding interactions between employees, as well as between employees and collaborators. Designated areas have been set for personnel and vehicle movement.

Measures have also been adopted to limit entries into the company premises, with strict adherence to scheduling and hygiene rules. Transportation arrangements for employees to and from the workplace have been adjusted by staggering work hours. Wherever possible, certain categories of non-productive staff have been allowed to work from home.

All procedures and measures have been displayed visibly for all employees. The company has also ensured compliance with the provisions of the ordinances and government decisions issued by the authorities during this period.

The major risk in the event of COVID-19 infection is the potential shutdown of the production process and the isolation or quarantine of personnel, which would have serious consequences for the company's operations.

In the first three months of the year, the company operated normally, with no cases of infection reported.

Risk of war

In February 2022, global geopolitical tensions escalated significantly following military interventions in Ukraine by the Russian Federation. As a result of these escalations, economic uncertainties in the energy and capital markets have increased global energy prices. If the situation of the armed conflict in Ukraine escalates, there is a risk of partial or total shutdown of activity, inflation, reduction of trade and investment, increase in taxation and bank interest rates, there may be material destruction and loss of life.

As of the date of this report, management cannot reliably estimate the effects of these risks on the Company's financial outlook and cannot exclude adverse consequences on the business, operations and financial condition. Management believes that all necessary steps are being taken to support the sustainability and growth of the company's business under the current circumstances and that the professional judgment in these financial statements remains appropriate.

2.2. Specify and analyze the effects of all current and anticipated capital expenditures on the company compared to the same period last year.

According to the Investment Program, machinery and means of transport were purchased and will be purchased in order to improve the commercial activity, the working microclimate, the automation of technological processes will continue, aspects that will determine the increase of labor productivity and, implicitly, the economic result of the company.

Investments in 2025 were made from own and borrowed sources.

2.3. Specify and analyze the economic changes that significantly affect the income from the core business.

Among the factors that have had a negative influence on the company's results, we list:

- Financial blockage;
- High inflation;
- Decrease in consumers' purchasing power;
- Increase in financing costs;
- The war in Ukraine;
- Energy crisis and rising prices for gas and electricity;
- Excessive and unstable taxation;
- Rising prices for raw materials and fuel;
- Increase in bank interest rates;
- Intensification of macroeconomic imbalances, with negative implications for the sales market;
- Entry of imported products similar to the company's products into the domestic market (fiber pipes, bricks);

- Legislative instability;
- Excessive bureaucracy in obtaining the permits and approvals necessary for operations.

3. Changes affecting the share capital and management of the company.

During the third quarter of 2025, significant changes occurred in the company's shareholding structure. On August 28, 2025, CELCO S.A. acquired the majority stake in PREFAB S.A., reaching 95.5453% of the share capital. This increase in participation, from 30.5087% to 95.5453%, was achieved through stock market transactions, by acquiring a 65.0366% stake in the share capital from shareholders Miluț Petre Marian and Stieber Andrei. The shareholding structure after the completion of the transaction is as follows:

| Shareholder Name | Number of Shares | Percentage (%) |
|------------------|-------------------|----------------|
| Celco S.A. | 40,070,636 | 95.5453 |
| Individuals | 1,692,841 | 4.0365 |
| Legal entities | 175,406 | 0.4182 |
| | 41,938,883 | 100 |

On September 15, 2025, the notification form regarding the economic concentration operation was submitted to the Competition Council, registered under no. RS/114/15.09.2025 (file no. 25012198), consisting of the acquisition of direct sole control by CELCO S.A. over PREFAB S.A.

Based on Article 19 paragraphs (1) and (4)(c), Article 25 paragraph (1)(d), and Article 47 paragraph (2)(a) of Competition Law no. 21/1996, republished, with subsequent amendments and completions, the Competition Council issued Decision no. 330/29.10.2025 of non-objection, noting that, although the transaction falls under the scope of the Competition Law, there are no serious doubts regarding its compatibility with a normal competitive environment. The decision may be appealed to the Bucharest Court of Appeal within 30 days of notification, according to Article 51 paragraph (12) of the same law.

At the same time, the Board of Directors of PREFAB S.A. convened:

- EGM (Extraordinary General Meeting of Shareholders) on November 20, 2025, with the agenda:
 - Approval of the increase of PREFAB S.A.'s share capital by a maximum amount of 20,969,441.5 lei, from 20,969,441.5 lei to a maximum of 41,938,883 lei, through the issuance of up to 41,938,883 new shares, with a nominal value of 0.5 lei/share.
- AGM (Ordinary General Meeting) and EGM on December 4, 2025, with the agenda:

AGM:

- Information on the termination of the mandates of all current members of the Board of Directors;

- Approval of the discharge of management for the outgoing members;
- Election of a new Board of Directors for the term 04.12.2025-03.12.2029;
- Election of the Chairman of the Board of Directors;
- Determination of the monthly fixed remuneration of the directors and approval of the forms of administration/mandate contracts;
- Authorization of the Deputy General Director to negotiate and sign the administration and mandate contracts.

EGM:

- Amendment of Article 7 of the Articles of Association regarding the shareholding structure;
- Amendment of Article 17 paragraph 1 regarding the organization of administration;
- Amendment of Article 19² paragraph (3) of the Articles of Association;
- Empowerment of the Chairman of the Board of Directors to sign the updated Articles of Association.

3.1. Describe any instances in which the company was unable to meet its financial obligations during the period. Not applicable.

3.2. Description of any changes in the rights of holders of securities issued by the company. Not applicable.

4. Significant transactions

In the case of equity issuers, information on major transactions entered into by the issuer with persons with whom it acts in concert or in which such persons have been involved during the relevant time period. Not applicable.

