

PRESS RELEASE

REBIRTH APPROVES A SECURED BOND OF UP TO €5 MILLION TO SUPPORT REAL ESTATE DEVELOPMENT

Resources to support the initiatives in Italy and Spain and the Rebirth Campus project Five-year duration, fixed rate of 6.50% and first mortgage guarantee

Formello, 20 October 2026 – Rebirth S.p.A. (ISIN Code: IT0005460081 – Ticker: ALREB), a dynamic company specialising in the development and management of real estate assets, listed on the Euronext Growth Paris market, announces that the Board of Directors, which met on 19 October, unanimously approved the issue of a bond for a maximum total nominal amount of 5 million euros.

The transaction is aimed at providing the Company with new financial resources, the net proceeds will be used exclusively for the completion of the real estate development initiatives underway in Italy and Spain and for the implementation of the Rebirth Campus project.

The bond represents an additional tool to support the execution of the Group's projects and the enhancement of real estate assets.

The application for admission of the bonds to trading on the Vienna MTF of the Vienna Stock Exchange is expected.

A BOND TO SUPPORT DEVELOPMENT PROJECTS

The bond, called "Rebirth 6.50% Secured Bonds 2026-2031", will have a duration of five years from the date of issue and will be reserved exclusively for Italian and foreign qualified investors, with the exclusion of retail investors.

The main features approved by the Board are:

- maximum total nominal amount of 5 million euros,
- subdivision of up to 50 bonds with a nominal value of €100,000 each;
- fixed gross annual interest rate of 6.50%, with annual deferred payment;
- issue at par and repayment of the principal in a single instalment at maturity;
- guarantee by means of a voluntary first mortgage on real estate owned by the Company, in favour of the mass of bondholders;
- Non-convertible.



The bonds will be dematerialized and entered into the centralized management system of Euronext Securities Milan. The Issuer has the right to proceed with the early repayment, in whole or in part, at nominal value, in addition to accrued and unpaid interest, with at least 15 working days' notice, in accordance with the provisions of the Bond Regulations.

ENHANCEMENT OF ASSETS AND GROWTH OF PROJECTS

With this resolution, Rebirth expands the financial instruments available to accompany the progress of the initiatives in the portfolio. The allocation of resources to the completion of projects aims to promote the enhancement of investments already underway and the development of real estate activities in the markets in which the Group is present.

The five-year structure of the loan is consistent with the development horizon of the initiatives. The provision of a guarantee on the Company's real estate assets characterizes the transaction and its connection with the Group's assets.

OTHER RESOLUTIONS OF THE BOARD OF DIRECTORS

The Board also revoked the previous resolution to merge by incorporation of LO.DA. Immobiliare S.r.l. into Rebirth S.p.A., following the sale of the entire shareholding to Soul Movie Studios S.p.A., completed in June 2026. The decision aligns the structure of corporate operations with the Group's updated perimeter. The Chairman and the Chief Executive Officer have been conferred, severally, the powers necessary to implement the resolutions and complete the activities functional to the issuance, placement and establishment of guarantees.

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 to be renovated and builds properties for rental or sale on the market. Rebirth's focus is on the construction of residential properties with innovative solutions and the construction and direct management of tourist, hotel and non-hotel properties with an 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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