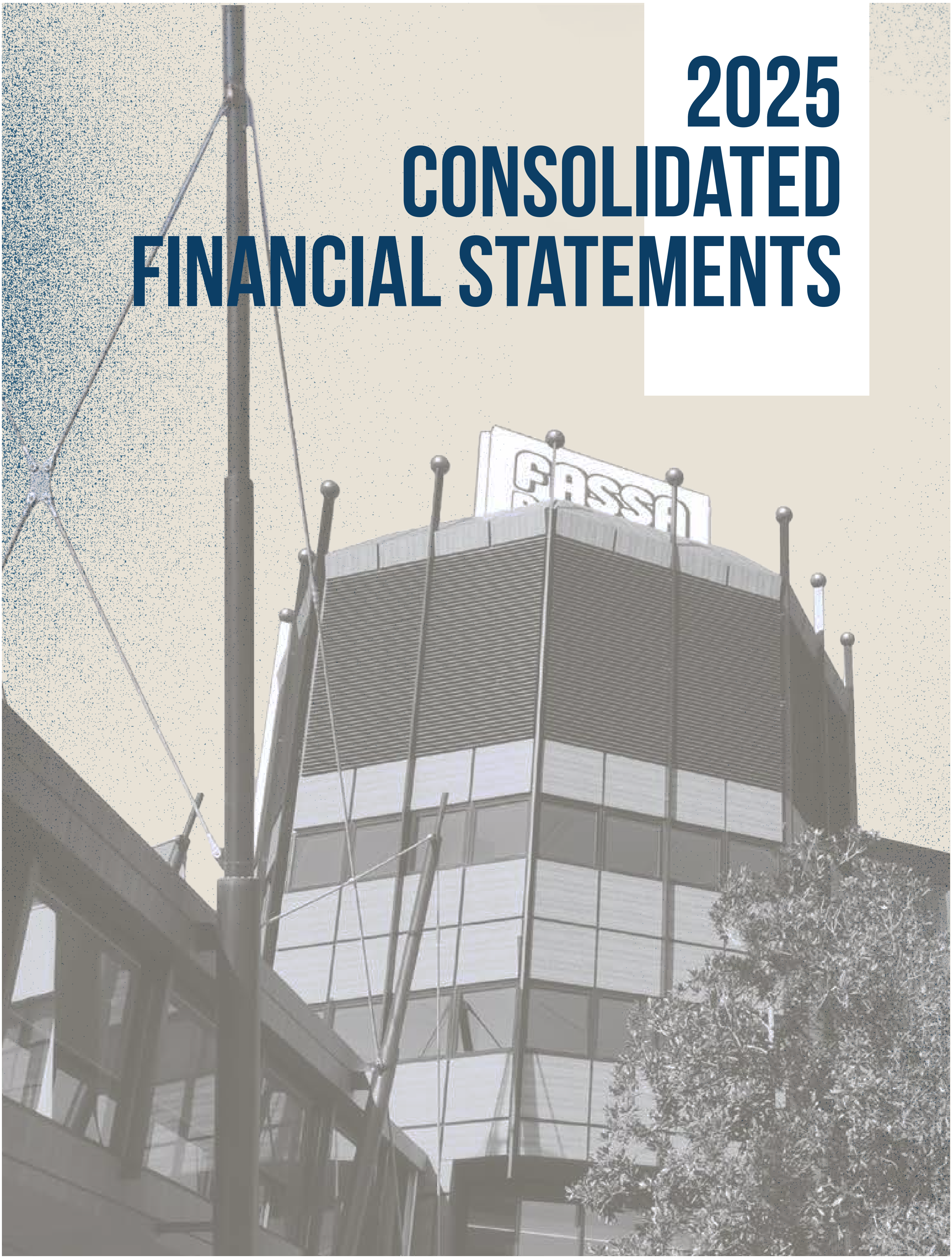
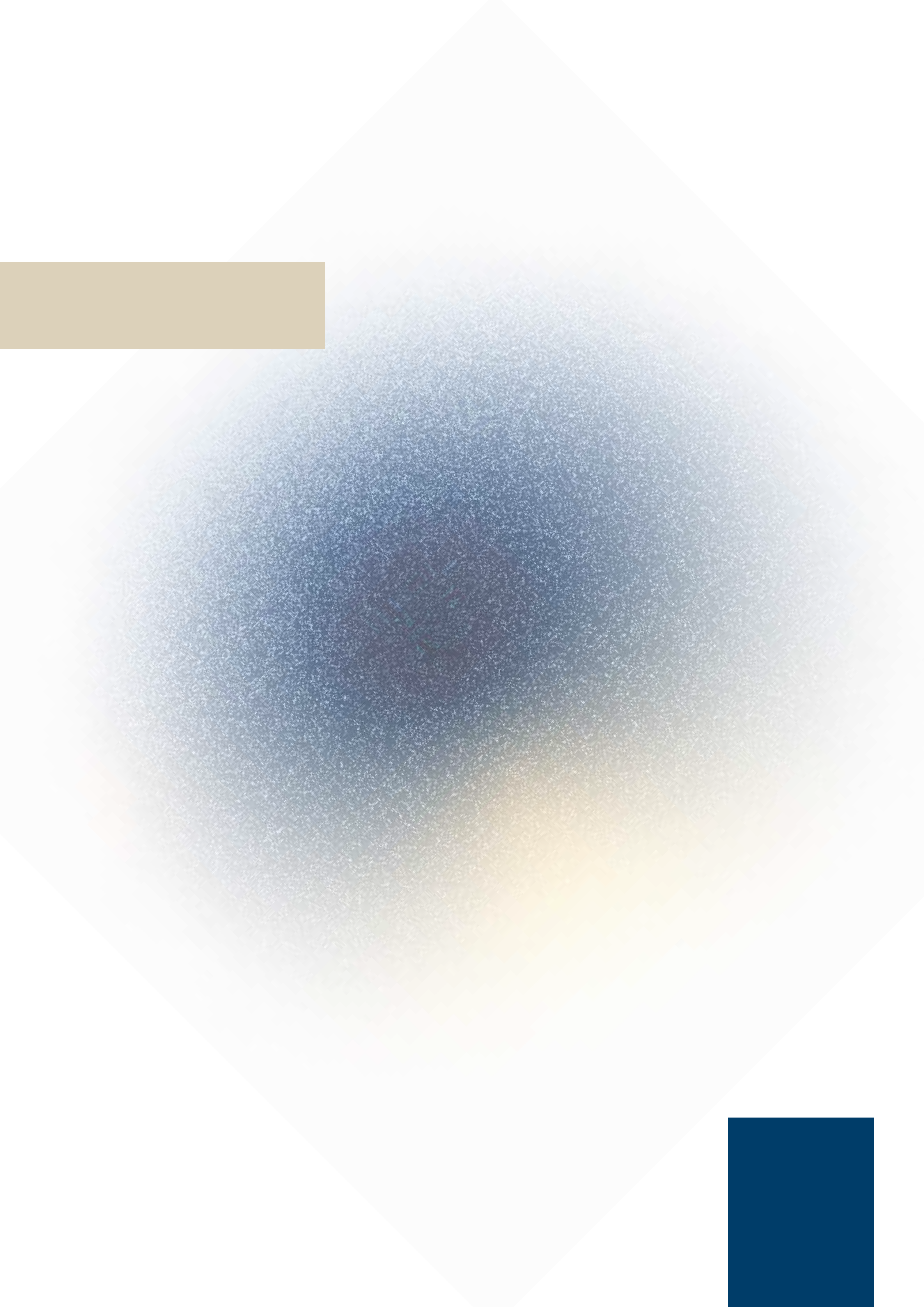
2025 CONSOLIDATED FINANCIAL STATEMENTS



FASSA BORTOLO

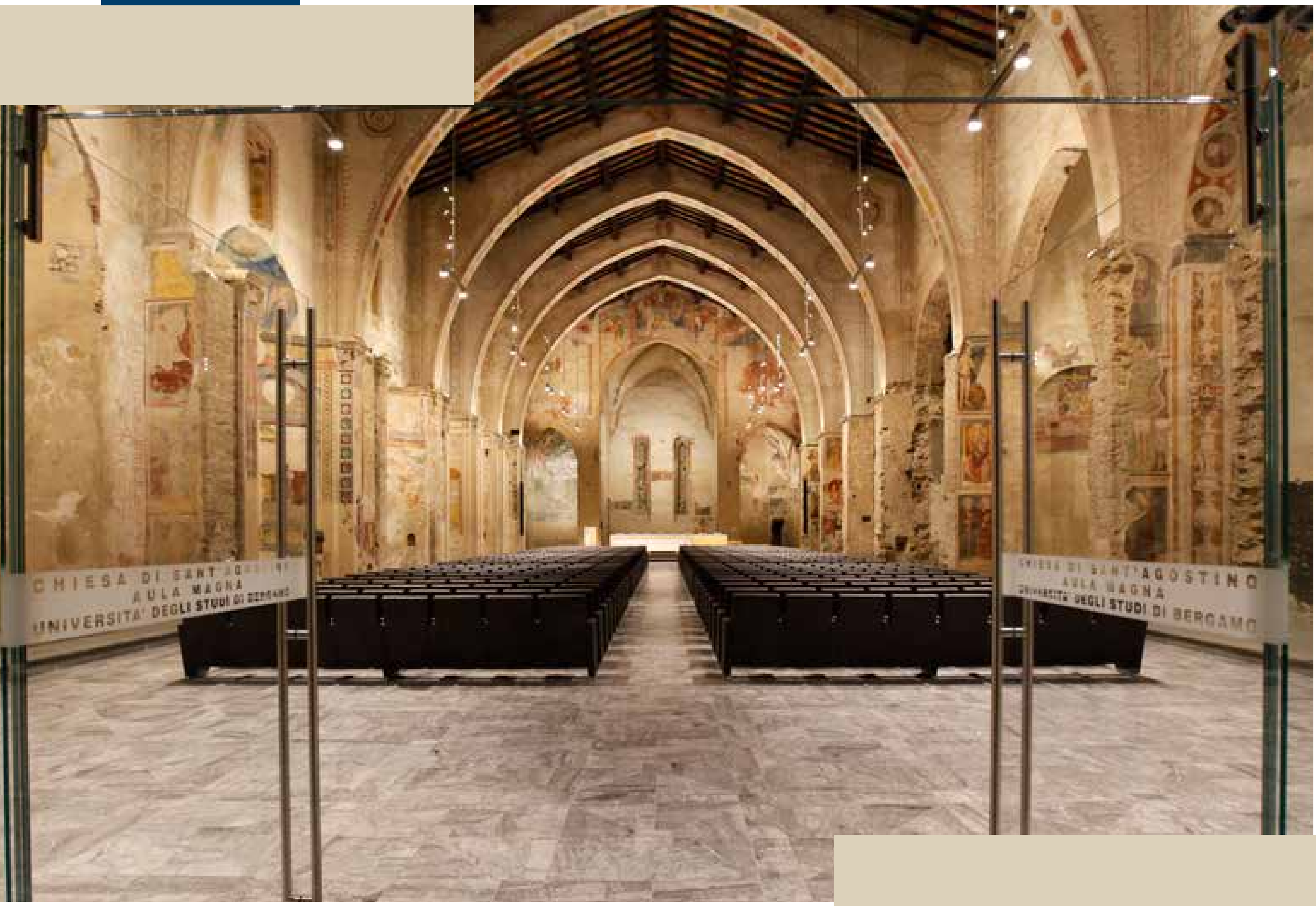


INDEX

4 MANAGEMENT REPORT
38 CONSOLIDATED FINANCIAL STATEMENTS
39 CONSOLIDATED FINANCIAL STATEMENTS
40 INCOME STATEMENT
41 STATEMENT OF COMPREHENSIVE INCOME
42 STATEMENT OF PRIMARY POSITION
43 STATEMENT OF CASH FLOWS
44 STATEMENT OF CHANGES IN EQUITY
45 NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
98 AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS
104 SEPARATE FINANCIAL STATEMENTS
105 PRIMARY STATEMENTS OF FASSA S.R.L.
106 INCOME STATEMENT
107 STATEMENT OF COMPREHENSIVE INCOME
108 STATEMENT OF FINANCIAL POSITION
109 STATEMENT OF CASH FLOWS
110 STATEMENT OF CHANGES IN EQUITY
111 NOTES TO THE SEPARATE FINANCIAL STATEMENTS
166 AUDITORS' REPORT ON THE SEPARATE FINANCIAL STATEMENTS
171 BOARD OF STATUTORY AUDITORS' REPORT

MANAGEMENT REPORT

Domus Award Gold Medal, 9th Edition,
Restoration and enhancement of the former Church
of Sant'Agostino - Bergamo
BS|A architecture studio



INTRODUCTION

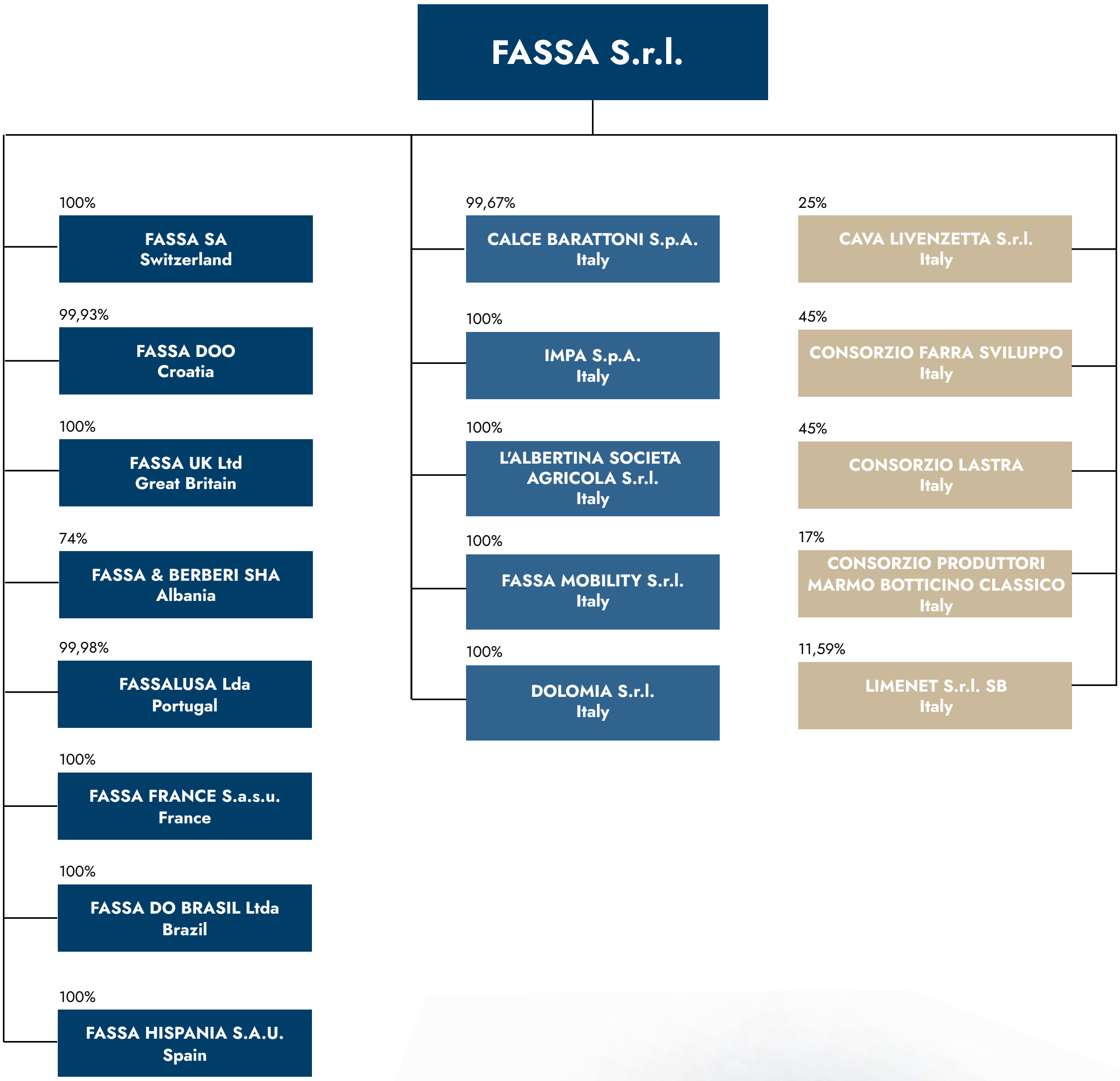
As permitted by Article 40, paragraph 2-bis of Legislative Decree no. 127 of 09/04/91, the Parent Company has prepared the Management Report as a single document for both the separate financial statements of Fassa S.r.l. and the Consolidated Financial Statements of the Group.

With reference to the year ended 31 December 2025, the numerical information and comments included in this report are intended to provide an overview of the financial position, cash flows and results of operations of the Fassa Group (hereinafter the "Group"), as well as the significant events that occurred and affected the result for the year.

STRUCTURE AND COMPOSITION OF THE GROUP AT 31 DECEMBER 2025

The Group's Consolidated Financial Statements at 31 December 2025 include Fassa S.r.l. and 13 consolidated companies in which the Parent Company directly holds the majority of voting rights, over which it exercises control and from which it is able to obtain benefits by virtue of its power to govern their financial and operating policies.