**President of the Board of Directors,
Eng. Milut Petre Marian**

**Economic Director,
Ec. Boitan Daniela**

| | |
|--|--|
| COUNTY: BUCHAREST | FORM OF OWNERSHIP: JOINT STOCK COMPANY |
| LEGAL ENTITY: PREFAB S.A. | PREDOMINANT ACTIVITY |
| ADDRESS: STR. INTRAREA VERONICA MICLE, NR.4, ET.1, AP.3, SECT.1, BUCURESTI | (NACE group name): MANUFACTURE OF CONCRETE ELEMENTS FOR CONSTRUCTION |
| PHONE: 0242/311.715 | NACE GROUP CODE: 2361 |
| TRADE REGISTER NUMBER: J2003009212407 | UNIQUE TAX REGISTRATION CODE: 1916198 |

STATEMENT OF FINANCIAL POSITION
as of 30.09.2025

RON

| Item name | | Line no. | Balance on: | |
|-----------|--|-----------|--------------------|--------------------|
| | | | January 1 2025 | September 30, 2025 |
| A | | B | 1 | 2 |
| A. | FIXED ASSETS | | | |
| | I. INTANGIBLE FIXED ASSETS | | | |
| | 1. Development expenditure | 01 | 0 | 0 |
| | 2. Concessions, patents, licenses, trademarks, similar rights and assets and other intangible fixed assets | 02 | 931 | 975 |
| | 3. Goodwill | 03 | 0 | 0 |
| | 4. Advances | 04 | 0 | 0 |
| | 5. Intangible assets for exploration and evaluation of mineral resources | 05 | 0 | |
| | TOTAL | 06 | 931 | 975 |
| | II. TANGIBLE IMMOBILIZATIONS | | | |
| | 1. Land and buildings | 07 | 149.037.709 | 146.989.040 |
| | 2. Technical installations and machinery | 08 | 52.282.188 | 49.975.551 |
| | 3. Other plant, machinery and furniture | 09 | 27.557 | 25.257 |
| | 4. Real estate investments | 10 | 0 | 0 |
| | 5. Tangible fixed assets in course of construction | 11 | 0 | 8.781.977 |
| | 6. Real estate investments in progress | 12 | 0 | 0 |
| | 7. Tangible assets for exploitation and evaluation of mineral resources | 13 | 0 | 0 |
| | 8. Productive plants | 14 | 0 | 0 |
| | 9. Advances | 15 | 4.787.726 | 4.685.453 |
| | TOTAL | 16 | 206.135.180 | 210.457.278 |
| | III. Productive biological assets | 17 | 3.978 | 3.201 |
| | IV. Rights of use of leased assets | 18 | 791.493 | 677.964 |
| | V. FINANCIAL FIXED ASSETS | | | |
| | 1. Shares held in subsidiaries | 19 | 0 | 0 |
| | 2. Loans granted to group entities | 20 | 0 | 0 |
| | 3. Shares held in associated and jointly controlled entities | 21 | 0 | 0 |
| | 4. Loans granted to associates and jointly controlled entities | 22 | 0 | 0 |
| | 5. Other fixed assets | 23 | 0 | 0 |
| | 6. Other loans | 24 | 0 | 0 |
| | TOTAL | 25 | 0 | 0 |
| | FIXED ASSETS - TOTAL | 21 | 206.931.582 | 211.139.418 |
| B. | CURRENT ASSETS | | | |
| | I. STOCKS | | | |
| | 1. Raw materials and consumables | 27 | 9.148.801 | 8.872.349 |
| | 2. Assets held for sale | 28 | 0 | 0 |
| | 3. Work in progress | 29 | 175.419 | 367.634 |
| | 4. Finished goods and commodities | 30 | 14.609.483 | 9.017.349 |
| | 5. Advances | 31 | 189.149 | 361.272 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS
(all amounts are in new lei ("RON"))

