PRESS RELEASE

ABITAREIN: COMPLETION OF THE SALE TO TECHBAU OF 14 RESIDENTIAL DEVELOPMENT PROJECTS PENDING PLANNING APPROVAL

AGGREGATE ENTERPRISE VALUE OF THE COMPANIES SOLD SET AT EURO 141.1 MILLION

CONSIDERATION OF EURO 101.3 MILLION

APPLICATION FOR REMOVAL FROM THE STAR SEGMENT OF EURONEXT MILAN

Milan, July 30, 2026 – The sale to Techbau New Living S.r.l., nominated by Techbau S.p.A. as purchaser (the "Purchaser"), of the interests representing 100% of the share capital of 14 special purpose vehicles (the "Target Companies"), relating to the same number of residential projects pending planning approval (the "Transaction"), was completed today. The related preliminary agreement had been entered into on 9 June 2026 (see the press release issued on the same date).

The aggregate **enterprise value** of the Target Companies has been set at **Euro 141.1 million**, an increase of Euro 5.8 million compared with the amount agreed at the time of the preliminary agreement, reflecting the notarial deeds of purchase completed in the meantime in respect of the land held by Creare S.r.l. and Volaplana S.r.l.
It should be noted that some of the Target Companies still hold the position of prospective purchasers under preliminary agreements in respect of the relevant projects, for which they will be required to pay a total of Euro 50.6 million in order to complete the acquisitions.

The **consideration** for the sale, net of any adjustments – upwards or downwards – as further described in the Explanatory Report (paragraph 3.3) prepared by the Company for the Shareholders' Meeting of 20 July 2026, amounts to **Euro 101.3 million**, payable as follows:

- Euro 8 million, paid on 12 June 2026;
- Euro 50.8 million, paid today;
- Euro 42.5 million, by 9 September 2027; this deferred payment is secured by an autonomous first-demand guarantee.

Under an addendum to the agreement entered into today, the parties agreed to grant the Purchaser a put option, exercisable by 31 October 2026, over three of the Target Companies, at the same value recognised in the Transaction (Euro 17.4 million in aggregate), subject only to adjustment for changes in the relevant net financial position as at the resale date. Should the option be exercised, payment would be made by partial

set-off against the third tranche of the consideration for the Transaction (due by 9 September 2027), and would therefore involve no cash outlay for the Company. Any projects repurchased by AbitareIn would accordingly return to the full ownership of the Company, which would assess how best to realise their value. It is recalled that, on 20 July 2026, an ordinary shareholders' meeting of AbitareIn was held, which expressed a favourable opinion on the Transaction.
For further information on the terms, conditions and rationale of the Transaction, reference is made to the Explanatory Report prepared for that Shareholders' Meeting, available at investors.abitareinspa.com, Corporate Governance/Shareholders' Meetings section.

***

Application for removal from the STAR Segment

Following the successful completion of the Transaction, the Board of Directors, which met today, resolved to apply to Borsa Italiana S.p.A. for the removal of the Company's ordinary shares from the STAR qualification, pursuant to Article 2.5.7 of the Rules of the Markets organised and managed by Borsa Italiana S.p.A.
The decision is principally driven by the change in the size profile of the Group, which renders certain requirements characteristic of the STAR segment – including the publication of quarterly data – of limited significance.

Furthermore, the requirements specific to the STAR segment require a commitment of organisational resources and time by the company's structures more commensurate with a scope of activities broader than the current one.

The procedures necessary to formalise the request for voluntary exclusion will be initiated today. The Company will promptly inform the market of the measure to be adopted by Borsa Italiana S.p.A. and of its effective date. The Company's shares will continue to be traded on Euronext Milan.

The Company confirms its commitment to maintaining high standards of transparency in its disclosure towards the market and all stakeholders and intends to retain, insofar as compatible with the changed scope of activities, the corporate governance structure adopted to date, in line with the recommendations of the Corporate Governance Code.

It is specified that, due to the exclusion request, the Company will not publish the additional periodic financial information (quarterly figures) relating to the quarter ended 30 June 2026, the publication of which was scheduled for 6 August 2026. The date for the approval of the Draft Financial Statements and the Consolidated Financial Statements for the financial year ending 30 September 2026, scheduled for 11 December 2026, remains unchanged.

***

AbitareIn S.p.A. represents innovation and a paradigm shift in the residential development sector, driven by its democratic vision of living that combines urban regeneration, affordability and the needs of today's families.
Efficiency, industrialisation and the creation of an identity brand are the foundations of a continuous and sustainable growth of the business model that focuses on the person and the home as an "aspirational" consumer product.
AbitareIn is thus committed to renovating the city's disused building stock and reviving its urban fabric, investing in projects of great aesthetic, environmental and social value and dedicating itself to responsible, far-sighted action; aware first and foremost of the essential nature of its new role as #stilistiurbani. The company has been listed on the Euronext Growth Milan of Borsa Italiana since April 2016. From 1 March 2021 it has been listed on the Euronext STAR Milan (ticker: ABT.MI).

Alphanumeric code of the shares: ABT
ISIN: IT0005445280

Contacts:

Investor Relations
Abitare In
Eleonora Reni
ereni@abitareinspa.com

Press Office
Barabino&Partners
Federico Vercellino – 331.57.45.171
f.vercellino@barabino.it
Alice Corbetta – 340.45.57.565
a.corbetta@barabino.it