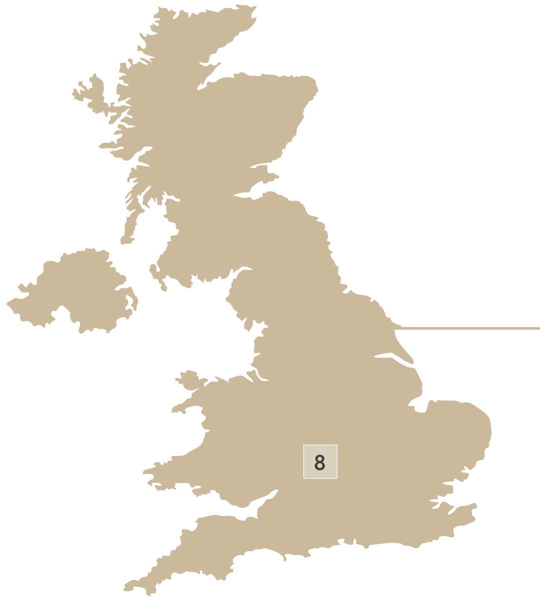
The associates Cava Livenzetta S.r.l., Consorzio Farra Sviluppo, Consorzio Lastra, Consorzio Produttori Marmo Botticino Classico and Limenet S.r.l. SB are not consolidated and are accounted for using the equity method.


FASSA S.r.l.
100%
FASSA SA
Switzerland
99,93%
FASSA DOO
Croatia
100%
FASSA UK Ltd
Great Britain
74%
FASSA & BERBERI SHA
Albania
99,98%
FASSALUSA Lda
Portugal
100%
FASSA FRANCE S.a.s.u.
France
100%
FASSA DO BRASIL Ltda
Brazil
100%
FASSA HISPANIA S.A.U.
Spain
99,67%
CALCE BARATTONI S.p.A.
Italy
100%
IMPA S.p.A.
Italy
100%
L'ALBERTINA SOCIETA AGRICOLA S.r.l.
Italy
100%
FASSA MOBILITY S.r.l.
Italy
100%
DOLOMIA S.r.l.
Italy
25%
CAVA LIVENZETTA S.r.l.
Italy
45%
CONSORZIO FARRA SVILUPPO
Italy
45%
CONSORZIO LASTRA
Italy
17%
CONSORZIO PRODUTTORI MARMO BOTTICINO CLASSICO
Italy
11,59%
LIMENET S.r.l. SB
Italy

FASSA GROUP DEVELOPMENT TIMELINE

1981	Construction of the first plant in Spresiano (TV), intended for the production of premixed products.
1988	Start-up of the Artena (RM) production unit.
1992	Start-up of the Mazzano (BS) plant.
2000	Opening of the Ravenna plant, with advanced technological and logistics solutions.
2001	Start-up of the Moncalvo (AT) plant, dedicated to gypsum production with a complete production cycle.
2002	Start-up of the Bagnasco (CN) plant, with a double mixing line, and the Molazzana (LU) plant.
2003	Opening of the Popoli (PE) plant.
2004	Start-up of the first production plant abroad in Batalha (Portugal).
2005	Start-up of the Sala al Barro (LC) plant.
2006	Opening of the Montichiari (BS) plant for the production of lime (doubled in 2011).
2008	Start-up of the Bitonto (BA) plant.
2009	Start-up of the Calliano Monferrato (AT) plant, dedicated to plasterboard, and of the port storage site in Ortona (CH).
2017	Acquisition by the Fassa Group of the Ceraino di Dolcè (VR) plant, CALCE BARATTONI S.p.A. (VI) and IMPA S.p.A. (TV).
2018	Acquisition of one of the most important production sites on the Iberian Peninsula, in Antas (Spain).
2021	New plant in Brazil (Minas Gerais), a state-of-the-art production unit for building materials.
2024	Start-up of the Gaiarine (TV) plant.

PRODUCTION PLANTS AND SALES BRANCHES



SPAIN PRODUCTION PLANTS

FASSA HISPANIA S.A.U.

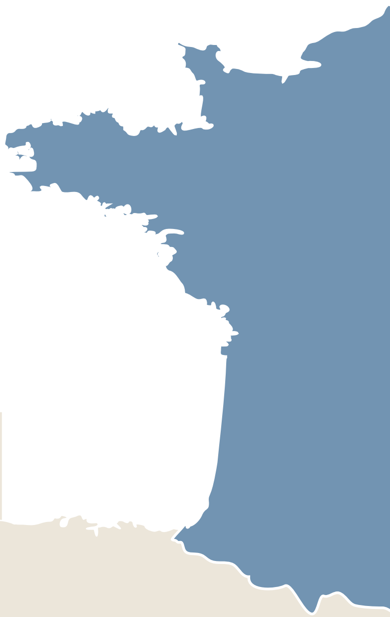
20 Antas (Almería)

21 Tarancón (Cuenca)

**Plant became operational in 2026*

SALES BRANCH

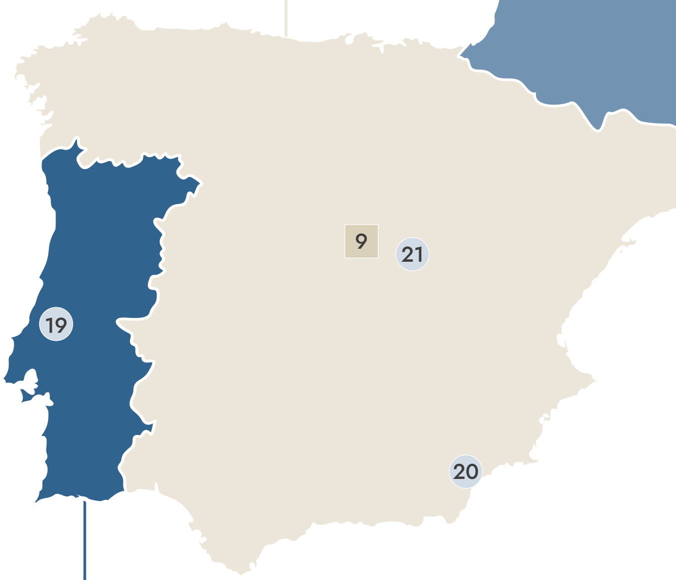
9 Madrid



BRAZIL PRODUCTION PLANTS

FASSA DO BRASIL LTDA

Matozinhos 22
(Minas Gerais)



PORTUGAL PRODUCTION PLANTS

FASSALUSA LDA

19 São Mamede (Batalha)

UNITED KINGDOM SALES BRANCHES

FASSA UK LTD

8 Tewkesbury

SWITZERLAND SALES BRANCHES

5 FASSA SA

6 Mezzovico

Dietikon (Zurich)

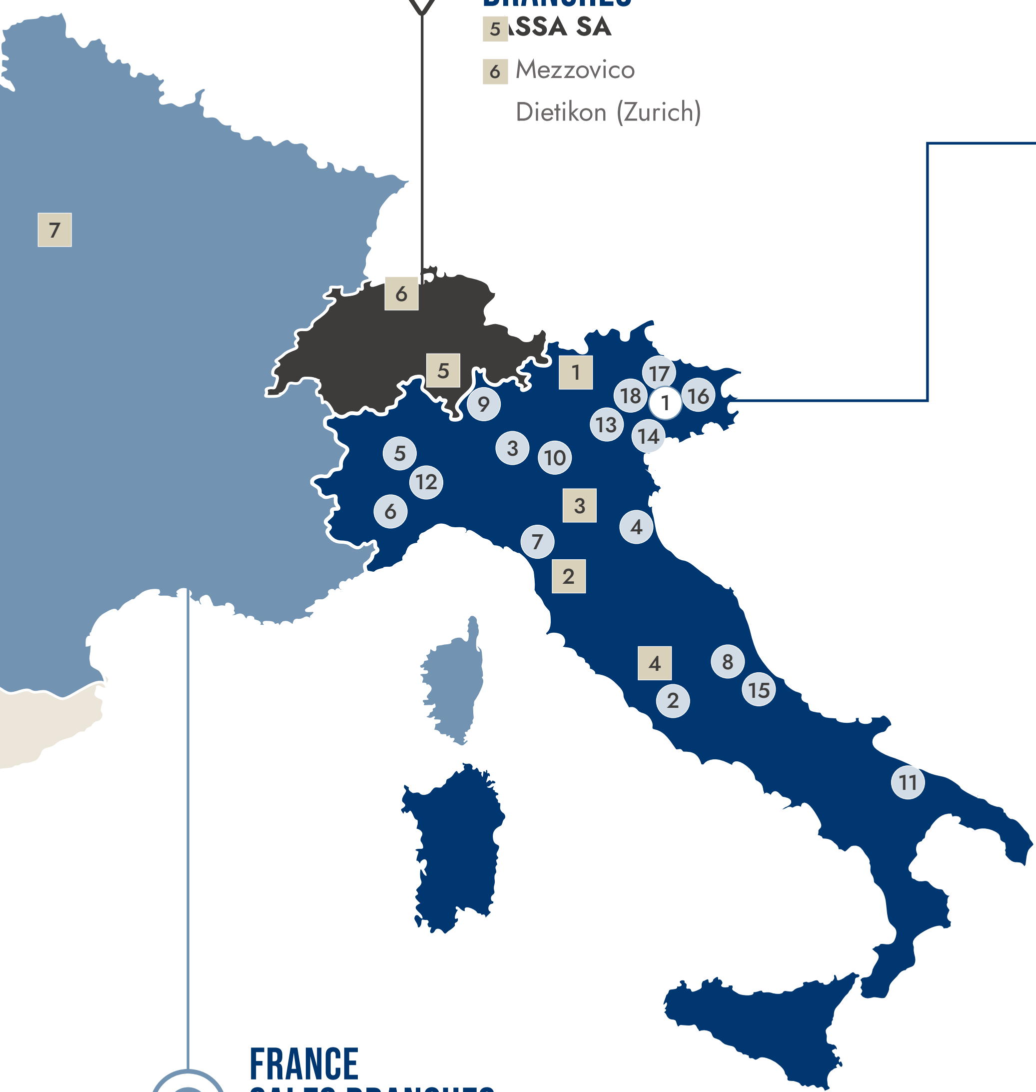
ITALY SALES BRANCHES

Bolzano 1

Altopascio (LU) 2

Sassuolo (MO) 3

Ciampino (RM) 4



ITALY MANAGEMENT OFFICES

FASSA S.R.L.

Spresiano (TV) 1

PRODUCTION PLANTS

Spresiano (TV) 1

Artena (RM) 2

Mazzano (BS) 3

Ravenna 4

Moncalvo (AT) 5

Bagnasco (CN) 6

Molazzana (LU) 7

Popoli Terme (PE) 8

Sala al Barro (LC) 9

Montichiari (BS) 10

Bitonto (BA) 11

Calliano Monferrato (AT) 12

Ceraino di Dolcé (VR) 13

Villaga (VI) 14

Ortona (CH) 15

Gaiarine (TV) 16

IMPA S.p.a. 17
San Pietro di Feletto (TV)

CALCE BARATTONI S.p.a. 18
Schio (VI)

FRANCE SALES BRANCHES

FASSA FRANCE S.A.S.U.

7 Courtry

PRODUCTION PLANTS

Spresiano (Treviso)

Artena (Rome)

Mazzano (Brescia)

Ravenna

Moncalvo (Asti)

Bagnasco (Cuneo)

Molazzana (Lucca)

Popoli (Pescara)

Batalha (Portugal)

Sala al Barro (Lecco)

Montichiari (Brescia)

Bitonto (Bari)

Calliano (Asti)

Ceraino di Dolcè (Verona)

Villaga (Vicenza)

Calce Barattoni S.p.A. - Schio (Vicenza)

Impa S.p.A. - San Pietro di Feletto (Treviso)

Matozinhos (Brazil)

Antas (Spain)

Gaiarine (Treviso)

SIGNIFICANT EVENTS IN 2025

During 2025, the Fassa Group achieved positive results in terms of revenue, margins and cash generation, further strengthening its economic and financial structure. Revenue trends remained stable and continuous throughout the year despite the complex market scenario.

With reference to the breakdown of revenue by geographical area, the main evidence relating to the markets in which the Fassa Group's production companies operate is set out below.

The Group's sales in Italy were substantially in line with the previous year, confirming the strength of its positioning and the strategic approach adopted.

On the Iberian market, the Group continued its growth path, recording an increase in turnover of approximately 12% compared with the previous year. Sales on the Brazilian market also showed a positive trend: during 2025, sales recorded significant growth, increasing by more than 30% compared with 2024.

Total turnover of the Fassa Group amounted to Euro 689,432 thousand, up by approximately Euro 8,800 thousand compared with the previous year. EBITDA amounted to Euro 137,615 thousand; operating profit for the year amounted to Euro 103,269 thousand.

The net financial position was negative and stood at Euro 259,395 thousand. This is evidence of the Group's strong focus on developing and strengthening its industrial activities. The results achieved in recent years have made it possible to continue with a significant investment plan: during 2025, the Group made investments of approximately Euro 120,000 thousand. The Group's strong equity base, indicating solidity and solvency, shows net invested capital financed mainly by equity (70% in 2025, compared with 72% in 2024). The Group intends to confirm this commitment in the coming years as well.

In 2025, the merger by incorporation of Fassa Hispania SL into Yesos Escayola y derivados Sa should be noted; the latter was renamed Fassa Hispania Sau.

Lastly, during 2025 work continued on the construction of the new plasterboard production plant in Tarancón (Spain). This project represents a strategic long-term investment: in March 2026, the new plant was started up, with production activities beginning, while development of the initiative will continue in the coming years with the aim of strengthening the Group's presence on the Iberian Peninsula and, more generally, in international markets.

SUSTAINABILITY, INNOVATION AND MILESTONES: ACHIEVEMENTS IN 2025

The Group has always been proactively committed to building an increasingly sustainable and innovative development model. In 2025, the Group prepared its fifth Sustainability Report, subjecting it to an independent audit by PricewaterhouseCoopers (PwC). The verification process ensures the document's compliance with international standards and the reliability of the information reported, confirming the Group's tangible commitment to responsibility and transparency on key issues such as workers' health and safety, relations with local communities and environmental protection.

Product quality, safety and reliability are among the Fassa Group's main strategic assets. With this in mind, the Company actively promotes the reduction of atmospheric emissions through targeted initiatives covering the entire production and operating cycle, enabling it to obtain numerous certifications recognised nationally and internationally. More than 140 products have been classified as "EMICODE EC1PLUS", a certification attesting to extremely low levels of VOC emissions. In addition, certain building products have been included in the Biosafe® Environmental Health Certification Protocol, obtaining the relevant mark, which can be used to verify, design and manage indoor air quality in very high energy-efficiency buildings, as also recognised by the 2025 CAM Building criteria. Lastly, GYPSOTECH® plasterboard products and fillers have obtained Eurofins Indoor Air Comfort and Indoor Air Comfort® GOLD certifications, accredited according to ISO 17065, which attest to the products' contribution to improving indoor air quality.

The Group's commitment also extends internationally. In particular, in 2025 Fassa do Brasil strengthened its health and safety initiatives through the "Colour Calendar" project, aimed at raising awareness among employees and local communities, month by month, of socially relevant issues such as breast cancer prevention and mental health.

Awareness-raising and collaboration with academia and associations also play a central role. Fassa S.r.l. collaborates with the University of Ferrara, Politecnico di Milano, La Sapienza University of Rome and Legambiente on the Quarry Report, an activity monitoring extractive operations in Italy aimed at analysing the volumes of materials extracted, the areas involved, which are often subject to significant environmental and landscape impact, as well as the evolution of the regulatory framework and intervention practices. In the 35th stage of the "Green transition sites" campaign, Legambiente selected the Sala al Barro (LC) plant, after the Ceraino (VR) plant in 2023 and the Calliano (AT) plant in 2024, as a virtuous example of ecological and energy transition.

The integration of circular economy principles into production processes is a strategic lever for the Group's sustainable development. This commitment has recently also resulted in the use of recycled, recovered or lower-environmental-impact raw materials, with the aim of reducing the consumption of natural resources and enhancing materials from other supply chains. At the Calliano plant, in particular, the circular economy is a tangible and measurable practice: gypsum from selective demolition activities is recovered and reintroduced into the production cycle, integrating with quarry gypsum for the production of plasterboard panels and helping, over time, to reduce the extraction of natural gypsum.

The Group's corporate vision is strongly focused on sustainability across all ESG dimensions, issues that are increasingly central to the context in which the organisation operates. The Group invests significant resources in developing skills and adopting strategic decisions aimed at promoting sustainable development, constantly updating its stakeholders also through FassAcademy training activities. Since October 2025, FassAcademy has also been active in Brazil, with the aim of fostering continuous, two-way exchange for professional and personal growth at international level.

In 2025, the Group's social and environmental commitment was further strengthened through its collaboration with the Italian Red Cross, which took the form of a series of local initiatives aimed at promoting energy saving, improving the efficiency of the Italian Red Cross's facilities, and encouraging sustainable mobility. Added to this was the establishment, in 2024, of the Fondazione Fassa Bortolo ETS, initiated by Honorary President Paolo Fassa: a non-profit organisation established to pursue civic and solidarity purposes by promoting initiatives in the fields of schooling and education, charity, and the protection and enhancement of Italy's environmental, artistic and cultural heritage. Lastly, as part of its commitment to sustainability, the Company invested in Limenet S.r.l. SB, an innovative company engaged in the development of technologies for capturing and storing CO_2 dissolved in the sea, helping to reduce environmental impact.

THE MACROECONOMIC CONTEXT[1]

THE GLOBAL SCENARIO

In 2025, the international macroeconomic environment remained characterised by moderate growth and high uncertainty, linked both to the continuation of geopolitical tensions and to the increase in trade fragmentation and barriers to trade. Global growth is expected to slow from 3.3% in 2024 to 3.2% in 2025 (with risks tilted to the downside), while global inflation continues to ease, albeit with differentiated trends across economic areas. At the same time, the OECD notes that global economic activity in 2025 showed resilience in the first part of the year, but remains exposed to risks related to policy uncertainty and a more complex international trade environment.

On the financial front, monetary conditions in the euro area began to become less restrictive in 2025, with a gradual impact on the cost of credit for households and businesses. In particular, the ECB approved further reductions in official rates (the latest 25-basis-point cut in June 2025) in view of inflation considered to be progressively aligning with the target and still moderate growth. Consumer price trends in the euro area in 2025 remained overall at levels consistent with inflation returning towards values close to 2%, with a composition that continues to see services as the main contributor.