| Item name | Line no. | Balance on: | |
|--|-----------|--------------------|--------------------|
| | | January 1 2025 | September 30, 2025 |
| A | B | 1 | 2 |
| TOTAL | 32 | 24.122.852 | 18.618.604 |
| II. RECEIVABLES | | | |
| 1. Trade receivables | 33 | 976.586 | 2.501.598 |
| 2. Advances paid | 34 | 25.538 | 168.955 |
| 3. Amounts receivable from group entities | 35 | 0 | 0 |
| 4. Amounts receivable from jointly controlled entities | 36 | 0 | 0 |
| 5. Receivables from derivative transactions | 37 | 0 | 0 |
| 6. Other receivables | 38 | 769.481 | 198.970 |
| 7. Subscribed and paid-up capital | 39 | 0 | 0 |
| 8. Dividend receivables distributed during the financial year | 40 | | |
| TOTAL | 41 | 1.771.605 | 2.869.523 |
| III. SHORT-TERM INVESTMENTS | 42 | 0 | 0 |
| IV. CASH AND BANK ACCOUNTS | 43 | 396.033 | 248.641 |
| CURRENT ASSETS - TOTAL | 44 | 26.290.490 | 21.736.768 |
| C. ADVANCE EXPENSES | 45 | 281.766 | 610.641 |
| Amounts to be resumed within up to one year | 46 | 281.766 | 610.641 |
| Amounts to be taken over in more than one year | 47 | 0 | 0 |
| D. DEBTS: AMOUNTS DUE WITHIN A PERIOD OF UP TO ONE YEAR | | | |
| 1. Borrowings from bond issues | 48 | 0 | 0 |
| 2. Amounts due to credit institutions | 49 | 22.529.375 | 26.491.904 |
| 3. Advances received on account of orders | 50 | 2.940.234 | 731.715 |
| 4. Trade payables - suppliers | 51 | 8.307.356 | 9.138.169 |
| 5. Trade effects to be paid | 52 | 0 | 0 |
| 6. Amounts due to non group entities | 53 | 0 | 0 |
| 7. Amounts due to associated and jointly controlled entities | 54 | 0 | 0 |
| 8. Liabilities arising from derivative transactions | 55 | | |
| 9. Other debts, including tax and social security debts | 56 | 2.545.160 | 3.398.186 |
| TOTAL | 57 | 36.322.125 | 39.759.974 |
| E. NET CURRENT ASSETS / NET CURRENT LIABILITIES | 58 | -10.279.386 | -17.942.526 |
| F. TOTAL ASSETS MINUS CURRENT LIABILITIES | 59 | 196.652.196 | 193.196.892 |
| G. DEBTS: AMOUNTS THAT MUST BE PAID OVER A PERIOD OF MORE THAN ONE YEAR | | | |
| 1. Borrowings from bond issues | 60 | 0 | 0 |
| 2. Amounts due to credit institutions | 61 | 4.786.733 | 4.720.401 |
| 3. Advances received on account of orders | 62 | 0 | 0 |
| 4. Trade payables - suppliers | 63 | 0 | 0 |
| 5. Trade effects to be paid | 64 | 0 | 0 |
| 6. Amounts due to non group entities | 65 | 0 | 0 |
| 7. Amounts due to associated and jointly controlled | 66 | 0 | 0 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS
(all amounts are in new lei ("RON"))

| Item name | | Line no. | Balance on: | |
|-----------|--|-----------|--------------------|--------------------|
| | | | January 1 2025 | September 30, 2025 |
| A | | B | 1 | 2 |
| | entities | | | |
| | 8. Liabilities arising from derivative transactions | 67 | | |
| | 9. Other debts, including tax and social security debts | 68 | 717.805 | 618.050 |
| | TOTAL | 69 | 5.504.538 | 5.338.451 |
| H. | PROVISIONS | | | |
| | 1. Provisions for employee benefits | 70 | 0 | 0 |
| | 2. Other provisions | 71 | 0 | 0 |
| | TOTAL | 72 | 0 | 0 |
| I. | ADVANCE INCOME | | | |
| | 1. Investment subsidies | 73 | 2.623.950 | 2.226.478 |
| | Amounts to be repaid in up to one year | 74 | 529.517 | 529.961 |
| | Amounts to be taken over in more than one year | 75 | 2.094.433 | 1.696.517 |
| | 2. Income recorded in advance, of which | 76 | 0 | 0 |
| | Amounts to be repaid in up to one year | 77 | 0 | 0 |
| | Amounts to be taken over in more than one year | 78 | 0 | 0 |
| | 3. Prepaid income related to assets transferred from customers, of which | 79 | 0 | 0 |
| | Amounts to be repaid in up to one year | 80 | | |
| | Amounts to be taken over in more than one year | 81 | | |
| | TOTAL | 82 | 2.623.950 | 2.226.478 |
| J. | CAPITAL AND RESERVES | | | |
| | I. CAPITAL | | | |
| | 1. Subscribed paid-in capital | 83 | 20.969.441 | 20.969.441 |
| | 2. Unissued subscribed capital | 84 | 0 | 0 |
| | 3. Subscribed capital representing financial liabilities | 85 | 0 | 0 |
| | 4. The patrimony | 86 | 0 | 0 |
| | 5. Adjustments to the share capital | 87 | 0 | 0 |
| | Balance C | 88 | 0 | 0 |
| | Balance D | 89 | 0 | 0 |
| | 6. Other equity items | 90 | 448.224 | 448.224 |
| | Balance C | 91 | 448.224 | 448.224 |
| | Balance D | 92 | 0 | 0 |
| | TOTAL | 91 | 20.521.217 | 20.521.217 |
| | II. CAPITAL PREMIUM | 92 | 0 | 0 |
| | III. REVALUATION RESERVES | 93 | 117.173.624 | 117.173.624 |
| | IV. RESERVE | | | |
| | 1. Legal reserves | 94 | 5.676.686 | 5.676.687 |
| | 2. Statutory or contractual reserves | 95 | 0 | 0 |
| | 3. Other reserves | 96 | 35.469.333 | 36.390.883 |
| | TOTAL | 97 | 41.146.019 | 42.067.570 |
| | Exchange differences arising on the translation of the annual financial statements into a presentation currency different from the functional currency (Balance C) | 98 | 0 | 0 |
| | (Balance D) | 99 | 0 | 0 |
| | 5. Own actions | 100 | 671.432 | 671.432 |
| | Gains related to equity instruments | 101 | 0 | 0 |
| | Losses related to equity instruments | 102 | 0 | 0 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS
(all amounts are in new lei ("RON"))

| Item name | | Line no. | Balance on: | |
|---|-----------|------------|--------------------|--------------------|
| | | | January 1 2025 | September 30, 2025 |
| A | | B | 1 | 2 |
| V. RETAINED EARNINGS EXCLUDING RETAINED EARNINGS ARISING FROM THE FIRST-TIME ADOPTION OF IAS 29 | Balance C | 103 | 9.962.246 | 9.962.246 |
| | Balance D | 104 | 0 | 0 |
| VI. RETAINED EARNINGS ARISING FROM THE FIRST-TIME ADOPTION OF IAS 29 | Balance C | 105 | 0 | 0 |
| | Balance D | 106 | 0 | 0 |
| VII. PROFIT OR LOSS AT THE END OF THE REPORTING PERIOD | Balance C | 107 | 921.551 | 0 |
| | Balance D | 108 | 0 | 2.891.301 |
| Profit distribution | | 109 | 0 | 0 |
| EQUITY - TOTAL | | 110 | 189.053.225 | 186.161.924 |
| Private wealth | | 111 | 0 | 0 |
| Public heritage | | 112 | 0 | 0 |
| CAPITAL - TOTAL | | 113 | 189.053.225 | 186.161.924 |

