REBIRTH
A PROPERTIES COMPANY

# PRESS RELEASE

## REBIRTH 2026 HALF-YEAR REVENUES IN LINE WITH EXPANSION PLANS

### Production value increased by 1.3% at Euro 2.6 million
### Commercial launch of the Albergo Diffuso Marta Lake project at the end of Q2 2026

**Formello, 31 July 2026 – Rebirth S.p.A**. (ISIN: IT0005460081 - Ticker: ALREB), a dynamic company, specialized in the development and management of real estate assets, listed on the Euronext Growth Paris market, announces its consolidated revenues for the first half of 2026.

The **Group's value of production** amounts to **Euro 2,641,246 for the first half of 2026**, compared to **Euro 2,608,340** recorded in the first half of 2025, with a growth of approximately 1.3%. This performance reflects the ability of the Real Estate, Hospitality and Technical Services activities to grow continuously. These activities constitute the *core business* of the Rebirth Group. Their growth has offset the effects of the reduction of the Group's stake in UMCI S.r.l., considered non-strategic by the management.

All business lines incorporating strategic activities, show a modest increase in terms of production values, in particular:

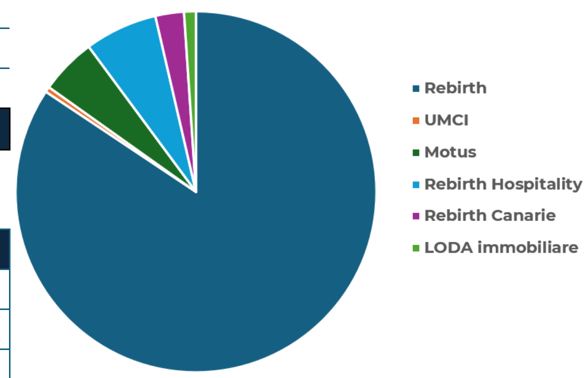
- **Rebirth Spa**, which mainly carries out Real Estate activities, recorded a 4% increase in revenues, going from Euro 2,141,583 in the first half of 2025 to Euro 2,228,131 in the first half of 2026, thanks to the contribution of development activities and the performance of construction sites in progress;
- **Motus Srl**, recorded a 9% increase in revenues, going from Euro 121,842 in the first half of 2025 to Euro 132,853 in the first half of 2026, thanks to the increase in orders outside the group;
- **Rebirth Hospitality Srl**, a company established during 2025, goes from Euro 62,892 in the first half of 2025 to Euro 171,951 in the first half of 2026, an increase of 173%. This increase is due to restaurant operations, part of the broader Albergo Diffuso Marta Lake Project, that reached expected capacity. In addition, the Group anticipates an increase in operations and revenues during the second half of 2026, thanks to the start of Hospitality activities on the initiative of Marta Lake Albergo Diffuso.
- **Rebirth Canarie SL**, the Spanish branch of the Rebirth Group, went from Euro 26,912 in the first half of 2025 to Euro 67,620 in the first half of 2026, an increase of 151%, thanks to the contribution of some extraordinary revenues.
- **LODA Immobiliare Srl**, a special purpose vehicle that owns only one property, recorded Euro 28,000 revenues in the first half of 2026 and will no longer be part of the group perimeter in the second half of the year as it was sold in June 2026.

***Breakdown of production value by type***

| Balance Sheet Item | 30/06/2026 | 30/06/2025 |
|---|---|---|
| Revenues from Sales and Services | 1.231.303 | 3.511.348 |
| Stock Inventory variance | 1.269.071 | (909.050) |
| Capitalization of Internal Production | 0 | 0 |
| Other Revenues | 140.872 | 6.042 |
| **Total Revenues** | **2.641.246** | **2.608.340** |

***Breakdown of production value by company***

| Company | 30/06/2026 | 30/06/2025 |
|---|---|---|
| Rebirth SpA | 2.228.141 | 2.141.583 |
| UMCI Srl | 12.681 | 255.111 |
| Motus Srl | 132.853 | 121.842 |
| Rebirth Hospitality Srl | 171.951 | 62.892 |
| Rebirth Canarie Sl | 67.620 | 26.912 |
| LODA immobiliare Srl | 28.000 | - |
| **Total Revenues** | **2.641.246** | **2.608.340** |




**A GROUP INCREASINGLY FOCUSED ON CORE BUSINESSES**

The half-year data confirm the strategic focus path launched by the Group. The exit from the scope of consolidation of activities not considered strategic was accompanied by the gradual strengthening of the Real Estate, Hospitality and Technical Services business lines, which today represent the *core business* and main driver of the Group's industrial development. The composition of the value of production is therefore more concentrated on *core* activities, in line with the objectives of the development plan and with the growth strategy pursued by management.