Against this backdrop, European equity markets benefited from the gradual easing of financial conditions and disinflation expectations, although with periods of volatility linked to geopolitical and trade uncertainty. On the Italian market, the FTSE MIB recorded a positive annual performance in 2025 of +31.5% (capital return, EUR). At eurozone level, instruments indexed to the EURO STOXX 50 recorded positive annual returns in 2025 (for example, a benchmark of +21.2% on a calendar-year basis in product documentation indexed to the index).

In Europe, differences between countries remained significant. In Spain, growth remained sustained: the data show GDP growth of +2.7% compared with the previous year, with a positive contribution from domestic demand and a negative contribution from net external demand.

Consistently, the European Commission's 2025 forecasts indicated still high growth for Spain (driven by domestic demand) and inflation easing over the forecast horizon.

In Portugal, institutional assessments confirmed a growth profile supported by domestic demand and investment, with the contribution of European funds and more favourable financial conditions: the Bank of Portugal estimated GDP growth of +2.3% and inflation of around 2.3% for 2025, with a subsequent slowdown at the end of the European programme cycle. At the same time, the European Commission highlighted, for Portugal, a growth picture driven by consumption and investment linked to the RRF, in a context of inflation declining further towards 2026–2027.

As regards Brazil, official figures show a moderate economic growth in 2025 compared with previous peaks, but with a labour market that remains resilient: IBGE (the Brazilian Institute of Geography and Statistics) reports GDP growth for Q4 2025 (cumulative over the last four quarters) of +2.3%, with the unemployment rate (continuous PNAD) at 5.1%, down on the previous year.

On the monetary front, the Banco Central do Brasil maintained a restrictive stance in 2025: interest rate policy (Selic) was used as the main tool for controlling inflation.

In particular, institutional communications and reports indicate that in 2025 the Selic rate was maintained at high levels (for example, 15% during the year), in a context of inflation still above target and with attention to external and exchange-rate risks.

[1] Source: I) IMF, World Economic Outlook, April 2026; II) ANCE, 2026; III) IMF, World Economic Database 2025; IV) ECSO, Data Mapper, 2025; V) FIEC (European Construction Industry Federation), 2025

THE CONSTRUCTION SECTOR IN ITALY

The Italian economy, after the strong expansion of the 2021–2023 period, entered a phase of moderate growth, in line with the pre-pandemic pace. The dynamics of economic activity were held back mainly by weak consumption, which did not benefit from a sufficient recovery in household purchasing power and was affected by the continuing climate of uncertainty.
The external component also failed to support growth: net external demand does not make a significant contribution due to the stagnation of Italy's main European partners, with a focus on the crisis of the German economy, which in 2024–2025 shows growth close to zero.
Against this backdrop, the only significant support for the economy comes from investment, supported by the acceleration linked to the final phase of the Recovery Plan/NRRP and by more favourable financing conditions connected with a more accommodative monetary policy by the ECB. The main national and international institutions forecast GDP growth for Italy of around +0.5% in 2025 and +0.6%/+0.7% in 2026. These forecasts nevertheless remain exposed to a high degree of uncertainty, due to the persistence of geopolitical tensions (conflicts in Ukraine and the Middle East) and US protectionist measures. Within investment, construction investment remains a pillar of domestic demand, accounting for approximately 12% of GDP. The sector experienced exceptional expansion in the 2021–2023 period, pushing investment above Euro 200 billion (historical highs) and contributing around one quarter of Italy's growth. The favourable phase also had an important impact on employment: approximately 350,000 new jobs were created in the sector, equal to almost 20% of the overall increase in employment in the national economy over the period considered.
For 2025, construction investment indicates a slight real decline (-1.1%), a marked improvement compared with the forecast made a year earlier (-7%). This result is influenced by the stronger acceleration in public works, linked to the management of NRRP measures aimed at completing the programme and exceeding expectations.
Similarly, some Istat indicators for 2025 show trends that remain positive but should be interpreted with caution: in the first nine months of 2025, investment in construction (excluding property transfer costs) was up by +3.8% compared with the same period in 2024; furthermore, the construction output index (including routine maintenance) recorded a year-on-year increase of +4.5% in the first 11 months of 2025. Favourable signs are also emerging on the labour market: the CNCE's monitoring of 113 construction workers' funds (Casse Edili/Edilcasse) shows a slight increase in hours worked (+1.4%) and a more marked rise in membership (+3%) over the first nine months of 2025, against a backdrop of fluctuating monthly figures. These figures are influenced by the presence of more established firms, currently engaged in the final stages of work linked to the European Plan, which are helping to sustain employment.
At the same time, other indicators suggest a slowdown in activity within the sector: building permits are down in both the residential and non-residential sectors, although there was an initial positive sign in the third quarter of 2025 in terms of the floor area authorised. A downsizing is also emerging in tax incentives for energy efficiency and in the "traceable bank transfers" relating to standard energy efficiency grants. Consistently, confidence among construction companies is gradually deteriorating, with negative assessments in building construction and specialised works, whilst the outlook for civil engineering remains positive, in line with the sustained momentum in public works.
Overall, the scenario points to modest economic growth, driven primarily by investment, with the construction sector being driven mainly by public works and the completion of the NRRP. However, the outlook remains highly uncertain and subject to rapid changes: the current conflict involving Iran increases downside risks through volatility in energy prices and possible impacts on strategic shipping routes (particularly in the Strait of Hormuz), with potential effects on costs, completion times and confidence among operators throughout the value chain.

ANALYSIS OF OPERATIONS

INTRODUCTION

In this report, in addition to the conventional financial statements and financial indicators required under IFRS, certain reclassified statements and non-GAAP alternative performance indicators are presented. This is to allow a better assessment of the Group's economic and financial performance. However, these statements and indicators should not be considered substitutes for the conventional statements and indicators required under IFRS.

Set out below are the main income statement, financial position and financial data for 2025, compared with those of the previous year. Some of the figures shown in the table are Alternative Performance Measures; for their definition, please refer to the section on Alternative Performance Measures ("Non-GAAP Measures").

It should be noted that the amounts relating to the financial data shown in the document are presented in thousands of Euro.

ECONOMIC, FINANCIAL POSITION AND FINANCIAL INDICATORS

The following table shows the reclassified income statement.

(IN THOUSANDS OF EURO, RATIOS AND %)	FOR THE YEAR ENDED 31 DECEMBER	
	2025	2024
INCOME STATEMENT DATA		
Total revenue	697,727	687,165
of which other income	*8,295*	*6,524*
EBITDA (*)	137,615	158,945
EBITDA margin (*)	19.72%	23.13%
Operating profit (EBIT)	103,269	127,931
Profit before tax (EBT)	95,997	121,853
Profit for the year	66,233	81,623
STATEMENT OF FINANCIAL POSITION DATA		
Fixed capital (*)	724,293	631,419
Net working capital (*)	139,598	122,217
Net invested capital (*)	848,468	738,924
Net financial debt (excluding leases)	224,671	174,661
Net financial debt	259,395	209,264
Equity	589,073	529,660
ECONOMIC AND FINANCIAL INDICATORS		
Net financial debt / Equity (*)	0.4x	0.4x
Net financial debt / EBITDA (*)	1.9x	1.3x
Net financial debt / Adjusted EBITDA(*)	1.9x	1.3x
ROE (*)	11%	15%
ROS (*)	15%	19%
ROI (*)	12%	17%

(*) See the paragraph "Alternative performance measures (non-GAAP measures)"

GROUP FINANCIAL PERFORMANCE

The following table shows the reclassified income statement.

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER				CHANGE	
	2025	% OF TOTAL REVENUE	2024	% OF TOTAL REVENUE	2025 VS. 2024	2025 VS. 2024 %
Sales revenue	689,432	99%	680,640	99%	8,792	1%
Other income	8,295	1%	6,524	1%	1,771	27%
Total revenue	**697,727**	**100%**	**687,165**	**100%**	**10,563**	**2%**
Purchase costs	(448,840)	(64%)	(429,867)	(63%)	(18,974)	4%
Value added	**248,887**	**36%**	**257,298**	**37%**	**(8,411)**	**(3%)**
Personnel costs	(102,950)	(15%)	(92,173)	(13%)	(10,776)	12%
Other operating costs	(8,322)	(1%)	(6,180)	(1%)	(2,142)	35%
EBITDA	**137,615**	**20%**	**158,945**	**23%**	**(21,330)**	**(13%)**
Depreciation, amortisation and impairment losses	(34,347)	(5%)	(31,014)	(5%)	(3,333)	11%
Operating profit (EBIT)	**103,269**	**15%**	**127,931**	**19%**	**(24,663)**	**(19%)**
Investments accounted for using the equity method	(4)	(0%)	85	-	(90)	(105%)
Net financial expenses	(7,267)	(1%)	(6,164)	(1%)	(1,104)	18%
Profit before tax (EBT)	**95,997**	**14%**	**121,853**	**18%**	**(25,856)**	**(21%)**
Income taxes	(29,764)	(4%)	(40,229)	(6%)	10,466	(26%)
Profit for the year	**66,233**	**9%**	**81,623**	**12%**	**(15,390)**	**(19%)**

Total revenue, amounting to EUR 697,727 thousand (EUR 687,165 thousand in 2024), recorded a slight increase compared with the previous year. The Other income item mainly includes income from compensation for damage of EUR 1,970 thousand and gains on disposals of fixed assets of EUR 1,166 thousand. Purchase costs, amounting to EUR 448,840 thousand (EUR 429,867 thousand in 2024), increased mainly due to raw material procurement costs and transport service costs. Operating costs amounted overall to EUR 560,112 thousand (EUR 528,220 thousand in 2024) and were significantly affected not only by purchase costs but also by personnel costs of EUR 102,950 thousand (EUR 92,173 thousand in 2024). Personnel costs, up 12% on the previous year, mainly reflect the increase in headcount, contractual increases as provided for by the sector national collective labour agreement (CCNL), and the introduction of the company welfare scheme. Other operating costs mainly include indirect taxes and duties of EUR 2,761 thousand (EUR 2,602 thousand in 2024), gifts and donations of EUR 1,484 thousand (EUR 855 thousand in 2024), and the residual Other costs item (EUR 1,100 thousand in 2025 compared with EUR 1,234 thousand in 2024). EBITDA amounted to EUR 137,615 thousand, down on the previous year (EUR 158,945 thousand). In margin terms, a decrease of 3 percentage points can be observed in its percentage of Total revenue compared with the previous year. EBIT amounted to EUR 103,269 thousand (EUR 127,931 thousand in 2024), after depreciation, amortisation and impairment losses of EUR 34,347 thousand (EUR 31,014 thousand in 2024), of which EUR 6,143 thousand attributable to Rights of Use (EUR 5,493 thousand in 2024). Depreciation and amortisation for 2025 was generated mainly by plant and machinery (EUR 15,156 thousand in 2025 and EUR 14,577 thousand in 2024), around 75% of which was generated by specific plant and machinery. Amortisation of intangible assets consists mainly of multi-year software expenses. EBT amounted to EUR 95,997 thousand (EUR 121,853 thousand in 2024). The item includes financial expenses of EUR 7,267 thousand, of which around EUR 5,016 thousand relate to loans and borrowings. Profit for the year was positive at EUR 66,233 thousand (EUR 81,623 thousand in 2024), after tax expense of EUR 29,764 thousand (EUR 40,229 thousand in 2024).

RECLASSIFIED STATEMENT OF FINANCIAL POSITION

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER		CHANGE	
	2025	2024	2025 VS. 2024	2025 VS. 2024 %
Fixed capital (A)	724,293	631,419	92,874	14.71%
Net working capital (B)	139,598	122,217	17,382	14.22%
Other liabilities (C)	(15,424)	(14,713)	(711)	4.83%
Net invested capital (D) = (A)+(B)+(C)	**848,468**	**738,924**	**109,545**	**14.82%**
Net financial debt (E)	259,395	209,264	50,131	23.96%
Equity (F)	589,073	529,660	59,413	11.22%
Total sources of funding (G) = (E) + (F)	**848,468**	**738,924**	**109,545**	**14.82%**

Fixed capital, amounting to Euro 724,293 thousand at 31 December 2025 (Euro 631,419 thousand in 2024), mainly comprises: I) property, plant and equipment of Euro 686,868 thousand (Euro 599,175 thousand in 2024); II) intangible assets and goodwill of Euro 11,744 thousand (Euro 8,889 thousand in 2024); III) other net non-current assets of Euro 25,681 thousand (Euro 23,355 thousand in 2024). The latter mainly include deferred tax assets (Euro 18,268 thousand in 2025 compared with Euro 18,731 thousand in 2024). For details of movements during the year in each of the items shown in the table, reference should be made to the notes to the financial statements. Net working capital was positive at Euro 139,598 thousand (positive at Euro 122,217 thousand in 2024).

The change in net working capital is mainly attributable to the decrease in tax exposure, partially offset by an overall decrease in trade balances. Other liabilities amounted to Euro 15,424 thousand (Euro 14,713 thousand in 2024) and mainly include: I) provisions for risks and charges and II) employee benefits. Net financial debt includes: cash, amounting to Euro 7,192 thousand, mainly relating to bank and postal deposits; loans and borrowings, consisting of Euro 39,487 thousand in the current portion and Euro 165,525 thousand in the non-current portion (of which approximately 17% consists of lease liabilities). Net invested capital, amounting to Euro 848,468 thousand (Euro 738,924 thousand in 2024), is covered by equity of Euro 589,073 thousand (Euro 529,660 thousand in 2024) and by a negative net financial position of Euro 259,395 thousand (negative by Euro 209,264 thousand in 2024).

NET FINANCIAL DEBT

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
A. Cash	7,192	7,812
B. Cash equivalents	-	-
C. Other current financial assets	-	-
D. Liquidity (A) + (B) + (C)	**7,192**	**7,812**
E. Current financial liabilities	61,576	34,328
F. Current portion of non-current financial debt	39,487	33,765
G. Current financial debt (E) + (F)	**101,062**	**68,093**
H. Net current financial debt (G) - (D)	**93,870**	**60,281**
I. Non-current financial liabilities	165,525	148,983
J. Bonds issued	-	-
K. Non-current trade and other payables	-	-
L. Non-current financial debt (I) + (J) + (K)	**165,525**	**148,983**
M. Net financial debt (H) + (L)	**259,395**	**209,264**

Net financial debt stood at Euro 259,395 thousand at 31 December 2025 (Euro 209,264 thousand in 2024), worsening by Euro 50,131 thousand compared with 31 December 2024, due to the financing requirements associated with the investments made during the year.

INVESTMENTS IN PROPERTY, PLANT AND EQUIPMENT

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER		CHANGE	
	2025	2024	2025 VS. 2024	2025 VS. 2024 %
Land and buildings	6,891	18,903	(12,013)	(64%)
Plant and machinery	13,026	14,876	(1,850)	(12%)
Quarries	17,322	4,105	12,659	271%
Industrial and commercial equipment and other assets	9,547	17,130	(7,584)	(44%)
Assets under construction and advances	69,219	80,185	(10,966)	(14%)
Total investments in property, plant and equipment	**116,004**	**135,200**	**(19,754)**	**(15%)**
Investments in intangible assets	4,020	3,359	659	20%
Proceeds from the sale of property, plant and equipment	(3,176)	(3,039)	(53)	2%
Cash flow from investing activities	**116,849**	**135,521**	**(19,146)**	**(14%)**

Cash flow from investing activities, which overall resulted in cash absorption of Euro 116,849 thousand (Euro 135,521 thousand in 2024), consists of investments in property, plant and equipment of Euro 116,004 thousand (Euro 135,200 thousand in 2024), investments in intangible assets of Euro 4,020 thousand (Euro 3,359 thousand in 2024) and disposals of property, plant and equipment of Euro 3,176 thousand.

During 2025, increases relating to investments in property, plant and equipment mainly concerned investments in Italy of approximately Euro 69,760 thousand and investments abroad of approximately Euro 62,763 thousand, relating to:

I) expenditure for the expansion of existing plants and the construction of new plants;

II) purchases of new strategic land and expenditure for the expansion and renewal of various production sites;

III) investments to expand the fleet of vehicles and equipment.

Cash decreases for the year, net of the use of the related provision, mainly relate to the disposal of vehicles and commercial equipment and the replacement of machinery for the modernisation of production sites.

At 31 December 2025, the value of net disposals of owned assets amounted to Euro 9,595 thousand and was reinvested within the following 6 months in the purchase of comparable assets.

ALTERNATIVE PERFORMANCE MEASURES ("NON-GAAP MEASURES")

The Group's management assesses performance on the basis of certain indicators not provided for and not defined by IFRS. In particular, EBITDA is used as the main profitability indicator, as it makes it possible to analyse margins by eliminating the effects of volatility arising from non-recurring economic items or items unrelated to ordinary operations.

The components of each of these indicators are described below:

- EBITDA: this is an indicator used to assess the Group's performance and provides useful information on its ability to service debt. It is calculated as profit for the year before depreciation, amortisation and impairment, provisions, finance income and costs, and income taxes.
- EBITDA Margin: this is an indicator of the Group's ability to generate profits through its revenue and is calculated as the ratio of EBITDA to Total revenue.
- Fixed capital: defined as the sum of intangible assets, property, plant and equipment and other net non-current assets.
- Net working capital: defined as the sum of trade receivables, other receivables and current assets, net of trade payables, current tax payables and other current liabilities.
- Net invested capital: defined as the sum of employee benefits, provisions for risks and charges, other non-current liabilities and net working capital.

The alternative performance indicators used are shown below.