Administrator,

Full name:
MILUT PETRE MARIAN

Signature
Unit stamp

Prepared by,

Full name: BOITAN DANIELA BOITAN
Quality : Economic Director

Signature

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS
(all amounts are in new lei ("RON"))

| STATEMENT OF REVENUE AND EXPENDITURE | | Line no. | Financial year | |
|--------------------------------------|---|-----------------|-------------------|-------------------|
| | | | 30.09.2024 | 30.09.2025 |
| | | | A | B |
| 1. | Net turnover (line 02+03-04+05+06) | 01 | 66.639.426 | 60.578.538 |
| | Production sold (acct.701+702+703+704+705+706+708) | 02 | 68.574.445 | 65.038.537 |
| | Revenue from the sale of goods (acct. 707) | 03 | 0 | 0 |
| | Trade discounts granted (acct. 709) | 04 | 1.935.019 | 4.459.999 |
| | Income from operating subsidies related to net turnover (acct.7411) | 05 | 0 | 0 |
| 2. | Income related to product stock costs (acct.711+712) | Balance C 06 | 2.462.067 | 0 |
| | | Balance D 07 | 0 | 4.673.519 |
| 3. | Income from real estate production and investment property | 08 | 3.448.292 | 9.291.496 |
| 4. | Realized income from the production of tangible and intangible fixed assets (acct. 721+ 722) | 09 | 3.448.292 | 9.291.496 |
| 5. | Income from real estate investment production | 10 | 0 | 0 |
| 6. | Income from fixed assets held for sale | 11 | 0 | 0 |
| 7. | Income from revaluation of fixed assets | 12 | 0 | 0 |
| 8. | Real estate investment income | 13 | 0 | 0 |
| 9. | Income from biological assets and agricultural products | 14 | 0 | 0 |
| 10. | Revenue from operating subsidies | 15 | 0 | 0 |
| 11. | Other operating revenue (acct.758+7417+7815), of which | 16 | 648.635 | 1.337.280 |
| 12. | - Revenue from subsidies for investments | 17 | 397.027 | 397.471 |
| 13. | - Earnings from purchases on advantageous terms | 18 | 0 | 0 |
| | OPERATING REVENUE - TOTAL | 19 | 73.198.420 | 66.533.795 |
| 14. | a) Expenditure on raw materials and consumables (acct.601+602-7412) | 20 | 31.779.971 | 25.574.146 |
| | Other material expenses (acct.603+604+606+608) | 21 | 1.054.055 | 1.699.026 |
| | b) Other external charges (energy and water)(acct.605-7413) | 22 | 9.406.010 | 8.858.187 |
| | c) Goods-related expenses (acct.607) | 23 | 0 | 0 |
| | Trade discounts received (acct. 609) | 24 | 38.046 | 44.439 |
| 15. | Staff expenditure, of which: | 25 | 16.299.547 | 19.163.422 |
| | a) Salaries and allowances (acct.641+642+643+644-7414) | 26 | 15.894.451 | 18.716.863 |
| | b) Expenditure on social security and social protection (acct.645-7415) | 27 | 405.096 | 446.559 |
| 16. | a) Value adjustments in respect of tangible and intangible fixed assets | 28 | 6.802.024 | 6.137.819 |
| | a.1) Expenditure (acct.6811+6813) | 29 | 6.802.024 | 6.137.819 |
| | a.2) Expenses related to assets and rights of use of leased assets | 30 | 0 | 0 |
| | a.3) Revenue (acct.7813) | 31 | 0 | 0 |
| | b) Value adjustments on current assets | 32 | 0 | 0 |
| | b.1) Expenditure (acct.654+6814) | 33 | 0 | 0 |
| | b.2) Revenue (acct.754+7814) | 34 | 0 | 0 |
| 17. | Other operating expenditure | 35 | 5.918.395 | 6.124.995 |
| | 1. Expenditure related to external services (acct.611+612+613+614+621+622+623+624+625+626+627+628-7416) | 36 | 4.691.141 | 4.796.177 |
| | 2. Expenditure on other taxes, duties and similar charges (acct.635) | 37 | 992.438 | 1.018.219 |
| | 3.Environmental protection expenditure | 38 | 0 | 0 |
| | 4. Expenditure related to fixed assets held for sale | 39 | 0 | 0 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS
(all amounts are in new lei ("RON"))