**REBIRTH S.P.A.**

Rebirth S.p.A. continues to be the Group's main operating engine, contributing the majority of the consolidated production value. During the first half of the year, the Company continued its Real Estate activities consisting of the development and enhancement of its real estate assets, the advancement of investment initiatives and the management of assets for the residential, office and tourism sectors, confirming its central role in the Group's industrial strategy.

**REBIRTH HOSPITALITY**

The Hospitality segment continues its growth path, supported by the progressive development of the Group's accommodation initiatives. The most significant event of the semester is represented by the inauguration, which took place in the last days of June, of the first operational nucleus of the **Marta Lake Albergo Diffuso**, a strategic project developed by Rebirth in the context of the enhancement of historic villages and widespread hospitality.

The operational launch of the structure marks the transition from the investment phase to the management phase of the initiative. The related economic contribution is therefore expected mainly in the second half of the year, when the project will begin to increasingly express its potential.

## MOTUS

Motus continues its integration path as a company specialized in maintenance, redevelopment and technical support services for the Group's real estate initiatives. The availability of internal technical skills allows Rebirth to increase operational efficiency, improve the supervision of interventions on real estate assets and support the execution of development projects currently underway.

## REBIRTH CANARIE

Rebirth Canarie continues to consolidate the Group's presence in the Canary Islands market. Alongside the *Hospitality* activities already in operation, the company continues to develop the real estate initiatives planned in the archipelago, confirming the Spanish market as an area of strategic interest for the Group's international expansion.

## SIGNIFICANT EVENTS IN THE FIRST HALF OF 2026

- **Capital increase**, on 25 May 2026 Rebirth Spa completed a share capital increase, going from the initial 23,074,705 Euros to the current 23,651,034 Euros. This transaction confirmed the full support of shareholders and strategic investors and provided the company with additional funds that will allow the continued implementation of the industrial initiatives envisaged in the development plan
- **Transfer of control of UMCI Srl,** on 18 March 2026, Rebirth, as part of the rationalization of the structure and the management's desire to focus on the *core business* and on the activities considered most strategic, completed a transaction that led to the sale of control of UMCI S.r.l..
- **Improvement in ESG Rating,** during the first half of 2026, Rebirth recorded an improvement in its ESG rating, reflecting the progress achieved in the assessed environmental, social and governance areas, a further step in the Group's sustainability program and its commitment to progressively integrate ESG considerations into its governance, investment and asset management processes.
- **Co-optation of the Board of Directors,** in the meeting of 24 June 2026 the Board of Directors of the company decided to co-opt Silvia Fiorini as a new member of the Board of Directors, replacing Livia Foglia, who resigned for professional reasons. In addition to reflecting the commitment to continuity and balance in the composition of its governing bodies, maintaining gender representation within the Board of Directors, her appointment represents a further strengthening of the link between the Group's strategic direction and operational management, with particular reference to the Hospitality sector, today one of the main drivers of Rebirth's development thanks to the initiatives underway, including the Marta Lake – Albergo Diffuso project.

## OUTLOOK

In the second half of 2026, the Group will continue to implement its development plan, concentrating investments and resources on the development of Real Estate and Hospitality activities. Particular importance will be given to the gradual implementation of the **Marta Lake Albergo Diffuso** and the progress of the real estate initiatives underway in Italy and the Canary Islands. The Board of Directors believes that the strategic focus path undertaken is progressively strengthening the Group's industrial profile. The half-year results show that the growth in core activities made it possible to offset the effects of the rationalisation of the scope of consolidation, confirming the Group's ability to develop value by leveraging its strategic businesses.

**Next event: publication of the 2026 half-year and consolidated results: October 30, 2026, after market closing**

*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.

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