EBITDA

EBITDA makes it possible to verify whether the company generates positive profits from ordinary operations and is calculated as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER			
	2025	% OF TOTAL REVENUE	2024	% OF TOTAL REVENUE
Profit for the year	66,233	9%	81,623	12%
Income taxes	29,764	4%	40,229	6%
Depreciation, amortisation and impairment (*)	34,347	5%	31,014	5%
Investments accounted for using the equity method	4	0%	(85)	0%
Net financial expenses	7,267	1%	6,164	1%
EBITDA	**137,615**	**20%**	**158,945**	**23%**

(*) This item includes amortisation of intangible assets and depreciation of property, plant and equipment.

FIXED CAPITAL

Fixed capital, i.e. the sum of property, plant and equipment, intangible assets, goodwill and other net non-current assets, is calculated as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Intangible assets and goodwill	11,744	8,889
Property, plant and equipment	686,868	599,175
Other net non-current assets	25,681	23,355
Fixed capital	**724,293**	**631,419**

NET WORKING CAPITAL

Net working capital, i.e. a measure of management's ability to manage the company's current operating activities, is calculated as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Inventories	71,310	63,709
Trade receivables	209,195	196,166
Current tax receivables	8,293	4,679
Other receivables and current assets	13,217	13,025
Trade payables	(130,176)	(122,753)
Current tax payables	(373)	(125)
Other current liabilities	(31,868)	(32,485)
Net working capital	**139,598**	**122,217**

INVESTED CAPITAL

Invested capital, i.e. the operating use of balance sheet and financial items net of liquidity, is calculated as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Fixed capital	724,293	631,419
Net working capital	139,598	122,217
Other liabilities	(15,424)	(14,713)
Invested capital	**848,468**	**738,924**

NET FINANCIAL DEBT (EXCLUDING LEASES)

Net financial debt, i.e. total interest-bearing financial debt net of cash and cash equivalents, excluding lease effects, is calculated as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Net financial debt	259,395	209,264
Lease effect on financial liabilities	(34,724)	(34,603)
NET FINANCIAL DEBT (excluding leases)	**224,672**	**174,661**

ROE (RETURN ON EQUITY)

ROE (Return on Equity) measures the return on equity, i.e. the return on the capital invested in the company by shareholders, and is calculated as follows:

(IN THOUSANDS OF EUROS AND PERCENTAGES)	AT 31 DECEMBER	
	2025	2024
Profit (loss) for the period	66,233	81,623
Equity	589,073	529,660
ROE	**11%**	**15%**

ROS (RETURN ON SALES)

ROS (Return on Sales), i.e. the ratio of operating profit to sales revenue, is calculated as follows:

(IN THOUSANDS OF EUROS AND PERCENTAGES)	AT 31 DECEMBER	
	2025	2024
EBIT	103,269	127,931
Revenue	689,432	680,640
ROS	**15%**	**19%**

ROI (RETURN ON INVESTMENT)

ROI (Return on Investment) measures the return on invested capital and therefore the ability to generate returns on investments, and is calculated as follows:

(IN THOUSANDS OF EUROS AND PERCENTAGES)	AT 31 DECEMBER	
	2025	2024
EBIT	103,269	127,931
Net invested capital	848,468	738,924
ROI	**12%**	**17%**

ANALYSIS OF THE PARENT COMPANY'S PERFORMANCE

The following section presents certain reclassified statements and certain non-GAAP alternative performance indicators relating solely to the Parent Company, Fassa S.r.l. (hereinafter "Fassa" or the "Parent Company"), a company incorporated and domiciled in Italy, with registered office in Spresiano (TV), Via Lazzaris 3, and organised under the laws of the Republic of Italy. Through its subsidiaries, the company operates in the production and marketing of building materials.

The purpose of this disclosure is to provide a better assessment of the financial and economic performance of the Group's main company by presenting its performance separately. These statements and indicators should not be considered a substitute for the conventional measures required under IFRS.

RECLASSIFIED INCOME STATEMENT

The following table shows the Parent Company's reclassified income statement.

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER				CHANGE	
	2025	% OF TOTAL REVENUE	2024	% OF TOTAL REVENUE	2025 VS. 2024	2025 VS. 2024 %
Sales revenue	580,606	98%	579,079	98%	1,527	-
Other income	12,992	2%	10,308	2%	2,684	26%
Total revenue	**593,598**	**100%**	**589,387**	**100%**	**4,211**	**1%**
Purchase costs	(377,872)	(64%)	(363,025)	(62%)	(14,847)	4%
Value added	**215,726**	**36%**	**226,361**	**38%**	**(10,636)**	**(5%)**
Personnel costs	(82,362)	(14%)	(73,448)	(12%)	(8,914)	12%
Other operating costs	(6,160)	(1%)	(4,068)	(1%)	(2,092)	51%
Provisions for risks	(50)	-	-	-	(50)	-
EBITDA	**127,154**	**21%**	**148,845**	**25%**	**(21,691)**	**(15%)**
Depreciation, amortisation and impairment losses	(26,685)	(4%)	(24,270)	(4%)	(2,415)	10%
Operating profit (EBIT)	**100,469**	**17%**	**124,576**	**21%**	**(24,106)**	**(19%)**
Investments accounted for using the equity method	(4)	-	85	-	(90)	(105%)
Impairment of investments	(4,228)	(1%)	(17,937)	(3%)	13,710	(76%)
Net financial expenses	(3,636)	(1%)	(5,400)	(1%)	1,763	(33%)
Profit before tax (EBT)	**92,601**	**16%**	**101,324**	**17%**	**(8,723)**	**(9%)**
Income taxes	(26,806)	(5%)	(40,075)	(7%)	13,269	(33%)
Profit for the year	**65,795**	**11%**	**61,249**	**10%**	**4,546**	**7%**

RECLASSIFIED STATEMENT OF FINANCIAL POSITION

The following table shows the Parent Company's reclassified statement of financial position.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER		CHANGE	
	2025	2024	2025 VS. 2024	2025 VS. 2024 %
Fixed capital (A)	738,710	655,995	82,715	13%
Net working capital (B)	126,241	113,014	13,227	12%
Other liabilities (C)	(11,961)	(11,774)	(187)	2%
Net Invested Capital (D) = (A)+(B)+(C)	**852,989**	**757,235**	**95,754**	**13%**
Net financial debt (E)	248,295	212,174	36,121	17%
Equity (F)	604,694	545,060	59,634	11%
Total sources of funding (G) = (E) + (F)	**852,989**	**757,235**	**95,754**	**13%**

ALTERNATIVE PERFORMANCE INDICATORS

Some alternative performance indicators relating to the Parent Company are presented below.

Net working capital

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Trade receivables	191,094	178,482
Current tax receivables	8,474	4,343
Other receivables and current assets	5,722	4,910
Trade payables	(105,786)	(97,395)
Current tax payables	(62)	(266)
Other current liabilities	(26,525)	(26,858)
Inventories	53,323	49,798
Net working capital	**126,241**	**113,014**

Net financial debt/equity

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Net financial debt	248,295	212,174
Equity	604,694	545,060
Net Financial Debt / Equity	0.4x	0.4x

Net financial debt/EBITDA

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Net financial debt	248,295	212,174
EBITDA	127,154	148,845
Net Financial Debt / EBITDA	2.0x	1.4x

CORPORATE GOVERNANCE INFORMATION

There are no specific internal risk and uncertainty factors or anomalies to which the Group companies are exposed: the management of human resources and capital is based on compliance with workplace safety regulations, the effectiveness of production processes and administrative procedures, ongoing staff training, the renewal of investments and the safeguarding of human skills.

Senior management responsibilities are entrusted to experienced and suitably trained personnel, who support the activities of the administrative bodies.

SHAREHOLDERS' MEETING

The Shareholders' Meeting resolves, in ordinary and extraordinary session, on the matters reserved to it by law or by the Articles of Association.

BOARD OF DIRECTORS

During the year, the composition of the Board of Directors changed. In particular, a new Chairman of the Board of Directors was appointed, while the previous Chairman continued to serve as a Director. During the same period, one member also left the Board.

At the reporting date, the Board of Directors therefore consisted of three members. Its Chairman is vested with the broadest powers for the management of the Group, with authority to carry out all acts of ordinary and extraordinary administration deemed appropriate for achieving the corporate purposes, with the exception of acts reserved by law or by the Articles of Association to the Shareholders' Meeting and/or to the Board itself.

BOARD OF STATUTORY AUDITORS

The Board of Statutory Auditors is responsible for supervising: i) compliance with the law and the Articles of Association, as well as compliance with the principles of proper management; ii) the adequacy and effectiveness of the Group's organisational structure, risk management system and administrative and accounting system, including with reference to the reliability of the latter in correctly representing management events.

The shareholders' meeting of Fassa S.r.l. held on 31 May 2024 appointed the Board of Statutory Auditors, which will remain in office for the three-year period 2024/2026.

ORGANISATION, MANAGEMENT AND CONTROL MODEL PURSUANT TO LEGISLATIVE DECREE 231/2001

With reference to the Organisation, Management and Control Model pursuant to Legislative Decree 231/2001, approved in its most recent revision by resolution of the Board of Directors of 20 October 2023, in 2025 the activities of the Supervisory Body appointed by the Company also continued, consisting of monitoring compliance with the Model, verifying its effectiveness and assessing the need for it to be updated. In carrying out these activities, the Supervisory Body liaised with and was supported by all the main corporate functions directly and indirectly involved.

RISK MANAGEMENT

RISKS RELATED TO CHANGES IN SECTOR REGULATIONS

The Group operates in accordance with applicable laws and has established processes to ensure awareness of the local regulatory requirements in the contexts in which it operates and of any regulatory changes introduced over time. However, since the legislation governing certain matters, especially tax matters, is highly complex and subjective, it cannot be ruled out that an interpretation differing from that applied by the Group could have a significant impact on profit or loss.
In addition, the issue of new regulations or amendments to existing regulations which require the adoption of stricter standards, for example in relation to product compliance, could entail, by way of example, costs to adapt production methods or product characteristics, or could restrict the Group's operations, with adverse effects on profit or loss.
In this regard, the Group is committed to continuous monitoring aimed at seeking opportunities for discussion and promptly assessing any regulatory changes that occur, working to minimise the resulting economic impact.

RISKS RELATED TO THE MARKET IN WHICH THE GROUP OPERATES AND TO GENERAL ECONOMIC CONDITIONS

The main factors relate to:
- consumer spending trends;
- the cost of raw materials;
- trends in interest rates and currency markets;
- any changes in policies introduced in certain major markets;
- the cost of energy.

In this context, the Group operates in an environment that continues to be marked by macroeconomic uncertainty, slowing growth and market volatility, with possible repercussions on demand and profit or loss. Risks associated with the volatility of energy prices and the prices of the main raw materials, as well as possible supply difficulties and increases in transport and logistics costs, also remain significant.
These factors are compounded by persistent international geopolitical tensions, which continue to generate market instability, possible disruptions along supply chains and greater uncertainty over the evolution of the overall economic environment. Further risk factors include the possible introduction of new tariff measures, trade restrictions or regulatory changes in the reference markets, which could have an adverse impact on business volumes, operating costs and the Group's competitiveness.
Finally, risks remain in connection with the occurrence of epidemics, health emergencies or other extraordinary events in the main countries in which the Group operates, with possible effects on business continuity and operating performance. The Group constantly monitors the evolution of these factors in order to promptly adopt appropriate mitigation measures and contain, as far as possible, the related economic, equity and financial effects.

RISKS RELATED TO ENVIRONMENTAL IMPACT

Our Group pays particular attention to protecting the environment and to workers' health and safety in the workplace, complying with all environmental and safety regulations.
With regard to environmental matters, the "Fassa Group" has planned its investment activities in full respect of local requirements, from an eco-compatibility and eco-efficiency perspective.
All production plants comply with current environmental protection laws and regulations and are also constantly being adapted to changes in European provisions. Energy improvement and efficiency processes have been under way for years; the Group companies also comply with limits on atmospheric emissions of "greenhouse gases" in accordance with Directives 2003/87 and 2004/101/EC on greenhouse gas emission allowance trading within the Community. The lime kilns are fuelled with sawdust, enabling energy savings and a lower environmental impact. Projects for new plants or modifications to existing plants are being studied in compliance with the latest regulations (in particular, in Italy, the NRRP - National Recovery and Resilience Plan). Lastly, one production site of the Parent Company is equipped with a hydroelectric power plant capable of self-producing energy from the nearby Tanaro river, which is used in the production process, and a second plant was recently equipped with a gas-fired cogenerator for the production of electricity and for reusing heat in place of methane in the production cycle.

FINANCIAL RISK MANAGEMENT

For information on Financial Risk Management, reference should be made to the Notes to the Consolidated Financial Statements.

SECONDARY OFFICES

The Group has no secondary offices.

RESEARCH AND DEVELOPMENT

The Parent Company has its own technical centre where research and development activities for new products are carried out, existing products are monitored, production processes are studied and implemented, quality controls are performed and technical support is provided to the sales network. It is located in Spresiano, at the most important production site of "Fassa S.r.l.". The objective of continuously improving products and production techniques is pursued.
Research and development expenses, incurred mainly by the Parent Company, are recognised directly in profit or loss. Processing technologies are substantially unchanged compared with the previous year; they are aimed at the constant pursuit of lower production costs, while maintaining the high quality standards achieved by the production facilities. For the year ended 31 December 2025, research and development costs expensed to profit or loss amounted to Euro 5,473 thousand (Euro 4,540 thousand for 2024).

TREASURY SHARES, SHARES AND QUOTAS OF PARENT COMPANIES

There are no quotas of the parent held by the Company or by subsidiaries, nor were any transactions carried out on the quotas of the parent company during the year under review.

QUALITY

Attention to quality and raw materials, research, innovation and respect for the environment have always represented the Company's vision, expressed through a constant commitment to developing cutting-edge solutions for the evolution of the construction sector.
The wide range of products is presented as an Integrated System capable of meeting all the needs of the sector and addressing every type of project, from small-scale work to large construction sites.
Within Fassa S.r.l., the best practices, guidelines and quality procedures common to all Group plants are defined. Periodic meetings are held with the participation of Corporate and the individual plants, during which the results achieved and the improvements required to meet the established objectives are discussed; investments are also proposed and ongoing projects are analysed.
The primary objective remains to foster the development of a quality culture within the Group, with staff focused on improving processes and achieving corporate objectives.

HUMAN RESOURCES

The Group recognises the strategic importance of safeguarding the working environment, as well as workers' health and safety, as essential elements for the sustainable development of its activities. The Group adopts an integrated policy on environmental protection and workplace safety and defines the values with which employees, collaborators and all those who work for the Group must comply.
The Group's strategy in business development and commercial management activities is aimed at ensuring constantly improving service levels, implementing all actions deemed appropriate to protect the environment and workers' health and safety, and making choices consistent with universally recognised sustainability principles, in relation to experience, technology and the evolution of the socio-economic context.
In order to ensure the improvement of health and safety at work, the Group undertakes to:

- improve the safety culture through systematic, specific training and information, in order to increase awareness of hazards and risks, and knowledge of accident prevention and emergency management techniques;
- ensure that all workers undergo the mandatory periodic medical examinations;
- comply with legal regulations and requirements at EU, national and local level concerning workplace health and safety;
- ensure that periodic evacuation drills are regularly carried out;
- ensure the proper assessment of suppliers with regard to occupational health and safety requirements;
- ensure effective internal/external communication concerning all stakeholders, taking account of issues raised by external parties and providing them with a response.

A summary table of the average workforce is provided below:

(IN UNITS)	2025	2024
Executives	23	17
Middle managers and white-collar employees	820	777
Blue-collar employees	823	763
Other employees	5	5
Total	**1,670**	**1,561**

In 2025, the average number of Group employees was 1,670, up by 109 compared with 2024.
The increase in the workforce is linked to the natural expansion of the business and the start-up of new projects.
For the year ended 31 December 2025, total personnel expenses amounted to Euro 102,950 thousand (Euro 92,173 thousand for the year ended 31 December 2024), of which Euro 73,418 thousand related to wages and salaries (Euro 66,270 thousand in 2024).
The Group companies pay constant attention to staff training, which is proposed and implemented systematically by function managers and involves every new resource from the time they first join the organisation. No charges were recorded against the Group companies in relation to occupational diseases involving employees or former employees, nor were there any cases of "mobbing" and/or "work-related stress". Workplace accidents recorded during 2025 did not result in charges against the companies. The "Fassa Group" protects workplaces and constantly monitors compliance with and adaptation to the relevant legislation.

RELATED PARTY TRANSACTIONS

For further information, reference should be made to the Notes to the Consolidated Financial Statements.

OUTLOOK FOR OPERATIONS IN 2026

The year 2026 is expected to continue to be characterised by a complex and selective market environment for the construction sector. The discontinuation of the public incentives that supported the sector in previous years will continue to be reflected in a contraction in demand, particularly in the residential building renovation segment. In addition, significant elements of uncertainty remain in relation to the general macroeconomic environment, interest rate levels, and the volatility of costs and availability of raw materials and energy components in general.

In this scenario, the Fassa Group intends to focus on consolidating the results achieved in the year just ended, which are the outcome of careful and responsible management aimed at containing the negative impacts deriving from the contraction in the reference market. In the new year, the Group will continue to strengthen its competitive positioning through continuous oversight of the markets, targeted enhancement of its offering and reinforcement of strategic procurement levers.

The Group's commitment remains focused on maintaining a solid and balanced structure, capable of adapting to new market dynamics through a selective approach centred on value creation, while also supporting the gradual consolidation of the presence and penetration of its excellent product systems. Finally, the Group will continue to carefully monitor developments in the economic and competitive environment, maintaining a prudent approach with the aim of preserving profitability and creating value in the medium to long term.