| STATEMENT OF REVENUE AND EXPENDITURE | | Line no. | Financial year | |
|--------------------------------------|--|-----------|-------------------|-------------------|
| | | | 30.09.2024 | 30.09.2025 |
| | | | 1 | 2 |
| Name of indicators | | B | | |
| A | | B | 1 | 2 |
| 5. | Expenditure from revaluation of fixed assets | 40 | 0 | 0 |
| 6. | Expenditure on real estate investments | 41 | 0 | 0 |
| 7. | Expenditure on biological assets | 42 | 0 | 0 |
| 8. | Expenditure on disasters and other similar events | 43 | 0 | 0 |
| 9 | Other expenditure | 44 | 234.816 | 310.599 |
| | Adjustments to provisions | 45 | 0 | 0 |
| | - Expenditure (acct.6812) | 46 | 0 | 0 |
| | - Revenue (acct.7812) | 47 | 0 | 0 |
| | OPERATING EXPENSES - TOTAL | 48 | 71.221.956 | 67.513.156 |
| | | | | |
| | OPERATING PROFIT OR LOSS | | 0 | 0 |
| | - Profit | 49 | 1.976.464 | 0 |
| | - Loss | 50 | 0 | 979.361 |
| 18. | Income from shares held in subsidiaries | 51 | 0 | 0 |
| 19. | Income from shares in associated entities | 52 | 0 | 0 |
| 20. | Income from shares in associates and jointly controlled entities | 53 | 0 | 0 |
| 21 | Income from transactions in securities and other derivative instruments | 54 | 0 | 0 |
| 22 | Income from derivatives transactions | 55 | 0 | 0 |
| 23. | Exchange rate gains | 56 | 12.555 | 111.626 |
| 24. | Interest income (acct.766*) | 57 | 61 | 0 |
| | - of which, income from group entities | 58 | 0 | 0 |
| 25 | Income from operating subsidiaries for interest due | 59 | 0 | 0 |
| 26 | Income from short-term financial investments | 60 | 0 | 0 |
| 27 | Other financial income | 61 | 0 | 0 |
| 28 | FINANCIAL INCOME - TOTAL | 62 | 12.616 | 111.626 |
| 29.. | Value adjustments on financial fixed assets and investments held as current assets | 63 | 0 | 0 |
| | - Expenditure (acct.686) | 64 | 0 | 0 |
| | - Revenue (acct.786) | 65 | 0 | 0 |
| 30 | Expenditure on transactions in securities and financial instruments | 66 | 0 | 0 |
| 31 | Expenditure on derivative transactions | 67 | 0 | 0 |
| 32 | Interest expenditure (acct.666*-7418) | 68 | 1.617.903 | 1.936.543 |
| | - of which, expenses relating to group entities | 69 | 0 | 0 |
| 33 | Expenditure on interest on leasing contracts | 70 | 0 | 0 |
| 34 | Other financial charges (acct.663+664+665+667+668) | 71 | 74.457 | 87.023 |
| 35 | FINANCIAL EXPENDITURE - TOTAL | 72 | 1.692.360 | 2.023.566 |
| 36 | FINANCIAL PROFIT OR LOSS: | | | |
| | - Profit | 73 | 0 | 0 |
| | - Loss | 74 | 1.679.744 | 1.911.940 |
| 37 | TOTAL REVENUE | 75 | 73.211.036 | 66.645.421 |
| 38 | TOTAL EXPENDITURE | 76 | 72.914.316 | 69.536.722 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS
(all amounts are in new lei ("RON"))

| STATEMENT OF REVENUE AND EXPENDITURE | | Line no. | Financial year | |
|--------------------------------------|--|----------|----------------|------------|
| | | | 30.09.2024 | 30.09.2025 |
| Name of indicators | | | 1 | 2 |
| A | | B | | |
| | GROSS PROFIT OR LOSS: | | | |
| | - Profit | 77 | 296.720 | 0 |
| | - Loss | 78 | 0 | 2.891.301 |
| 40 | Current profit tax (acct.691) | 79 | 195.335 | 0 |
| 41 | Deferred corporate income tax (acct.692) | 80 | 0 | 0 |
| 42 | Deferred corporate income tax revenues | 81 | 0 | 0 |
| 43 | Expenditure with corporation tax, due to uncertainties related to tax treatments | 82 | 0 | 0 |
| 44 | Activity-specific tax | 83 | 0 | 0 |
| 45 | Other taxes not shown under items above (acct.698) | 84 | 0 | 0 |
| 46. | THE NET PROFIT OR LOSS FOR THE FINANCIAL YEAR: | | | |
| | - Profit | 85 | 101.385 | 0 |
| | - Loss | 86 | | 2.891.301 |

Administrator,

Full name:
MILUT PETRE MARIAN

Signature
Unit stamp

Prepared by,

Full name: BOITAN DANIELA BOITAN
Quality : Economic Director

Signature

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS
(all amounts are in new lei ("RON"))

INFORMATION DATA

| I. Data on the result recorded | Line no. | Nr. units | Amount | |
|--|-----------------|------------------------|-----------------------------|--------------------------------|
| A | B | 1 | 2 | |
| Profit-making units: | 01 | 0 | 0 | |
| Loss-making units: | 02 | 1 | 2.891.301 | |
| Units that have neither recorded a profit nor a loss | 03 | 0 | 0 | |
| II. Data on outstanding payments: | Line no. | Total, of which | For current activity | For investment activity |
| A | B | 1=2+3 | 2 | 3 |
| Outstanding payments - , of which: | 04 | 0 | 0 | 0 |
| Outstanding suppliers - total , of which: | 05 | 0 | 0 | 0 |
| - over 30 days | 06 | 0 | 0 | 0 |
| - over 90 days | 07 | 0 | 0 | 0 |
| - over 1 year | 08 | 0 | 0 | 0 |
| Outstanding obligations to the social insurance budget - total , of which: | 09 | 0 | 0 | 0 |
| - state social insurance contributions payable by employers, employees and other similar persons | 10 | 0 | 0 | 0 |
| - contributions to the social health insurance fund | 11 | 0 | 0 | 0 |
| - supplementary pension contribution | 12 | 0 | 0 | 0 |
| - contribution to the unemployment insurance budget | 13 | 0 | 0 | 0 |
| - other social debts | 14 | 0 | 0 | 0 |
| Outstanding obligations to special funds and other funds | 15 | 0 | 0 | 0 |
| Outstanding obligations towards other creditors | 16 | 0 | 0 | 0 |
| Taxes and duties not paid on time to the state budget | 17 | 0 | 0 | 0 |
| Unpaid taxes and fees on time to local budgets | 18 | 0 | 0 | 0 |
| Bank loans overdue - total, of which: | 19 | 0 | 0 | 0 |
| - outstanding after 30 days | 20 | 0 | 0 | 0 |
| - outstanding after 90 days | 21 | 0 | 0 | 0 |
| Remaining after 1 year | 22 | 0 | 0 | 0 |
| Outstanding interest | 23 | 0 | 0 | 0 |

