

PRESS RELEASE

REVENUES GROWTH IN THE FIRST HALF OF 2025 +207%

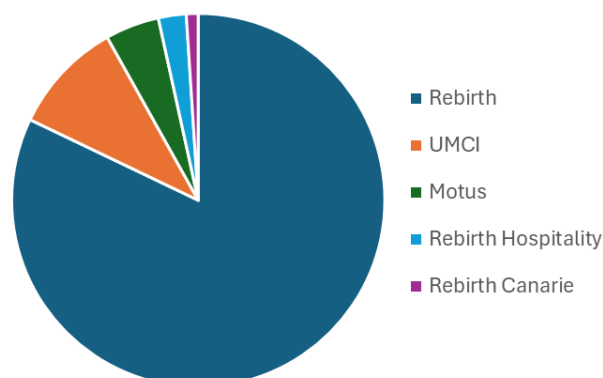
REBIRTH S.p.A., REVENUES +170%

THE OTHER ENTITIES OF THE GROUP PRODUCE 18% OF THE REBIRTH GROUP'S REVENUES
THE GROUP'S NEW STRATEGIC AND INDUSTRIAL STRUCTURE IS UNDERWAY

Formello, 1st August 2025 – Rebirth S.p.A. (ISIN Code: IT0005460081 - Ticker: ALREB), a dynamic company, specialized in the development, innovation and management of real estate assets, listed on the Euronext Growth Paris market, announces that the first half of 2025 closes for Rebirth S.p.A. with excellent results and a significant acceleration towards the objectives of the business plan. **The consolidated value of production reached 2.608.340 euros**, marking a decisive leap forward compared to 1.262.011 euros in the same period of 2024, a progress that testifies to the solidity, vision and executive capacity of the Group, as well as a tangible sign of the organic growth and expansion by external lines that Rebirth has launched with determination in recent months.

Balance Sheet Item	30/06/2025	30/06/2024
Revenues from Sales and Services	3.511.348	888.458
Stock Inventory variance	(909.050)	221.921
Capitalization of Internal Production	0	145.839
Other Revenues	6.042	5.793
Value of Production	2.608.340	1.262.011

Company	Revenues
Rebirth	2.141.583
UMCI	255.111
Motus	121.842
Rebirth Hospitality	62.892
Rebirth Canarie	26.912
Total	2.608.340



REBIRTH: INTERNAL GROWTH STRATEGY AND REAL ESTATE ENHANCEMENT

A significant part of the increase in revenues is attributable to the increase in the volume of activity of Rebirth S.p.A. individually, the main entity of the group, already active in the same perimeter in the previous year. The entity's value of production increased from €1.262.011 to €2.141.583, in particular thanks to:

- The progress of construction activities;
- The increase in revenues from the real estate properties in the portfolio;
- the planned sale of two strategic assets: the television "Studios" in Milan in Via Monfalcone and the building land in Via dell'Ente.



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Shared Capital
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Tax ID and VAT ID
IT16190801007
REA Number
RM - 1640812

MAINTENANCE AND TECHNICAL SERVICES: THE GROUP WELCOMES MOTUS

One of the main novelties of this half-year is the integration of the Motus company, now 100% controlled by Rebirth S.p.A.. The company Motus S.r.l. was already participated by Rebirth, and is a company specializing in maintenance and facility management, a reality that was able to generate 481.820 euros (of which 164.594 euros related to intra-group activities) of sales in the first half of 2025, of which 286.820 euros for core maintenance activities and 195.000 euros for the sale of a non-strategic asset. With the acquisition of all the participation in Motus, Rebirth starts the construction of an operational hub dedicated to the technical management of the Group's properties.

THE TOURISM SECTOR TAKES SHAPE: REBIRTH HOSPITALITY IS BORN

Rebirth has always been a company focused on the tourism sector, considering the allocation of a large part of its assets to this sector and considering that almost all of Rebirth's investment efforts are directed in the direction of the Hospitality sector.

Thus was born Rebirth Hospitality (90% controlled by Rebirth S.p.A.), the new company that has already started operating with 62.892 euros in revenues in 2025. This will progressively hold all the Group's tourist-accommodation activities, rationalizing and centralizing operations.

Rebirth Canarias, on the other hand, already Rebirth's reference operating branch on the Spanish market of the Canary Islands (99% controlled by Rebirth S.p.A.), achieved approximately 26.912 euros in revenues from tourist rentals in the country.

UMCI JOINS REBIRTH PORTFOLIO: EXPANSION IN CREDIT MEDIATION

The semester was also characterized by the entry into the group (controlling stake of 60% of the company) of UMCI S.r.l., a historic operator in credit mediation, acquired at the end of December 2024, and which therefore enters into full capacity as a consolidated company of the group starting from 2025. UMCI S.r.l., whose revenues are represented by commissions, generated revenues of 255.111 euros.

UMCI represents a fundamental element in the Group's diversification strategy, as well as an important element of synergy between the real estate sector and that of corporate credit intermediation.

PREPARATION OF CONSOLIDATED ACCOUNTS

Given the recent expansion of Rebirth, it was decided to prepare **consolidated accounts** for the first time.

In past years, consolidated accounts had not been presented in consideration of the still moderate size of the participated companies, in the start-up phase.

This year, however, in light of the new strategic structure and the enlarged composition of the group implemented in recent months, and the significant production of the participated companies, the management has decided to prepare and present consolidated accounts for the first time.

The aforementioned organizational evolution and the growing operational importance of the various entities of the group, have made it clear that a non-consolidated representation of the data would have returned a partial picture, and not adhering to the real size and articulation of the company's activities.

The decision to proceed with the preparation of the consolidated figures therefore reflects the desire to offer a more transparent, complete and strategically oriented view of the group's performance and structure.

EXECUTION OF OUR DEVELOPMENT STRATEGY

The first half of the year confirms the direction traced by Rebirth S.p.A.:

- Enhancement of our real estate assets
- Development by internal lines and targeted acquisitions
- Growth in value for the Group and for stakeholders

Next event: publication of the 2025 half-year and consolidated results: October 30, 2025, after market closing

Rebirth S.p.A. thus confirms itself as a modern, dynamic, innovative, and values-oriented group, ready to meet the challenges of the market with solidity and vision.

This press release is available on the www.re-birth.it website and on the Euronext platform.

ABOUT

Rebirth S.p.A. is a real estate development, innovation and management company present in Italy and Spain, in the Canary Islands. The company manages its own properties, acquires properties for renovation and builds properties for rental or sale on the market. The focus of Rebirth is the construction of residential properties with innovative solutions and the construction and direct management of tourist, hotel and non-hotel properties with the offer of apartments, holiday homes and guest houses. The real estate assets in Rebirth's portfolio are of 4 types: industrial and office, commercial, residential and tourism.

ALREB

EURONEXT

GROWTH

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