In foreign markets, the Group will continue along the growth path already undertaken. In Portugal, thanks to a consolidated and loyal sales network, the business is recording positive and progressively improving results. In Spain, the new plasterboard production plant became operational in March 2026, representing a significant strategic step in strengthening the Group's industrial and commercial presence in the country. In France, the Group has launched a new logistics warehouse aimed at improving distribution efficiency and the level of service provided to the market; this initiative, together with actions to optimise logistics processes, is expected to make a positive contribution to supporting commercial activities. In Switzerland and the United Kingdom, business performance remains positive and in line with expectations. In Brazil, despite operating in a challenging market environment, performance has improved significantly, with the Group's presence progressively strengthening and favourable prospects for development in the medium term.

SIGNIFICANT EVENTS AFTER THE END OF THE YEAR

For further information, reference should be made to the Notes to the Consolidated Financial Statements.

Spresiano, 21 May 2026

The Chairman of the Board of Directors
Trivillin Alessandro

Domus Award, 10th Edition,
Palazzo Diamanti - Ferrara, Italy
LABICS

CONSOLIDATED FINANCIAL STATEMENTS

Honourable Mention, Domus Award, 9th Edition,
Restoration and functional enhancement of the former Convent of Sant'Agata - Città Alta Bergamo
Paolo Belloni, Angelo Colleoni, Melania Licini

CONSOLIDATED PRIMARY STATEMENTS

CONSOLIDATED INCOME STATEMENT

(IN THOUSANDS OF EUROS)	NOTE	YEAR ENDED 31 DECEMBER	
		2025	2024
Sales revenue	5	689,432	680,640
Other operating income	5	8,295	6,524
Purchases of raw, ancillary and consumable materials	6	(289,432)	(284,926)
Service costs	7	(159,408)	(144,941)
Personnel costs	8	(102,950)	(92,173)
Other operating costs	9	(8,322)	(6,180)
Depreciation, amortisation and impairment losses	10	(34,347)	(31,014)
Operating profit		**103,269**	**127,931**
Result from investments accounted for using the equity method	15	(4)	85
Net financial income/(expenses)	11	(7,267)	(6,164)
Profit before tax		**95,997**	**121,853**
Income taxes	12	(29,764)	(40,229)
Profit for the year		**66,233**	**81,623**
Attributable to:			
Group		66,231	81,618
Non-controlling interests		3	5

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(IN THOUSANDS OF EUROS)	NOTE	YEAR ENDED 31 DECEMBER	
		2025	2024
Profit for the year		**66,233**	**81,623**
Other comprehensive income that will not be reclassified to profit or loss in subsequent years			
Actuarial gain/(loss) arising from remeasurement of the liability for defined benefit plans	22	(222)	21
Tax effect		75	(5)
Total items that will not be reclassified to profit or loss in subsequent periods		**(148)**	**16**
Other comprehensive income that will be reclassified to profit or loss in subsequent years			
Change in translation reserve		(737)	(7,322)
Total items that will be reclassified to profit or loss in subsequent periods		**(737)**	**(7,322)**
Total other comprehensive income items		**(885)**	**(7,306)**
Total comprehensive income for the year		**65,349**	**74,317**
Attributable to:			
Group		65,362	74,409
Non-controlling interests		(14)	(92)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(IN THOUSANDS OF EUROS)	NOTE	AT 31 DECEMBER	
		2025	2024
Intangible assets	13	11,744	8,889
Property, plant and equipment	14	686,868	599,175
Deferred tax assets	12	18,268	18,731
Investments	15	2,892	396
Other non-current receivables and assets	18	4,521	4,228
Total non-current assets		**724,293**	**631,419**
Inventories	16	71,310	63,709
Trade receivables	17	209,195	196,166
Current tax receivables		8,293	4,679
Other receivables and current assets	18	13,217	13,025
Cash and cash equivalents	19	7,192	7,812
Total current assets		**309,208**	**285,392**
Total assets		**1,033,501**	**916,811**
Share capital		50,000	50,000
Reserves		466,494	412,047
(Losses)/Retained earnings		6,557	(13,812)
Profit for the year		66,231	81,618
Total equity attributable to the Group	**20**	**589,280**	**529,853**
Equity attributable to non-controlling interests		(207)	(193)
Total consolidated equity	**20**	**589,073**	**529,660**
Non-current financial liabilities	21	165,525	148,983
Non-current employee benefits	22	4,955	5,026
Non-current provisions for risks and charges	23	10,469	9,687
Total non-current liabilities		**180,949**	**163,695**
Current financial liabilities	21	101,062	68,093
Trade payables	24	130,176	122,753
Current tax payables		373	125
Other current liabilities	25	31,868	32,485
Total current liabilities		**263,480**	**223,456**
Total liabilities		**444,428**	**387,151**
Total equity and liabilities		**1,033,501**	**916,811**

CONSOLIDATED STATEMENT OF CASH FLOWS

(IN THOUSANDS OF EUROS)	NOTE	YEAR ENDED 31 DECEMBER 2025	YEAR ENDED 31 DECEMBER 2024
Profit before tax		**95,997**	**121,853**
Adjustments for			
Depreciation, amortisation and impairment losses	10	34,347	31,014
Net financial (income)/expenses	11	7,267	6,164
Net provisions	23	(185)	(1,647)
Other non-cash items		(239)	(1,906)
Change in inventories	16	(5,955)	(774)
Change in trade receivables	17	(13,475)	23,643
Change in trade payables	24	7,424	(11,896)
Change in other assets and liabilities	18 - 25	2,404	(8,238)
Employee benefits paid	22	(641)	(732)
Taxes paid		(32,339)	(55,783)
Cash flow from operating activities		**94,605**	**101,689**
Investments in property, plant and equipment	14	(116,004)	(135,200)
Investments in intangible assets	13	(4,021)	(3,359)
Proceeds from sale of property, plant and equipment and intangible assets	13 - 14	3,176	3,039
Investments in other companies		(3,650)	-
Cash flow from investing activities		**(120,498)**	**(135,521)**
New bank loans	21	49,950	77,280
Repayments of bank loans	21	(24,782)	(18,407)
Repayments of lease liabilities	21	(12,474)	(12,458)
Other changes in current financial liabilities	21	27,164	3,076
Interest paid		(5,894)	(6,051)
Dividends		(8,688)	(5,676)
Cash flow from financing activities		**25,277**	**37,763**
Total change in cash and cash equivalents		**(616)**	**3,931**
Exchange-rate effect on cash and cash equivalents		(3)	(93)
Cash and cash equivalents at the beginning of the period	19	7,812	3,973
Cash and cash equivalents at the end of the period	19	7,192	7,812

STATEMENT OF CHANGES IN CONSOLIDATED EQUITY

(IN THOUSANDS OF EUROS)	SHARE CAPITAL	OTHER RESERVES	RETAINED EARNINGS BROUGHT FORWARD	PROFIT/(LOSS) FOR THE YEAR	TOTAL EQUITY ATTRIBUTABLE TO THE GROUP	TOTAL EQUITY ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	TOTAL EQUITY
At 1 January 2024	**50,000**	**330,266**	**(18,141)**	**104,262**	**466,386**	**(67)**	**466,320**
Allocation of profit for the previous year	-	99,924	4,338	(104,262)	-	-	-
Dividends	-	(11,000)	-		(11,000)	-	(11,000)
Total movements from transactions with shareholders	**-**	**88,924**	**4,338**	**(104,262)**	**(11,000)**	**-**	**(11,000)**
Profit for the year	-	-		81,618	81,618	5	81,623
Translation reserve	-	(7,225)	-		(7,225)	(97)	(7,322)
Gain/(loss) on employee benefits	-	16	-		16	-	16
Comprehensive income	**-**	**(7,209)**	**-**	**81,618**	**74,409**	**(92)**	**74,317**
Other	-	67	(9)		58	(35)	23
At 31 December 2024	**50,000**	**412,047**	**(13,812)**	**81,618**	**529,853**	**(193)**	**529,660**
Allocation of profit for the previous year	-	61,249	20,369	(81,618)	-	-	-
Dividends	-	(6,000)	-		(6,000)	-	(6,000)
Total movements from transactions with shareholders	**-**	**55,249**	**20,369**	**(81,618)**	**(6,000)**	**-**	**(6,000)**
Profit for the year	-	-	-	66,231	66,231	3	66,233
Consolidation reserve	-	(721)	-		(721)	(16)	(737)
Actuarial loss on employee benefits	-	(148)	-		(148)	-	(148)
Comprehensive income	**-**	**(868)**	**-**	**66,231**	**65,362**	**(14)**	**65,349**
Other	-	65	-		65	-	65
At 31 December 2025	**50,000**	**466,493**	**6,557**	**66,231**	**589,280**	**(207)**	**589,073**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Fassa S.r.l (hereinafter "Fassa" or the "Company" and, together with the companies it controls, the "Group") is a company incorporated and domiciled in Italy, with registered office in Spresiano (TV), Via Lazzaris, 3, and organised under the laws of the Republic of Italy. The Company was incorporated for a fixed term, expiring in December 2050.

The Group, through its subsidiaries, operates in the production and marketing of building materials. This document was approved by the Company's Board of Directors at the meeting held on 21 May 2026. The statutory audit of these Consolidated Financial Statements has been assigned to the audit firm EY S.p.A..

2. SUMMARY OF ACCOUNTING POLICIES

This section provides a description of the most significant accounting policies adopted in preparing these consolidated financial statements for the year ended 31 December 2025 (hereinafter the "Consolidated Financial Statements"). These policies have been applied consistently for all years presented, unless otherwise indicated.

2.1 BASIS OF PREPARATION

The Consolidated Financial Statements for 2025 have been prepared in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), as endorsed by the European Commission and in force at the reporting date.

The IFRS have been applied consistently and voluntarily to all periods presented in this document, also taking into account best practice in this area; any future interpretative guidance and updates will be reflected in subsequent years, in accordance with the procedures provided for from time to time by the relevant standards.

The Consolidated Financial Statements as at 31 December 2025 have been prepared on a going concern basis, since the Directors have verified that there are no financial, operational or other indicators that could point to issues regarding the Group's ability to meet its obligations in the foreseeable future and, in particular, over the next 12 months.

The Consolidated Financial Statements have been prepared and presented in Euro, which is the currency of the primary economic environment in which the Group operates. All amounts included in this document, unless otherwise indicated, are expressed in thousands of Euro.

The Consolidated Financial Statement formats and the related classification criteria adopted by the Group, within the options provided for by IAS 1 - Presentation of Financial Statements, are set out below:

- the consolidated statement of financial position has been prepared by classifying assets and liabilities according to the "current/non-current" criterion;
- the consolidated income statement has been prepared by classifying operating costs by nature;
- the consolidated statement of comprehensive income includes, in addition to the profit for the year shown in the income statement, the items of income and expense that are not recognised in profit or loss for the period but are taken directly to equity, as required by the IFRS;
- the consolidated statement of cash flows has been prepared by presenting cash flows from operating activities using the "indirect method";
- the consolidated statement of changes in equity.

2.2 CONSOLIDATION CRITERIA AND METHODS

SUBSIDIARIES

Subsidiaries are entities over which the Group exercises control. Control is obtained when the Group has power over the investee, i.e. when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Control may be exercised either by directly or indirectly holding the majority of voting rights or under contractual or legal arrangements, even irrespective of shareholding relationships. The existence of exercisable potential voting rights is considered for the purposes of determining control. In general, control is presumed to exist when the Group directly or indirectly holds more than half of the voting rights.

Subsidiaries are fully consolidated from the date on which control is actually acquired.

The assets and liabilities, income and expenses of subsidiaries are accounted for using the line-by-line method, eliminating the carrying amount of the investments held by the Parent Company against the related equity.

The acquisition of a non-controlling interest is recognised on a transaction-by-transaction basis at fair value or on the basis of the proportionate share of the identifiable net assets of the acquired entity.

The acquisition of additional interests in subsidiaries and the sale of interests that do not result in a loss of control are considered transactions between shareholders and, as such, the accounting effects of these transactions are recognised directly in Group equity.

In preparing the Consolidated Financial Statements, payables and receivables, costs and income, as well as all transactions between the companies included in the scope of consolidation, including dividends distributed within the Group, are eliminated. Unrealised profits and gains and losses arising from transactions between Group companies are also eliminated.

Subsidiaries are deconsolidated from the date on which control ceases. In particular, when the Group loses control of a subsidiary, it derecognises the assets (including any goodwill) and liabilities of the subsidiary at their respective carrying amounts and recognises the fair value of any consideration received from the transaction. Any interest retained in the former subsidiary is remeasured at its fair value.

The share of equity attributable to non-controlling interests is presented in a specific equity item; the income statement shows the profit or loss for the year attributable to those non-controlling interests.

INVESTMENTS IN ASSOCIATES

Associates are all companies over which the Group exercises significant influence. These companies are accounted for using the equity method.

Under the equity method, investments are initially recognised at cost and subsequently adjusted to recognise the Group's share of the investee's profit or loss and other components of comprehensive income. The Group's share of the investee's profit or loss is recognised in the Group income statement. Dividends received from an investee reduce the carrying amount of the investment. Movements in the investee's other components of comprehensive income after the acquisition are recognised in the Group's other components of comprehensive income, with a corresponding adjustment to the carrying amount of the investment.

Unrealised income from transactions between the Group and its associates is eliminated to the extent of the Group's interest in the associate. The same applies to unrealised losses, unless the transaction provides evidence of an impairment of the asset transferred.

If losses exceed the carrying amount of the investment, the excess is recognised in a specific liability provision to the extent that the investor is committed to fulfilling legal or constructive obligations towards the investee or, in any event, to covering its losses. Use of the equity method is discontinued from the date on which the investment is classified as held for sale.

FINANCIAL STATEMENTS IN FOREIGN CURRENCY

The functional currency of subsidiaries is the currency of the primary economic environment in which they operate. All assets and liabilities of foreign operations with a functional currency other than the Euro are translated using closing rates at the date of these Consolidated Financial Statements. Income and expenses are translated into Euro at the average exchange rate for the period. Translation differences resulting from application of this method are classified within other components of comprehensive income until disposal of the related investment. The average exchange rates for the period are used to translate the cash flows of foreign subsidiaries when preparing the statement of cash flows.

In the case of a hyperinflationary economy, the Group adjusts non-monetary items, equity and items arising from indexed contracts, up to the limit of their recoverable amount, using a price index that reflects changes in general purchasing power. The effects of initial application are recognised in equity net of tax effects, while during the hyperinflationary period (until it ends) the result of the adjustments is recognised in the income statement under financial expenses and income.

The main exchange rates used to translate other currencies into Euro were as follows:

CURRENCIES	AVERAGE EXCHANGE RATE	AT 31 DECEMBER	AVERAGE EXCHANGE RATE	AT 31 DECEMBER
	2025		2024	
Brazilian Real (BRL)	6.3091	6.4350	5.8275	6.4267
Swiss Franc (CHF)	0.9370	0.9314	0.9526	0.9412
Pound Sterling (GBP)	0.8568	0.8726	0.8466	0.8292
Albanian Lek (LEK)	98.0392	97.0874	101.0101	98.0392

SCOPE OF CONSOLIDATION

The following table summarises, with reference to the subsidiaries, information on name, registered office and share capital percentage held by the Group.

NAME	COUNTRY	GROUP INVESTMENT AT 31 DECEMBER	
		2025	2024
Companies directly controlled by Fassa S.r.l.			
Fassa S.a.	Switzerland	100%	100%
Fassa D.o.o.	Croatia	99.93%	99.93%
Fassalusa L.d.a.	Portugal	99.98%	99.98%
Fassa & Berberi S.h.a.	Albania	74%	74%
Fassa France S.a.s.u.	France	100%	100%
Fassa UK. Ltd.	England	100%	100%
Calce Barattoni S.p.A.	Italy	99.67%	99.67%
Impa S.p.a.	Italy	100%	100%
Fassa Do Brasil L.t.d.a.	Brazil	100%	100%
L'Albertina Società Agricola S.r.l.	Italy	100%	100%
Fassa Hispania S.l.(*)	Spain	N/A	100%
Fassa Hispania SAU	Spain	100%	100%
Fassa Mobility S.r.l.	Italy	100%	100%
Dolomia Srl	Italy	100%	N/A

(*) Company merged by incorporation into Fassa Hispania SAU

2.3 MEASUREMENT CRITERIA

The most significant accounting policies and measurement criteria used to prepare the Consolidated Financial Statements are briefly described below.

GOODWILL AND OTHER INTANGIBLE ASSETS

Intangible assets consist of non-monetary items that are identifiable, lack physical substance, are controllable and are capable of generating future economic benefits. These items are initially recognised at purchase and/or production cost, including directly attributable costs incurred to bring the asset to the condition necessary for its use. Any borrowing costs incurred during and for the development of intangible assets are considered part of the purchase cost. In particular, the following main intangible assets can be identified:

Goodwill

Goodwill is classified as an intangible asset with an indefinite useful life and is initially recognised at cost. After initial recognition, goodwill is not amortised but is tested annually, or more frequently if specific events indicate the possibility of impairment, to determine whether any impairment losses exist (impairment test). Reversal of a previous impairment loss is not permitted.

Other intangible assets with a finite useful life

Intangible assets with a finite useful life are recognised at cost, as described above, net of accumulated amortisation and any impairment losses. Amortisation begins when the asset is available for use and is allocated systematically over the remaining period during which the asset is expected to be used, i.e. on the basis of its estimated useful life.

The estimated useful life used by the Group for the various categories of intangible assets is shown below:

CLASS OF INTANGIBLE ASSET	USEFUL LIFE IN YEARS
Trademarks and licences	10
Deferred charges	5
Software	5
Other intangible assets	3

PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are recognised at purchase or production cost, including ancillary charges, less accumulated depreciation and accumulated impairment losses. Production cost includes direct and indirect costs, to the extent reasonably attributable, incurred until the asset is ready for use. Subsequent costs are capitalised or recognised as a separate asset only if they increase the future economic benefits embodied in the asset to which they relate. The carrying amount of replaced parts is eliminated. Repair and maintenance costs are charged to the income statement in the period in which they are incurred; the most significant strategic spare parts are capitalised when purchased and depreciated from the time of their installation.