| III. Average number of employees | Line no. | 30.09.2024 | 30.09.2025 |
|---|-----------------|-------------------|-------------------|
| A | B | 1 | 2 |
| | | | |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS

(all amounts are in new lei ("RON"))

| | | | |
|--|-----------------|----------------------|-----|
| Average number of employees | 24 | 284 | 219 |
| Actual number of employees | 25 | 324 | 240 |
| IV. Interest and royalty payments | Line no. | Amount (lei) | |
| A | B | 1 | |
| Gross interest income paid by Romanian legal entities to non-resident individuals, of which: | 26 | 0 | |
| - tax due to the state budget | 27 | 0 | |
| Gross interest income paid by Romanian legal entities to non-resident individuals from EU Member States, of which: | 28 | 0 | |
| - tax due to the state budget | 29 | 0 | |
| Gross interest income paid by Romanian legal entities to non-resident affiliated legal entities, of which: | 30 | 0 | |
| - tax due to the state budget | 31 | 0 | |
| Gross interest income paid by Romanian legal entities to non-resident legal entities from EU Member States, of which: | 32 | 0 | |
| - tax due to the state budget | 33 | 0 | |
| Gross dividend income paid by Romanian legal entities to non-resident legal entities, of which: | 34 | 0 | |
| - tax due to the state budget | 35 | 0 | |
| Gross income from dividends paid by Romanian legal entities to non-resident legal entities, according to art.117 letter h) of Law no.571/2003 on the Tax Code, with subsequent amendments and additions, of which: | 36 | 0 | |
| - tax due to the state budget | 37 | 0 | |
| Gross revenues from royalties paid by Romanian legal entities to non-resident affiliated legal entities from the Member States of the European Union, of which: | 38 | 0 | |
| - tax due to the state budget | 39 | 0 | |
| Gross revenues from royalties paid by Romanian legal entities to non-resident legal entities, of which: | 40 | 0 | |
| - tax due to the state budget | 41 | 0 | |
| Royalties paid during the reporting period for public domain goods received in concession, of which: | 42 | 7800 | |
| -revenues for public domain goods paid to the state budget | 43 | 7800 | |
| Mining royalty paid | 44 | 0 | |
| Gross income from services paid by Romanian legal entities to non-resident persons, of which: | 45 | 0 | |
| - tax due to the state budget | 46 | 0 | |
| Gross revenues from services paid by Romanian legal entities to non-residents from EU Member States, of which: | 47 | 0 | |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS

(all amounts are in new lei ("RON"))

| | | | |
|---|-----------------|----------------------|-------------------|
| - tax due to the state budget | 48 | 0 | |
| Grants received during the reporting period, of which: | 49 | 0 | |
| - grants received during the reporting period related to assets | 50 | 0 | |
| -income-related subsidies, of which: | 51 | 0 | |
| -subsidies to stimulate employment | 52 | 0 | |
| Outstanding receivables, which have not been collected within the deadlines stipulated in the commercial contracts and/or in the normative acts in force, of which: | 53 | 0 | |
| Outstanding receivables from wholly or majority state-owned entities | 54 | 0 | |
| -Overdue receivables from private sector entities | 55 | 0 | |
| V. Meal vouchers | Line no. | Amount (lei) | |
| A | B | 1 | |
| Reimbursement of meal vouchers granted to employees | 56 | | |
| VI. Research and development expenses, of which: | Line no. | 30.09.2024 | 30.09.2025 |
| A | B | 1 | 2 |
| R&D expenditure, of which: | 57 | 0 | 0 |
| - from public funds | 58 | 0 | 0 |
| - from private funds | 59 | 0 | 0 |
| VII. Innovation expenditure: | Line no. | 30.09.2024 | 30.09.2025 |
| Innovation expenditure - tota, of which: | 60 | 0 | 0 |
| - innovation expenditure finalized during the period | 61 | 0 | 0 |
| - innovation expenditure being finalized during the period | 62 | 0 | 0 |
| - innovation expenditure abandoned during the period | 63 | 0 | 0 |
| VIII. OTHER INFORMATION | Line no. | 30.09.2024 | 30.09.2025 |
| A | B | 1 | 2 |
| Advances granted for intangible fixed assets | 64 | | |
| Advances granted for tangible fixed assets | 65 | 3.876.230 | 4.685.453 |
| Financial fixed assets, in gross amounts, of which: | 66 | 200 | 6.581 |
| Shares held in affiliated entities, participating interests, other fixed assets and long-term bonds, gross of which: | 67 | 0 | 0 |
| - listed shares issued by residents | 68 | 0 | 0 |
| - unquoted shares issued by residents | 69 | 0 | 0 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS

(all amounts are in new lei ("RON"))

| | | | |
|--|-----------|------------------|------------------|
| - shares issued by residents | 70 | 0 | 0 |
| - bonds issued by residents | 71 | 0 | 0 |
| - shares issued by collective investment undertakings (including SIFs) issued by residents | 72 | 0 | 0 |
| - shares and shares issued by non-residents | 73 | 0 | 0 |
| - bonds issued by non-residents | 74 | 0 | 0 |
| Non-current assets, gross amount, of which: | 75 | 203 | 6.581 |
| - receivables immobilized in lei and denominated in lei, the settlement of which is based on the exchange rate of a currency (from acct. 267) | 76 | 203 | 6.581 |
| - fixed claims in foreign currency (from acct. 267) | 77 | | |
| Trade accounts receivable, advances to suppliers and similar accounts, in amounts gross (acct.409+ 411 + 413 + 418) | 78 | 4.905.903 | 2.785.601 |
| Receivables related to staff and similar accounts (acct. 425 + 4282) | 79 | 164 | 0 |
| Receivables related to the social insurance and state budget (acct. 431 + 437 +4382 + 441 + 4424 + 4428 + 444 + 445 + 446 + 447 + 4482) | 80 | 636.623 | 272.363 |
| Receivables of the entity from affiliated entities (acct .451) | 81 | 0 | 0 |
| Other receivables (acct. 451 + 453 + 456 + 4582 + 461 + 471 + 473) | 82 | 243.202 | -73.393 |
| Interest receivable (acct. 5187) | 83 | 0 | 0 |
| Short-term investments, gross (acct. 501 + 505 + 506 + of acct. 508), of which | 84 | 0 | 0 |
| - listed shares issued by residents | 85 | 0 | 0 |
| - unquoted shares issued by residents | 86 | 0 | 0 |
| - shares issued by residents | 87 | 0 | 0 |
| - bonds issued by residents | 88 | 0 | 0 |
| - shares issued by resident collective investment undertakings (including SIFs) | 89 | 0 | 0 |
| - shares issued by non-residents | 90 | 0 | 0 |
| - bonds issued by non-residents | 91 | 0 | 0 |
| Other receivables (acct. 5113 + 5114) | 92 | 0 | 0 |
| Cash in lei and in foreign currency, of which | 93 | 1.862 | 1.362 |
| - in lei (acct. 5311) | 94 | 1.862 | 1.362 |
| - in foreign currency (ct. 5314) | 95 | 0 | 0 |
| Current accounts with banks in lei and foreign currency, of which | 96 | 464.904 | 247.279 |
| - in lei (acct. 5121) | 97 | 462.366 | 246.519 |
| - in foreign currency (acct. 5124) | 98 | 2.538 | 760 |
| Other current accounts with banks and letters of credit, of which | 99 | 0 | 0 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS

(all amounts are in new lei ("RON"))

| | | | |
|--|------------|-------------------|-------------------|
| - amounts pending settlement, letters of credit and other amounts receivable, in lei (acct. 5112 + 5125 + 5411) | 100 | 0 | 0 |
| - amounts in course of settlement and letters of credit in foreign currency (acct. 5125 + 5412) | 101 | 0 | 0 |
| Debts, of which: | 102 | 44.682.214 | 45.098.425 |
| - Gross bond issue loans and related interest receivable (acct. 161 + 1681) | 103 | 0 | 0 |
| - in lei | 104 | 0 | 0 |
| - in foreign currency | 105 | 0 | 0 |
| - Short-term domestic bank loans and related interest (acct. 5191 + 5192 + 5197 + from acct. 5198), of which | 106 | 20.830.478 | 26.491.904 |
| - in lei | 107 | 20.830.478 | 26.491.904 |
| - in foreign currency | 108 | 0 | 0 |
| -Short-term external short-term bank loans and interest (acct. 5193 + 5194 + 5195 + from acct. 5198), of which | 109 | 0 | 0 |
| - in lei | 110 | 0 | 0 |
| - in foreign currency | 111 | 0 | 0 |
| - Long-term bank loans and interest (acct. 1621 + 1622 + 1627 + from acct. 1682) of which | 112 | 4.564.631 | 4.720.401 |
| - in lei | 113 | 4.564.631 | 4.720.401 |
| - in foreign currency | 114 | 0 | 0 |
| - External long-term loans (acct. 1623 + 1624 + 1625 + from acct. 1682) (88+89) | 115 | 0 | 0 |
| - in lei | 116 | 0 | 0 |
| - in foreign currency | 117 | 0 | 0 |
| - Loans from the State Treasury (acct. 1626 + from acct. 1682) | 118 | 0 | 0 |
| - Other loans and related interest (acct. 166 + 167 + 1685 + 1686 + 1687) | 119 | 304.116 | 169.826 |
| - in lei and expressed in lei, the settlement of which is made according to the exchange rate of a currency | 120 | 0 | 0 |
| - in foreign currency | 121 | 0 | 0 |
| - Trade accounts payable, advances received from customers and similar accounts in gross amount (acct. 401 + 403 + 404 + 405 + 408 + 419) | 122 | 15.489.146 | 9.869.884 |
| - Liabilities related to staff and similar accounts (acct. 421 + 423 + 424 + 426 + 427 + 4281) | 123 | 1.406.479 | 1.083.985 |
| - Social security and state budget liabilities (acct. 431 + 437 + 4381 + 441 + 4423 + 4428 + 444 + 446 + 447 + 4481) | 124 | 1.722.340 | 2.445.105 |
| - Liabilities of the entity to affiliated entities (acct. 451) | 125 | 0 | 0 |
| - Amounts due to shareholders/associates (acct. 455) | 126 | 0 | 0 |