Property, plant and equipment include raw material reserves (quarries). These reserves are recognised at cost, as provided for by IFRS 6 - Exploration for and Evaluation of Mineral Resources, if and only if an undeveloped mining project is commercially feasible and the related exploitation concession has been obtained. Quarries are depreciated using the units of production method, determining the depreciation charge based on the volume of material extracted in the period, measured using a unit cost calculated as the ratio between the residual value of the quarry and the residual extractable amount. Capitalised costs include costs incurred for I) obtaining concession rights to exploit the resource, II) stripping activities to gain access to raw material deposits, and III) site remediation and restoration at the end of its useful life.

Depreciation of other assets is calculated on a straight-line basis, in relation to their estimated useful life and residual value, as follows:

The useful life of property, plant and equipment is reviewed and updated, where necessary, at least at each year end: if the carrying amount of an asset exceeds its estimated recoverable amount, the carrying amount is reduced to that recoverable amount.

CLASS OF PROPERTY, PLANT AND EQUIPMENT	USEFUL LIFE IN YEARS
Land and buildings	12 - 45
Quarries	m^3 excavated
Plant and machinery	12 - 35
Industrial and commercial equipment and other assets	4 - 20

The useful life of property, plant and equipment is reviewed and updated, where necessary, at least at each year end: if the carrying amount of an asset exceeds its estimated recoverable amount, the carrying amount is reduced to that recoverable amount.

EMISSION ALLOWANCES

Emission allowances are recognised within inventories. Emission allowances granted free of charge are initially recognised at their nominal value, equal to zero. Emission allowances acquired for consideration are accounted for at cost and are subject to impairment if impaired. A liability is recognised if actual emissions up to the closing date of the Consolidated Financial Statements exceed the allowances allocated free of charge. The amount of the provision for emission allowances already purchased for consideration is measured at their carrying amount, while for those still to be purchased in order to fulfil the obligation it is measured at market value at the closing date of the Consolidated Financial Statements.

LEASED ASSETS

Lease contracts mainly relate to buildings, plant and machinery, vehicles and other equipment. Contractual terms are usually negotiated by asset category and contain a wide range of different terms and conditions. Leases are recognised in the Consolidated Financial Statements as right-of-use assets and corresponding liabilities at the date on which the leased asset is available for use by the Group. Costs arising from leases are split between depreciation and financial expenses. Lease contracts are recognised as right-of-use assets and corresponding liabilities at the date on which the asset is available for use by the Group.

Assets and liabilities arising from a lease are initially measured on a present value basis.

Right-of-use assets are recognised at cost, which comprises the following:

– the initial amount of the lease liability;
– any lease payments made at or before the commencement date, less any incentives received;
– any initial cost directly attributable to the contract;
– restoration costs.

Right-of-use assets are generally depreciated on a straight-line basis over the shorter of the useful life of the asset and the lease term. Some lease contracts contain extension and termination options, in most cases exercisable only by the Group and not by the respective lessor. If ownership of the leased asset is transferred at the end of the lease term, or if a purchase option is already included in the cost of the right-of-use asset, depreciation is charged over the expected useful life of the leased asset. Right-of-use assets are tested for impairment.

Lease liabilities are measured at the present value of future lease payments, discounted at the lessee's incremental borrowing rate (IBR), as the interest rate implicit in the lease cannot be readily determined. The incremental borrowing rate at the reporting date is calculated taking into account the terms of the lease contract, geography and Group-specific rates. After the initial recognition date, the amount of lease liabilities is increased to reflect accrued interest and reduced to reflect lease payments made. The carrying amount is also remeasured if there is a change in the lease term or in the lease payments.

Lease liabilities include the net present value of the following payments:

– fixed payments, net of any incentives;
– variable payments based on an index or rate and therefore determinable at the commencement date;
– amounts expected to be paid by the lessee under residual value guarantees for the underlying asset;
– the exercise price of a purchase option, if the lessee is reasonably certain to exercise it;
– termination penalties, if the terms of the contract provide that the lessee may exercise that option.

Lease payments are allocated between principal and financial expenses; the latter are charged to the income statement over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability for each year. Repayment of the financial liability is classified in the statement of cash flows within the cash flow generated by financing activities, while the portion of interest paid is included among cash flows from operating activities. The Group is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate become effective, the liability is remeasured and adjusted against the right-of-use asset.

The Group applies the exemptions that allow contracts with a term of one year or less (including the residual term at the date of first-time adoption of IFRS) and contracts relating to assets with a value of less than EUR 5,000 to be excluded. These costs are recognised as services, under the line item use of third-party assets.

In the statement of financial position, the Group presents right-of-use assets within property, plant and equipment and lease liabilities within current and non-current loans and borrowings. In the income statement, interest expense on lease liabilities is a component of financial expenses and is presented separately from depreciation of right-of-use assets.

The Group recognises deferred tax on right-of-use assets and lease financial liabilities.

IMPAIRMENT OF INTANGIBLE ASSETS AND PROPERTY, PLANT AND EQUIPMENT

Assets (intangible assets and property, plant and equipment) with a finite useful life

At each reporting date of the Consolidated Financial Statements, an assessment is made to determine whether there are any indicators that property, plant and equipment and intangible assets may have suffered impairment. For this purpose, both internal and external sources of information are considered. With regard to internal sources, factors such as obsolescence or physical deterioration of the asset, any significant changes in the use of the asset and the economic performance of the asset compared with expectations are considered. With regard to external sources, factors such as trends in the market prices of assets, any technological, market or regulatory discontinuities, and movements in market interest rates or in the cost of capital used to assess investments are considered.

If such indicators are identified, the recoverable amount of the assets is estimated, recognising any impairment loss compared with the related carrying amount in the income statement. The recoverable amount of an asset is the higher of fair value, less costs to sell, and its value in use, the latter being the present value of the estimated future cash flows for that asset. In determining value in use, expected future cash flows are discounted using a pre-tax discount rate that reflects current market assessments of the time value of money, in relation to the period of the investment and the risks specific to the asset. For an asset that does not generate largely independent cash flows, the recoverable amount is determined with reference to the CGU to which that asset belongs.

An impairment loss is recognised in the income statement if the carrying amount of the asset, or of the related CGU to which it is allocated, exceeds its recoverable amount. Impairment losses of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the CGU and then to reduce the other assets in proportion to their carrying amounts and within the limit of their respective recoverable amounts. If the reasons for a previously recognised impairment loss no longer apply, the carrying amount of the asset is restored, with recognition in the income statement, within the limit of the net carrying amount that the asset would have had if the impairment had not been recognised and the related depreciation or amortisation had been charged.

INVESTMENTS AND EQUITY INVESTMENTS

Investments in associates have been accounted for using the equity method. Under the equity method, investments are initially recognised at cost and subsequently adjusted to recognise the Group's share of the investee's profit or loss and other components of comprehensive income. The Group's share of the investee's profit or loss is recognised in the Group income statement. Dividends received from an investee reduce the carrying amount of the investment. Movements in the investee's other components of comprehensive income after the acquisition are recognised in the Group's other components of comprehensive income, with a corresponding adjustment to the carrying amount of the investment.

INVENTORIES

Inventories are stated at the lower of purchase or production cost and net realisable value, represented by the amount the Group expects to obtain from their sale in the ordinary course of business, net of selling costs. Cost is determined using the weighted average cost method.
The cost of finished goods and semi-finished products includes raw materials, direct labour and other production costs (determined on the basis of normal operating capacity). Borrowing costs are not included in the measurement of inventories and are charged to the income statement when incurred, since the time requirements for capitalisation are not met. Inventories of raw materials and semi-finished products that can no longer be used in the production cycle, and inventories of finished goods that cannot be sold, are written down.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash on hand, available bank deposits and other short-term investments with an original maturity of three months or less. Items included in cash and cash equivalents are initially measured at fair value and subsequently at amortised cost.

RECEIVABLES AND CURRENT FINANCIAL ASSETS

Trade receivables, other receivables, current assets and current financial assets arise in the ordinary course of business and are held with the objective of collecting contractual cash flows consisting of "solely payments of principal and interest" in accordance with the criterion established by IFRS 9. They are therefore initially recognised at fair value, adjusted for directly attributable transaction costs, and subsequently measured at amortised cost using the effective interest method (i.e. the rate that, at the time of initial recognition, makes the present value of expected cash flows equal to the carrying amount), suitably adjusted to take account of any impairment through the recognition

of a provision for doubtful debts. Trade receivables and other financial assets are included in current assets, except for those with contractual maturity exceeding twelve months from the date of the Consolidated Financial Statements, which are classified as non-current assets.
Receivables maturing after more than 12 months and without significant financing components are presented at present value.

IMPAIRMENT OF FINANCIAL ASSETS

At each reporting date of the Consolidated Financial Statements, financial assets, with the exception of those measured at fair value through profit or loss, are analysed to verify whether there is any indication that they may be impaired. Under IFRS 9, an expected credit loss model must be applied when assessing impairment. In performing this assessment, the Group applies a standard simplified approach to estimate expected credit losses over the entire life of the assets and takes into account its historical experience of credit losses, adjusted on the basis of forward-looking factors specific to the nature of the Group's receivables and the economic environment. If there is evidence of impairment, the loss is recognised in the income statement under "Net impairment losses on financial assets and contract assets".
Trade receivables and contract assets are written down when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, among others, the inability of a debtor to enter into a recovery plan with the Group and the failure to make contractual payments for a significant period of time.
For financial assets accounted for using the amortised cost method, when an impairment loss has been identified, its amount is measured as the difference between the carrying amount of the asset and the present value of the expected future cash flows, discounted on the basis of the original effective interest rate. This amount is recognised in the income statement.

DERECOGNITION OF FINANCIAL ASSETS AND LIABILITIES

Financial assets are derecognised when one of the following conditions is met:
- the contractual right to receive the cash flows from the asset has expired;
- the Group has substantially transferred all the risks and rewards associated with the asset, either by transferring its rights to receive cash flows from the asset or by assuming a contractual obligation to pass on the cash flows received to one or more potential beneficiaries under an agreement that meets the requirements of the standard (the so-called 'pass-through test');
- the Group has neither transferred nor retained substantially all the risks and rewards associated with the financial asset but has transferred control of it.

Financial liabilities are derecognised when they are extinguished, i.e. when the contractual obligation has been fulfilled, cancelled or has expired. An exchange of debt instruments with substantially different contractual terms must be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial change in the contractual terms of an existing financial liability, even partial, must be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

OFFSETTING OF FINANCIAL ASSETS AND LIABILITIES

The Group offsets financial assets and liabilities if and only if:
- there is a legally enforceable right to offset the amounts recognised in the Consolidated Financial Statements;
- there is an intention either to settle on a net basis or to realise the asset and settle the liability simultaneously.

FINANCIAL LIABILITIES AND TRADE PAYABLES

Financial liabilities and trade payables are recognised when the Group becomes a party to the relevant contractual clauses and are initially measured at fair value adjusted for directly attributable transaction costs.
Financial liabilities and trade payables, with the exception of derivative financial instruments, are measured at amortised cost using the effective interest rate method.
Financial liabilities are removed from the Consolidated Financial Statements when, and only when, they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

DERIVATIVE FINANCIAL INSTRUMENTS

Derivative financial instruments, where present, are used as economic hedges solely to reduce interest rate risk. All derivative financial instruments are measured at fair value.
Derivative financial instruments qualify for hedge accounting only when, at the inception of the hedge, there is formal designation and documentation of the hedging relationship, the hedge is expected to be highly effective, the effectiveness can be reliably measured and the hedge is highly effective throughout the periods for which it has been designated.
The effectiveness of a hedging relationship is documented and measured periodically, at least at each reporting date of the Consolidated Financial Statements. It is measured by comparing changes in the fair value of the hedging instruments with changes in the fair value of the hedged items or, in the case of complex hedging instruments, through statistical analysis based on the change in the hedged risk.
When derivative financial instruments qualify for hedge accounting, the following accounting treatments are applied.

Cash flow hedging instruments

When a derivative financial instrument is designated as a hedging instrument for exposure to variability in the future cash flows of an asset or liability recognised in the Consolidated Financial Statements, or of a highly probable forecast transaction that may affect the income statement, the effective portion of any gain or loss on the derivative financial instrument is recognised directly in comprehensive income through a specific equity reserve ('cash flow hedge reserve'). The cumulative gain or loss is reclassified from comprehensive income to the income statement when the economic effects arising from the hedged item affect the income statement. The gain or loss associated with a hedge or a portion of a hedge that has become ineffective is recognised immediately in the income statement under net financial income (expense). When a hedging instrument or hedging relationship is terminated (for example, the derivative is sold, reaches maturity or the hedging relationship no longer qualifies as effective), but the Group expects the hedged transaction to occur in the future, the cumulative gain or loss realised at the time of termination remains in comprehensive income and is recognised in the income statement when the underlying transaction occurs. If the underlying transaction is no longer probable, the cumulative gain or loss recognised in comprehensive income is recognised immediately in the income statement.

The Group does not use fair value hedge or net investment hedge instruments. If hedge accounting cannot be applied, gains or losses arising from the fair value measurement of derivative financial instruments are recognised immediately under net financial income (expense).

EMPLOYEE BENEFITS

Short-term benefits consist of wages, salaries, related social security contributions, allowances in lieu of holiday and incentives paid in the form of bonuses payable within twelve months of the reporting date of the Consolidated Financial Statements. These benefits are recognised as personnel expense components in the period in which the work is performed.

In defined benefit plans, which also include the severance indemnity due to employees pursuant to Article 2120 of the Italian Civil Code ("TFR"), the amount of the benefit to be paid to the employee can only be quantified after termination of employment and is linked to one or more factors such as age, years of service and remuneration; therefore, the related expense is recognised in the income statement on an accrual basis according to an actuarial calculation. The liability recognised in the Consolidated Financial Statements for defined benefit plans corresponds to the present value of the obligation at the reporting date of the Consolidated Financial Statements. Obligations for defined benefit plans are determined annually by an independent actuary using the projected unit credit method. The present value of the defined benefit plan is determined by discounting future cash flows at an interest rate equal to that of high-quality corporate bonds issued in Euro and taking into account the duration of the related pension plan. Actuarial gains and losses arising from these adjustments and changes in actuarial assumptions are recognised in comprehensive income.

Starting from 1 January 2007, the so-called 2007 Finance Act and the related implementing decrees introduced significant changes to the regulations governing TFR, including the employee's choice regarding the destination of accruing TFR. In particular, the new TFR flows may be directed by the employee to selected pension schemes or retained by the company. If directed to external pension schemes, the Group is only required to pay a defined contribution to the selected fund and, from that date, newly accruing portions are classified as defined contribution plans not subject to actuarial valuation.

PROVISIONS FOR RISKS AND CHARGES

Provisions are recognised for losses and charges of a specific nature, whose existence is certain or probable but whose amount and/or timing cannot be determined. Recognition is made only when there is a present legal or constructive obligation for a future outflow of economic resources as a result of past events and it is probable that such outflow will be required to settle the obligation. This amount represents the best estimate of the cost required to settle the obligation. The rate used to determine the present value of the liability reflects current market values and takes into account the specific risk associated with each liability.

When the financial effect of time is significant and the payment dates of the obligations can be reliably estimated, provisions are measured at the present value of the expected outflow using a rate that reflects market conditions, changes in the cost of money over time and the specific risk associated with the obligation. The increase in the value of the provision, arising from changes in the cost of money over time, is recognised as interest expense.

REVENUE FROM SALES

The Group generates revenue mainly from the sale of construction materials such as mortars, aggregates, inert materials and other pre-mixed construction products, for which control is transferred to the customer at a point in time. Revenue is recognised in the Consolidated Financial Statements when control of the goods or services is transferred to the customer for consideration that reflects the amount to which the Group expects to be entitled in exchange for those goods or services. The Group acts as principal, as it typically controls the goods or services before transferring them to the customer.

The Group enters into contracts that generally include a single performance obligation. Revenue recognised is recorded in the income statement when control of the good is transferred, taking into account the amount of any trade discounts, rebates and expected returns, and is limited to the amount of consideration that the Group expects to receive. The Group allocates the transaction price to performance obligations on the basis of the stand-alone selling prices (SSP) for each obligation. The Group does not recognise any asset in the Consolidated Financial Statements when it is not expected to be recoverable. Most revenue is recognised at the time control of the good or service is transferred to the customer (point in time).

The Group does not separate the financing component from the contract price if, at contract inception, it expects the period between the transfer of the promised good to the customer and the customer's payment for that good to be no more than 12 months.

RECOGNITION OF COSTS

Costs are recognised when they relate to goods and services purchased or consumed during the year or through systematic allocation. Research and development costs are recognised directly in the income statement, while they are recognised as intangible assets if the following elements can be demonstrated:

- the technical feasibility of completing the intangible asset so that it will be available for use or sale;
- the Group's intention and ability to complete the intangible asset and use or sell it;
- how the intangible asset will generate probable future economic benefits;
- the availability of technical, financial and other resources to complete the asset;
- the ability to measure development expenditure reliably.

TAXES

Current taxes are determined on the basis of estimated taxable income, in accordance with the tax regulations applicable to the Group.

Deferred tax assets and deferred tax liabilities are calculated on all differences arising between the tax base of an asset or liability and its carrying amount, except for goodwill on initial recognition. Deferred tax assets, including those relating to tax losses carried forward, for the portion not offset by deferred tax liabilities, are recognised to the extent that it is probable that future taxable income will be available against which they can be recovered. Deferred tax assets and deferred tax liabilities are determined using the tax rates that are expected to apply in the years in which the differences will be realised or settled.