S.C. PREFAB S.A. BUCURESTI
FINANCIAL STATEMENTS

(all amounts are in new lei ("RON"))

| | | | |
|--|-----------------|-------------------|-------------------|
| - Other liabilities (acct. 451 + 453 + 455 + 456 + 457 + 4581 + 462 + 472 + 473 + 269 + 509) | 127 | 365.023 | 317.322 |
| - Interest payable (acct. 5186) | 128 | 0 | 0 |
| Subscribed paid-up capital (acct. 1012) of which, | 129 | 20.969.441 | 20.969.441 |
| - listed shares | 130 | 20.969.441 | 20.969.441 |
| - unquoted shares | 131 | | |
| - social shares | 132 | | |
| - Subscribed paid-up capital of non-residents (acct 1012) | 133 | | |
| Patents and licenses (from acct. 202) | 134 | | |
| IX.Information on expenses with collaborators | Line no. | 30.09.2024 | 30.09.2025 |
| A | B | 1 | 2 |
| Expenditure with collaborators (acct. 621) | 135 | 0 | 0 |

Administrator,

Full name:
MILUT PETRE MARIAN

Signature
Unit stamp

Prepared by,

Full name: BOITAN DANIELA BOITAN
Quality : Economic Director

Signature

Statement of the Board of Directors of PREFAB S.A.

The Board of Directors of PREFAB S.A. hereby declares that it assumes responsibility for the preparation of the Financial Statements prepared as of March 31, 2025.

The Board of Directors of PREFAB S.A. confirms, with regard to the Financial Statements drawn up as at SEPTEMBER 30, 2025, the following:

a) The Financial Statements as at SEPTEMBER 30, 2025 are prepared in accordance with International Financial Reporting Standards as adopted by the European Union.

b) The accounting policies used in the preparation of the Financial Statements prepared as at SEPTEMBER 30, 2025 are in accordance with applicable accounting regulations.

b) The Financial Statements prepared as at SEPTEMBER 30, 2025 give a true and fair view of the financial position, financial performance and other information relating to the business.

a) The company operates in conditions of continuity.

This declaration is in accordance with the provisions of art. 30 of the Accounting Law no. 82/1991 republished.

President of the Board of Directors,

Eng. Milut Petre Petre Marian

STATEMENT OF CHANGES IN EQUITY for the 9-month period ending 30.09.2025

| | Share capital | Other components of equity (acct. 1034) | Own shares | Legal reserves | Other reserves | Revaluation reserves | Retained earnings and current result | Total |
|--|----------------------|--|-------------------|-----------------------|-----------------------|-----------------------------|---|--------------------|
| December 31, 2024 | 20.969.441 | (448.224) | 671.432 | 5.676.686 | 35.469.333 | 117.173.624 | 10.883.799 | 189.053.227 |
| Current overall result | | | | | | | -2.891.301 | -2.891.301 |
| Legal reserve allocations | | | | | | | | |
| Allocations other reserves | | | | | 921.550 | | -921.550 | |
| Dividend distribution | | | | | | | | |
| Increases in revaluation reserve of fixed assets | | | | | | | | |
| Transfer from revaluation reserve to retained earnings | | | | | | | | |
| September 30, 2025 | 20.969.441 | (448.224) | 671.432 | 5.676.686 | 36.390.883 | 117.173.624 | 7.070.948 | 186.161.926 |

**President of the Board of Directors,
Eng. Milut Petre Marian**

**Economic Director,
Ec. Boitan Daniela**

CASH FLOW STATEMENT
Indirect method

| Item name | 30.09.2024 | 30.09.2025 |
|--|-------------------|-------------------|
| Cash flows from operating activities: | | |
| Net profit before tax | 101.385 | -2.891.301 |
| <i>Adjust for:</i> | | |
| Depreciation, amortization and value adjustments related to tangible and intangible fixed assets | 6.802.024 | 6.137.819 |
| Value adjustments reversed during the year | | |
| Subsidies - variation | -365.026 | -397.472 |
| Interest expenses and other financial charges | 1.692.360 | 2.023.566 |
| Interest and other financial income | -12.616 | -111.626 |
| Loss / (profit) on sale of tangible fixed assets | | |
| Income tax paid | 195.335 | 0 |
| Operating profit before changes in working capital | | |
| Decrease / increase in trade and other receivables | 23.095.872 | -1.097.918 |
| Decrease/increase in stocks | -3.220.240 | 5.504.248 |
| Decrease/increase in trade and other debts | -12.189.332 | -9.633.653 |
| Net cash from operating activities | 16.099.762 | -466.337 |
| Cash flows from investing activities: | | |
| Payments for the acquisition of tangible and intangible fixed assets | -9.720.143 | -1.917.356 |
| Proceeds from the sale of tangible and intangible fixed assets | | 252.044 |
| Interest collected | 12.616 | 111.626 |
| Net cash from investing activities | -9.707.527 | -1.553.686 |
| Cash flows from financing activities: | | |
| Loans received | 33.419.118 | |
| Loan repayments | -35.475.344 | 26.902.644 |
| Interest paid | -1.692.360 | -23.006.447 |
| Dividends Payments | -2.680.599 | |
| Net cash flow from financing activities | -6.429.185 | -2.023.566 |
| | -36.950 | 0 |
| Increase/decrease in cash and cash equivalents | | |
| Cash and cash equivalents at the beginning of the financial year | 503.717 | 1.872.631 |
| Cash and cash equivalents at the end of the financial year | 466.767 | -147.392 |

President of the Board of Directors,
Eng. Milut Petre Marian

Economic Director,
Ec. Boitan Daniela