Current taxes, deferred tax assets and deferred tax liabilities are recognised in the income statement under 'Income taxes', except for those relating to items recognised in components of comprehensive income other than net profit and those relating to items charged or credited directly to equity. In the latter cases, deferred taxes are recognised in comprehensive income and directly in equity. Deferred tax assets and deferred tax liabilities are offset when they are levied by the same tax authority, there is a legal right of offset and settlement on a net basis is expected.

Other taxes not related to income, such as indirect taxes and duties, are included in the income statement under line item "Other operating costs".

2.3 RECENTLY ISSUED ACCOUNTING STANDARDS

NEWLY ISSUED AND ENDORSED ACCOUNTING STANDARDS AND INTERPRETATIONS EFFECTIVE FROM 1 JANUARY 2025

The newly issued accounting standards and interpretations that entered into force on 1 January 2025 are summarised below:

IAS 21 - The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability	In August 2023, the IASB issued amendments to IAS 21 - The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability, aimed at clarifying the criteria for determining the exchange rate to be used when one currency cannot be exchanged for another foreign currency. These amendments are effective for financial years beginning on or after 1 January 2025.

The Company believes that it has no impacts with reference to the provisions arising from the entry into force of the above standards.

ACCOUNTING STANDARDS, AMENDMENTS AND INTERPRETATIONS ENDORSED BY THE EU, NOT YET MANDATORILY APPLICABLE AND NOT EARLY ADOPTED BY THE COMPANY AT 31 DECEMBER 2025

Amendments to IFRS 9 - Financial Instruments	During 2024, the IASB issued amendments to IFRS 9 - Financial Instruments, aimed at clarifying specific aspects relating to the classification and measurement of financial instruments. These amendments are effective for financial years beginning on or after 1 January 2026.
Amendments to IFRS 7 - Financial Instruments: Disclosures	During 2024, the IASB issued amendments to IFRS 7 - Financial Instruments: Disclosures, aimed at introducing further clarifications regarding the information to be provided with reference to financial instruments. These amendments are effective for financial years beginning on or after 1 January 2026.
Improvements to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7	During 2024, the IASB issued annual improvements to IFRS concerning IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7. These improvements are effective for financial years beginning on or after 1 January 2026.

At the date of these financial statements, the Company has not early adopted these amendments and does not expect their application to have significant effects on the Financial Statements.

ACCOUNTING STANDARDS NOT YET APPLICABLE, AS THEY HAVE NOT BEEN ENDORSED BY THE EUROPEAN UNION

At the date of the Consolidated Financial Statements, the competent bodies of the European Union have not yet completed the endorsement process required for the adoption of the following accounting standards and amendments:

IFRS 18 - Presentation and Disclosure in Financial Statements	During 2024, the IASB issued the new IFRS 18 - Presentation and Disclosure in Financial Statements, which will replace IAS 1 Presentation of Financial Statements. The document introduces new requirements for the presentation and disclosure of financial statements, with particular focus on the income statement format.
IFRS 19 - Subsidiaries without Public Accountability: Disclosures	During 2024, the IASB also issued the new IFRS 19 - Subsidiaries without Public Accountability: Disclosures, aimed at providing a simplified disclosure regime for certain subsidiaries. In particular, the standard allows a subsidiary that reports to a parent which prepares consolidated financial statements under IFRS to apply reduced disclosures in its separate financial statements, subject to meeting the eligibility requirements established by the standard.

These standards will be applicable for financial years beginning on or after 1 January 2027. However, at 31 December 2025 they have not yet been endorsed by the European Union and, therefore, are not applicable to the Financial Statements.

3. FINANCIAL RISK MANAGEMENT

The Group's activities are exposed to the following risks: I) market risk, defined as foreign exchange risk, interest rate risk and price risk, II) credit risk, III) liquidity risk and iv) capital risk.

The Group's risk management strategy is aimed at minimising potential negative effects on the Group's financial performance.

3.1 INTEREST RATE RISK

Interest rate risk arises from potential changes in market interest rates that may lead to a change in fair value and interest payments. It may also affect returns on investments in monetary instruments, as well as the cost of different forms of payment. Floating-rate loans expose the Group to the risk that cash flows will fluctuate as a result of changes in interest rates.

These financial market risks could affect the Group's financial position and results of operations and, for this reason, such risks are identified and monitored in order to detect potential negative effects in advance and take the necessary actions to mitigate them, mainly through operating and financing activities and, where required, through the use of derivative financial instruments.

The most significant floating-rate financial assets and liabilities correspond to floating-rate loans taken out with third-party financial institutions, considered net of the tax effect. Where present, the amounts financed for hedging purposes were not included for the purposes of the analysis. At 31 December 2025, a hypothetical 50 bps increase in short-term interest rates on these floating-rate financial liabilities, all other conditions being equal, would have had an impact on profit or loss and equity, in terms of an increase in net financial expenses on an annual basis, of approximately Euro 576 thousand. This analysis is based on the assumption that there is an adverse 50 bps change in interest rate levels across homogeneous categories. A homogeneous category is defined on the basis of the currency in which the financial assets and liabilities are denominated. Furthermore, the sensitivity analysis applied to floating-rate financial instruments assumes that cash and cash equivalents and other short-term financial assets and liabilities maturing within 12 months will be renewed or reinvested in similar instruments with short-term rates.

3.2 FOREIGN EXCHANGE RISK

The Group is exposed to risks arising from changes in exchange rates, which may affect profit or loss and equity. The main exchange rates to which the Group is exposed are the Swiss franc, pound sterling and Brazilian real. Group companies may have trade receivables or payables denominated in a currency other than their respective functional currency. Changes in exchange rates may result in foreign exchange gains or losses arising from these situations. The Group does not use derivative financial instruments to hedge certain exposures subject to foreign exchange risk over the following 12 months or to hedge exposure arising from firm commitments.

3.3 PRICE RISK

Price risk is considered not to be relevant or significant at this stage; in the most critical situations, it has been managed using derivative financial hedging instruments.
Price risk represents the risk that the value or future cash flows of a financial instrument fluctuate as a result of changes in market prices, interest rates and exchange rates. The Group is exposed to price risk, with particular regard to oil prices and, more generally, to the cost of fuels, electricity and the main raw materials that it procures externally. This risk is managed by diversifying sources of supply and fixing supply conditions for sufficiently long periods, sometimes exceeding one year, at a level considered appropriate by the Directors. At the date of this report, the Company has no hedging contracts in place against the risk of fluctuations in raw material prices

3.4 CREDIT RISK

Credit risk essentially arises from trade receivables. To mitigate credit risk relating to commercial counterparties, the Group has implemented procedures designed to limit the concentration of exposures to individual counterparties or groups through a creditworthiness analysis. Constant monitoring of the status of receivables enables the Group to promptly identify any defaults or deteriorations in the creditworthiness of counterparties and to take the related mitigating actions.
The Group applies the simplified approach provided for by IFRS 9 to estimate the recoverability of its trade receivables. The resulting adjustment to estimates, as shown in the table below, takes into account the risk of receivables being uncollectable through the differentiation of the ECL (Expected Credit Losses) applied to homogeneous groups of receivables based on risk profile and ageing, or according to the progress of the actions undertaken to recover impaired receivables. The amount of financial assets considered to be of doubtful recoverability is not significant and is, in any case, covered by appropriate allocations to the allowance for doubtful debts. See Note 17 - Trade Receivables for further details on the allowance for doubtful debts.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Not yet due	192,535	183,153
Overdue by 0-60 days	16,566	14,127
Overdue by 61-120 days	1,026	823
Overdue by 121-365 days	1,098	789
Overdue by more than 365 days	1,825	1,103
Allowance for impairment of receivables	(3,855)	(3,828)
Total trade receivables	**209,195**	**196,166**

3.5 LIQUIDITY RISK

Liquidity risk is associated with the Group's ability to meet commitments arising mainly from financial liabilities. Prudent management of liquidity risk arising from the Group's normal operations requires maintaining an adequate level of cash and cash equivalents and the availability of funds obtainable through an adequate amount of credit lines.

The following tables show the expected cash flows in future years relating to financial liabilities, including both principal and interest portions:

AT 31 DECEMBER 2025 (IN THOUSANDS OF EUROS)	CARRYING AMOUNT	UNDISCOUNTED CASH FLOWS			
		WITHIN 12 MONTHS	BETWEEN 1 AND 5 YEARS	BEYOND 5 YEARS	TOTAL
Current and non-current borrowings	266,587	101,945	129,402	39,313	270,660
Of which:					
Current and non-current lease liabilities	*34,724*	*10,703*	*18,696*	*8,764*	*38,163*
Trade payables	130,176	130,176			130,176
Total	**396,764**	**232,122**	**129,402**	**39,313**	**400,836**

AT 31 DECEMBER 2024 (IN THOUSANDS OF EUROS)	CARRYING AMOUNT	UNDISCOUNTED CASH FLOWS			
		WITHIN 12 MONTHS	BETWEEN 1 AND 5 YEARS	BEYOND 5 YEARS	TOTAL
Current and non-current borrowings	217,076	68,876	116,693	35,525	221,094
Of which:					
Current and non-current lease liabilities	*34,603*	*9,794*	*17,092*	*11,185*	*38,071*
Trade payables	122,753	122,753	-	-	122,753
Total	**339,828**	**191,628**	**116,693**	**35,525**	**343,846**

3.6 CAPITAL RISK

The Group's objective in managing capital risk is primarily to safeguard business continuity in order to provide returns to shareholders and benefits to other stakeholders. The Group also aims to maintain an optimal capital structure in order to reduce the cost of debt.

FINANCIAL ASSETS AND LIABILITIES BY CATEGORY

The fair value of trade receivables and other financial assets, trade payables, other liabilities and borrowings, recorded under current items in the statement of financial position and measured using the amortised cost method, does not differ from the carrying amounts in the Consolidated Financial Statements at 31 December 2025, as these mainly consist of assets underlying commercial relationships expected to be settled in the short term.
Non-current financial liabilities and assets are settled or measured at market rates and it is therefore considered that their fair value is substantially in line with their current carrying amounts.

A classification of financial assets and liabilities by category is provided below.

AT 31 DECEMBER 2025 (IN THOUSANDS OF EUROS)	FINANCIAL ASSETS AND LIABILITIES MEASURED AT AMORTISED COST	NON-FINANCIAL ASSETS AND LIABILITIES	TOTAL
Assets			
Trade receivables	209,195	-	209,195
Cash and cash equivalents	7,192	-	7,192
Other current and non-current receivables and assets	276	17,462	17,739
Total assets	**216,664**	**17,462**	**234,126**
Liabilities			
Current and non-current financial liabilities	266,587	-	266,587
Trade payables	130,176	-	130,176
Other current and non-current payables and liabilities	-	31,868	31,868
Total liabilities	**396,764**	**31,868**	**428,631**

AT 31 DECEMBER 2024 (IN THOUSAND EURO)	FINANCIAL ASSETS AND LIABILITIES MEASURED AT AMORTISED COST	NON-FINANCIAL ASSETS AND LIABILITIES	TOTAL
Assets			
Trade receivables	196,166	-	196,166
Cash and cash equivalents	7,812	-	7,812
Other current and non-current receivables and assets	305	16,948	17,253
Total assets	**204,283**	**16,948**	**221,231**
Liabilities			
Current and non-current financial liabilities	217,076	-	217,076
Trade payables	122,753	-	122,753
Other current and non-current payables and liabilities	-	32,485	32,485
Total liabilities	**339,828**	**32,485**	**372,314**

FAIR VALUE ESTIMATE

The fair value of financial instruments listed on an active market is based on market prices at the date of the Consolidated Financial Statements. The fair value of instruments that are not listed on an active market is determined using valuation techniques based on a range of methods and assumptions linked to market conditions at the date of the Consolidated Financial Statements.
The classification of the fair values of financial instruments based on the following hierarchy levels is set out below:
Level 1: Fair values determined by reference to quoted prices (unadjusted) in active markets for identical financial instruments;
Level 2: Fair values determined using valuation techniques by reference to observable variables in active markets;
Level 3: Fair values determined using valuation techniques by reference to unobservable market variables.

There are no financial assets or liabilities measured at fair value.

4. ESTIMATES AND ASSUMPTIONS

The preparation of Consolidated Financial Statements in accordance with IFRS requires estimates and assumptions to be made about the future, which affect the amounts of assets and liabilities recognised, the disclosures relating to contingent assets and liabilities at the date of the Consolidated Financial Statements, and the amounts of revenue and expenses for the period. By definition, actual results rarely equal estimates.

Estimates are continuously reviewed by management based on the best knowledge of the business and other factors that can reasonably be inferred from current circumstances. The areas involving the most difficult or complex judgements, or the areas in which assumptions and estimates may cause material adjustments to the carrying amounts of assets and liabilities within the next financial year, are described below:

4.1 IMPAIRMENT OF NON-CURRENT ASSETS

In accordance with the accounting policies applied by the Group, property, plant and equipment and intangible assets are tested to determine whether impairment has occurred, which is recognised through an impairment loss when indicators exist suggesting difficulty in recovering the related net carrying amount, represented by the higher of fair value less costs to sell and value in use. The assessment of the existence of these indicators requires the Directors to make subjective judgements based on information available within the Group and on the market, as well as on historical experience. Furthermore, where it is determined that potential impairment may have arisen, the Group determines such impairment using valuation techniques considered appropriate. The proper identification of indicators of the existence of potential impairment of property, plant and equipment and intangible assets, as well as the estimates used to determine such impairment, depend on factors that may vary over time, influencing the judgements and estimates made by the Directors.

At least annually, the Group assesses the existence of impairment losses on goodwill. Recoverable amounts are defined on the basis of the determination of value in use. These calculations require the use of estimates relating to the future economic performance of the CGU to which the goodwill relates, based on prospective cash flows, the discount rate (WACC) and the long-term growth rate to be applied to prospective cash flows ("g" rate).

4.2 DEPRECIATION AND AMORTISATION

The cost of property, plant and equipment and intangible assets, with the exception of quarries, is depreciated/amortised on a straight-line basis over the estimated useful life of the related assets. The economic useful life of these assets is determined by the Directors when they are acquired; it is based on historical experience for similar assets, market conditions and expectations regarding future events that could affect the useful life of the assets, including changes in technology. Accordingly, the actual economic life may differ from the estimated useful life.

With regard to quarries, the cost relating to raw material reserves is amortised using the unit-of-production method. Amortisation is therefore normally calculated on the basis of production for the period as a percentage of the total estimated mineral reserve. Assessments of the mineral reserve are based on information existing at the reporting date and assumptions that may change over time and could therefore have significant effects compared with the current estimates made by the Directors for the preparation of the Group's financial statements. Accordingly, the actual mineral reserve may differ from that estimated by the Directors over the life of the quarry.

4.3 PROVISIONS FOR RISKS AND CHARGES

Provisions representing the risk of an adverse outcome are recognised for legal and tax risks. For environmental risks and obligations relating to the sites where raw materials are extracted, provisions are recognised for future charges connected with site restoration. The amount of the provisions recognised in the Consolidated Financial Statements for these risks represents the Directors' best estimate at the date. This estimate entails the adoption of assumptions that depend on factors that may change over time and could therefore have significant effects compared with the current estimates made by the Directors for the preparation of the Group's financial statements. Revisions of estimates relating to provisions for site restoration could significantly change the cost relating to raw material reserves in quarries.

4.4 DEFINED BENEFIT PLANS

The cost of post-employment defined benefit pension plans and the present value of the defined benefit obligation are determined using actuarial valuations. The actuarial valuation requires the development of various assumptions that may differ from actual future developments. These assumptions include the determination of the discount rate, expected salary increases, mortality rates and expected pension increases. Due to the complexity of the valuation and its long-term nature, these estimates are extremely sensitive to changes in the underlying assumptions. All estimates are reviewed annually.

4.5 LEASE TERM AND INCREMENTAL BORROWING RATE

Lease agreements may include extension and termination options. When assessing whether it is reasonably certain that the option to renew or terminate a lease will or will not be exercised, all relevant factors that create an economic incentive to exercise the renewal or termination option are considered. After the commencement date, the lease term is revised if a significant event or change occurs that affects the ability to exercise or not exercise the option to renew or terminate the lease. The interest rate implicit in a lease is not readily determinable; therefore, to determine the present value of lease payments, the incremental borrowing rate (IBR) is used. This is the interest rate that would be paid to borrow, over a similar term and with similar security, the amount necessary to obtain an asset corresponding to the value of the right of use. The Group estimates the IBR using observable inputs such as market interest rates.

4.6 ALLOWANCE FOR IMPAIRMENT OF RECEIVABLES

The allowance for impairment of receivables reflects the Directors' estimate of losses relating to receivables from end customers. The estimate of the allowance for impairment of receivables is based on the Group's expected losses, determined on the basis of past experience for similar receivables, overdue balances, current and historical losses and collections, and forward-looking information. The amount of the allowance for impairment of receivables is sensitive to changes in circumstances and foreseeable economic conditions.

4.7 RECOVERABILITY OF DEFERRED TAX ASSETS

The Company recognises deferred tax assets mainly connected with property, plant and equipment, intangible assets and investments and, to a lesser extent, connected with the recognition of tax losses and income components with deferred tax deductibility. Deferred tax assets are recognised only to the extent that it is reasonably certain that the temporary differences will reverse in the foreseeable future and that taxable income will be available against which those differences can be utilised. Significant judgement by the Directors is required to determine the amount of deferred tax assets that can be recognised in the financial statements based on the continued fulfilment of regulatory requirements and the existence of future taxable income sufficient to absorb the deferred tax assets.

4.8 INVENTORY WRITE-DOWN PROVISION

The inventory write-down provision reflects the Directors' estimate of expected losses with respect to end customers. The estimate of the inventory write-down provision is based on past experience and historical market trends. The amount of the inventory write-down provision is sensitive to changes in circumstances and foreseeable economic conditions.

5. REVENUE FROM SALES AND OTHER OPERATING INCOME

The following table shows revenue broken down by geographical area:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Italy	523,320	529,445
Europe	151,077	139,781
Other countries	15,035	11,414
Total revenue from sales	**689,432**	**680,640**

Other operating income is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Compensation for damages	1,970	528
Gains on disposals of fixed assets	1,166	1,181
Expense recoveries	944	828
Operating grants	546	571
Other operating income	3,669	3,416
Total other income	**8,295**	**6,524**

Other operating income mainly refers to components relating to prior years that arose in the current year.
The item "Operating grants" mainly includes grants relating to Decree-Law no. 50/2022 of 17 May, as amended. The item "Compensation for damages" includes insurance reimbursements due to environmental damage involving the Spresiano and Calliano plants.

6. PURCHASES OF RAW, ANCILLARY AND CONSUMABLE MATERIALS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Raw and consumable materials	204,061	201,126
Semi-finished products, finished products and goods	42,683	43,031
Utilities	35,750	33,593
Fuel	5,585	6,395
Other goods	1,354	780
Total raw, ancillary and consumable materials	**289,432**	**284,926**

7. SERVICE COSTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Transport	69,112	63,230
Agency costs and other commissions	27,728	27,134
Maintenance	25,083	22,703
Legal and professional consulting fees	9,074	6,739
Utilities	3,769	3,506
Travel expenses	7,774	6,188
Use of third-party assets	2,571	1,978
Advertising and marketing	3,143	3,853
Insurance	3,234	2,860
External personnel	1,392	1,393
Other services	6,528	5,356
Total service costs	**159,408**	**144,941**

Other services mainly refer to expenses for legal compliance relating to safety within mining extraction sites and plants, office cleaning expenses and employee canteen costs.

With reference to research and development costs incurred by the Group, please refer to the Management Report, in the Research and Development section.

In application of IFRS 16, the item relating to the use of third-party assets is broken down as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Variable-fee concessions	916	923
Short-term contracts	1,447	930
Other low-value assets	208	125
Total costs for the use of third-party assets	**2,571**	**1,978**

8. PERSONNEL COSTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Wages and salaries	73,418	66,270
Social security charges	23,070	20,423
Post-employment benefits and other charges for employee benefits	4,216	4,053
Other costs	2,246	1,427
Total personnel costs	**102,950**	**92,173**

The average number of Group employees is shown below:

(IN UNITS)	2025	2024
Executives	23	17
Middle managers and white-collar employees	820	777
Blue-collar employees	823	763
Other employees	5	5
Total	**1,670**	**1,561**

The increase in personnel costs is mainly due to the increase in headcount and to contractual increases as provided for by the relevant national collective bargaining agreement (CCNL).

9. OTHER OPERATING COSTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Indirect taxes and duties	2,761	2,602
Losses on disposals and write-offs	209	669
Net allocation to the allowance for impairment of receivables	468	(315)
Membership fees	395	351
Net provisions for risks and charges	469	62
Gifts and charitable donations	1,484	568
Losses and costs from non-recurring events	737	9
Regulatory obligations and staff equipment	700	712
Other operating costs	1,100	1,521
Total other operating costs	**8,322**	**6,180**

10. DEPRECIATION, AMORTISATION AND IMPAIRMENT LOSSES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Depreciation of property, plant and equipment	33,029	30,111
of which right-of-use assets:	*6,143*	*5,493*
Amortisation of intangible assets	1,318	903
Total depreciation, amortisation and impairment losses	**34,347**	**31,014**

11. NET FINANCIAL INCOME AND EXPENSES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Financial income	408	361
Foreign exchange gains	178	501
Total financial income	**587**	**862**
Interest expense on bank borrowings	(6,290)	(5,392)
Discounting of restoration provisions	(359)	(348)
Interest expense on leases	(700)	(814)
Other financial expenses	(222)	(141)
Foreign exchange losses	(283)	(330)
Total financial expenses	**(7,854)**	**(7,025)**
Total net financial income and expenses	**(7,267)**	**(6,164)**

12. INCOME TAXES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Current taxes	29,227	36,302
Deferred tax assets and liabilities	400	3,984
Taxes relating to previous years	120	(57)
Deferred taxes relating to previous years	18	-
Total income taxes	**29,764**	**40,229**

The following table shows the reconciliation between the theoretical tax charge and the actual tax charge.

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Theoretical taxes/(theoretical benefit) - 24% rate	**23,039**	**29,245**
Tax effect of:		
Permanent and temporary differences	1,175	(215)
Tax step-up of the brand and goodwill	191	191
Allowance for Corporate Equity (ACE)	-	-
Taxes relating to previous years	120	(57)
Differences between foreign tax rates and the applicable theoretical tax rate	(151)	1,484
Deferred tax assets and liabilities	400	3,984
IRAP (regional production tax)	4,991	5,597
Effective taxes/(effective benefit)	**29,764**	**40,229**
Effective tax rate	**31%**	**33%**

Deferred taxes are broken down as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Deferred tax assets	19,802	20,846
Deferred tax liabilities	(1,534)	(2,115)
Total	**18,268**	**18,731**

Management analysed the recoverability of the deferred tax assets outstanding at 31 December 2025, verifying, at the reporting date, compliance with the regulatory requirements and the availability of sufficient future taxable income to absorb the deferred tax assets, without identifying any significant issues.

The net deferred tax assets and the related movements are detailed as follows:

(IN THOUSANDS OF EUROS)	AT 1 JANUARY 2025	RECOGNISED IN THE INCOME STATEMENT	RECOGNISED IN EQUITY	EXCHANGE DIFFERENCES AND OTHER CHANGES	AT 31 DECEMBER 2025
Deferred tax assets	**20,846**	**(1,073)**	**65**	**(28)**	**19,802**
of which deductible temporary differences arising from:					
Property, plant and equipment - fixed assets and quarries	9,102	71	65	-	9,238
Intangible assets	7,977	(10)	-	-	7,967
Allowance for impairment of receivables	369	(161)	-	-	208
Other deductible differences	1,176	(362)	-	-	814
Provisions for risks and charges		22	-	-	22
Employee benefit provisions	339	(68)	-	-	271
Lease liabilities	1,619	(578)	-	(28)	1,013
Total deferred tax assets on temporary differences	**20,582**	**(1,086)**	**65**	**(28)**	**19,533**
of which assets arising from tax losses carried forward	*263*	*13*	-	*(7)*	*269*
Deferred tax liabilities	**(2,114)**	**551**	**-**	**28**	**(1,534)**
of which taxable temporary differences arising from:					
Employee benefit provisions	(555)	(11)	-	-	(565)
Right-of-use assets	(1,498)	501	-	28	(969)
Other taxable differences	(62)	62	-	-	-
Total deferred tax liabilities on temporary differences	**(2,114)**	**551**	**-**	**28**	**(1,534)**
Total net deferred tax assets	**18,731**	**(522)**	**65**	**(7)**	**18,268**

13. INTANGIBLE ASSETS

Intangible assets and the related movements are detailed as follows:

(IN THOUSANDS OF EUROS)	GOODWILL	TRADEMARKS AND LICENCES	SOFTWARE	ASSETS UNDER CONSTRUCTION AND ADVANCES	OTHER INTANGIBLE ASSETS	TOTAL
Historical cost:						
At 31 December 2024	**3,563**	**890**	**16,700**	**2,104**	**6,507**	**29,764**
Additions	-	66	2,877	1,075	2	4,020
Disposals	-	-	(3)	-	-	(3)
Exchange differences and other changes	-	3	11	(1)	-	12
Reclassifications	-	-	2,133	(1,981)	-	152
At 31 December 2025	**3,563**	**960**	**21,717**	**1,197**	**6,509**	**33,946**
Accumulated amortisation and impairment losses						
At 31 December 2024	**-**	**(665)**	**(13,710)**	**-**	**(6,499)**	**(20,875)**
Depreciation and amortisation	-	(33)	(1,283)	-	(2)	(1,318)
Disposals	-	-	3	-	-	3
Exchange differences and other changes	-	(3)	1	-	-	(2)
Reclassifications	-	-	(11)	-	-	(11)
At 31 December 2025	**-**	**(701)**	**(15,000)**	**-**	**(6,501)**	**(22,202)**
Balance at 31 December 2024	**3,563**	**225**	**2,990**	**2,104**	**8**	**8,889**
Balance at 31 December 2025	**3,563**	**259**	**6,718**	**1,197**	**8**	**11,744**

Intangible assets consist mainly of software licence costs, including ancillary costs.

During 2025, additions relating to owned assets amounted to approximately Euro 4,020 thousand and related mainly to investments in the development of the software used by the company.

Management assesses, at least annually, the recoverable amount of all intangible assets with an indefinite useful life (including goodwill) and, whenever indicators of impairment are identified, of all other assets.

Goodwill, amounting to Euro 3,563 thousand at 31 December 2025, was recognised following the acquisition of Calce Barattoni in 2017.

For impairment testing purposes, goodwill is allocated to the single cash-generating unit identified on the basis of the Directors' strategic view, as well as the Group's corporate and organisational structure. The Group management's analysis of the CGU is based on the historical performance of the business and on expected growth in the markets in which it operates.

Expected future cash flows, represented by the result from ordinary operations, to which amortisation and depreciation are added and expected investments are deducted, include a normalised value ("terminal value") used to estimate future results beyond the explicitly considered time horizon for the period 2026-2028. The terminal value was determined using a long-term growth rate ("g rate") of 2.0%, representative of the expected long-term inflation rate in the countries in which the CGU operates. A minimum change in net working capital was used for the purpose of determining the terminal value. Expected future cash flows were discounted at a weighted average cost of capital ("WACC") rate of 9.48%, which reflects the current market assessment of the time value of money for the period considered and the specific risks of the countries in which the CGU operates.

The impairment test was performed by comparing the carrying amount of the cash-generating unit ("CGU") with the value in use, understood as the recoverable amount described above. It should be noted that the carrying amount, understood as net invested capital, was calculated on the financial statement data to which the CGU refers, including the goodwill generated on consolidation. Where indicators of impairment were present, management assessed the recoverable amount of the other assets with the assistance of appraisals, without identifying any impairment losses.

As a result of the impairment test performed on the basis of the considerations illustrated above, the recoverable amount of the CGU exceeds its carrying amount at 31 December 2025.

The result obtained by applying the criterion described above was subjected to sensitivity analysis, aimed at verifying the sensitivity of the results also to changes in certain key estimation parameters, within reasonable ranges and with assumptions that are not inconsistent with one another. The variables changed were the discount rate and the terminal value growth rate (with a positive and negative range of 0.5%).

For each of the combinations of the variables reported, no significant negative differences were identified between the recoverable amount and the carrying amount of goodwill.

14. PROPERTY, PLANT AND EQUIPMENT

This item and the related movements are detailed as follows:

(IN THOUSANDS OF EUROS)	LAND AND BUILDINGS	PLANT AND MACHINERY	QUARRIES	INDUSTRIAL AND COMMERCIAL EQUIPMENT AND OTHER ASSETS	ASSETS UNDER CONSTRUCTION AND ADVANCES	TOTAL
Historical cost						
At 31 December 2024	**283,995**	**525,271**	**97,279**	**178,631**	**116,741**	**1,201,915**
Additions	10,363	13,821	17,354	17,385	69,219	128,141
Disposals	(4,371)	(6,736)	-	(8,470)	-	(19,577)
Exchange differences and other changes	(589)	(246)	-	149	(1,426)	(2,112)
Reclassifications	(1,221)	5,820	1,905	(1,056)	(8,207)	(2,759)
At 31 December 2025	**288,178**	**537,931**	**116,538**	**186,638**	**176,325**	**1,305,608**
Accumulated amortisation and impairment losses						
At 31 December 2024	**(87,089)**	**(362,671)**	**(33,362)**	**(119,621)**	**-**	**(602,741)**
Depreciation and amortisation	(6,452)	(15,156)	(1,422)	(9,999)	-	(33,029)
Disposals	1,729	6,534	-	6,100	-	14,364
Exchange differences and other changes	(30)	(11)	-	89	-	48
Reclassifications	(7)	540	-	2,085	-	2,618
At 31 December 2025	**(91,850)**	**(370,763)**	**(34,784)**	**(121,346)**	**-**	**(618,742)**
Balance at 31 December 2024	**196,906**	**162,601**	**63,917**	**59,010**	**116,741**	**599,174**
Balance at 31 December 2025	**196,328**	**167,168**	**81,753**	**65,292**	**176,325**	**686,867**

Land and buildings include the land appurtenances of the plants, the land on which the buildings stand, industrial properties, fixed hydraulic works and yards. Plant and machinery mainly refer to general plant, such as electrical, water and heating systems, data transmission systems, and specific plant consisting of machinery used in industrial production. Quarries include the cost of the extraction land on which the mineral reserve is located, as well as the costs incurred for I) obtaining concession rights for exploitation of the resource, II) stripping to obtain access to raw material deposits, and III) remediation and restoration of the site at the end of its useful life.
Industrial and commercial equipment consists of assets used in a complementary or ancillary capacity with respect to plant and machinery, such as equipment used on construction sites, laboratory equipment and electronic machines. Other assets mainly include motor vehicles and cars.
Assets under construction and advances include all purchase or production costs incurred before the conditions for recognising them in their final category have been met, as well as advances to suppliers for the acquisition of property, plant and equipment.
At the reporting date of the Consolidated Financial Statements, this item mainly consists of investments made for the construction of new furnaces, the expansion and modernisation of existing plants, as well as expenditure for the construction of new production facilities.

During 2025, increases relating to owned investments mainly concerned:

- Investments in Italy of approximately Euro 58,711 thousand:
I) expenditure for the expansion of existing plants and the construction of new plants of approximately Euro 33,248 thousand;
II) purchases of new strategic land and expenditure for the expansion and renewal of several production sites of approximately Euro 23,770 thousand;
III) investments for the expansion of the vehicle fleet and equipment of approximately Euro 1,693 thousand;
– Investments abroad of approximately Euro 57,293 thousand:
I) expenditure for the expansion of existing plants and the construction of new plants of approximately Euro 2,850 thousand;
II) purchases of new strategic land and expenditure for the expansion and renewal of several production sites of approximately Euro 49,513 thousand;
III) investments for the expansion of the vehicle fleet and equipment of approximately Euro 4,930 thousand.

Decreases for the year, net of the use of the related accumulated depreciation, mainly refer to the sale of motor vehicles and commercial equipment and the replacement of machinery for the modernisation of production sites.
At 31 December 2025, the value of net disposals of owned assets amounted to Euro 3,176 thousand and was reinvested within the following 6 months in the purchase of comparable assets.
Where indicators of impairment were present, management assessed the recoverable amount of the other assets with the assistance of appraisals, without identifying any impairment losses.

The movements in right-of-use assets are detailed as follows:

(IN THOUSANDS OF EUROS)	LAND AND BUILDINGS	PLANT AND MACHINERY	QUARRIES	INDUSTRIAL AND COMMERCIAL EQUIPMENT AND OTHER ASSETS	ASSETS UNDER CONSTRUCTION AND ADVANCES	TOTAL
Historical cost						
At 31 December 2024	**20,735**	**748**	**-**	**27,547**	**-**	**49,030**
Increases	3,472	795	-	7,838	-	12,105
Decreases	(4,171)	(748)	-	(7,707)	-	(12,626)
Exchange effect	-	-	-	-	-	-
Reclassification	**(161)**	-	-	(28)	-	**(189)**
At 31 December 2025	**19,875**	**795**	**-**	**27,650**	**-**	**48,320**
Accumulated amortisation and impairment losses						
At 31 December 2024	**(4,214)**	**(362)**	**-**	**(6,427)**	**-**	**(11,002)**
Decreases	1,562	393	-	3,295	-	5,250
Depreciation, amortisation and impairment losses	(2,045)	(52)	-	(4,046)	-	(6,143)
Exchange effect	28	-	-	10	-	38
At 31 December 2025	**(4,669)**	**(21)**	**-**	**(7,168)**	**-**	**(11,858)**
Balance at 31 December 2024	**16,521**	**387**	**-**	**21,120**	**-**	**38,028**
Balance at 31 December 2025	**15,207**	**774**	**-**	**20,482**	**-**	**36,463**

The increases for the year are linked to the signing of new contracts relating to rights of use over third-party assets, mostly referring to equipment used in production. At 31 December 2025, the Group had contractual commitments for the acquisition of property, plant and equipment amounting to approximately Euro 24,188 thousand.

15. INVESTMENTS

This item and the related movements are detailed as follows:

(IN THOUSANDS OF EUROS)	INVESTMENTS IN ASSOCIATES	INVESTMENTS IN OTHER COMPANIES	TOTAL
At 1 January 2024	**305**	**1**	**307**
Dividends	-	-	-
Increases / (Decreases)	5	-	5
Profit/(loss)	85	-	85
At 31 December 2024	**395**	**1**	**396**
Dividends	-	-	-
Increases / (Decreases)	2,500	-	2,500
Profit/(loss)	(4)	-	(4)
At 31 December 2025	**2,891**	**1**	**2,893**

In 2025, the Company acquired an 11.59% investment in Limenet S.r.l. SB. This investment is classified among associates as significant influence exists, as evidenced in particular by the presence of a director holding positions in the investee's corporate bodies.

16. INVENTORIES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Finished products and goods	37,812	33,768
Raw, ancillary and consumable materials	30,185	27,937
Work in progress and semi-finished products	1,946	2,004
Spare parts	1,367	-
Total	**71,310**	**63,709**

At 31 December 2025, inventories amounted to Euro 71,310 thousand (Euro 63,709 thousand at 31 December 2024).
The inventory write-down provision includes both provisions for obsolete or slow-moving inventories and adjustments arising from the net realisable value (NRV) test performed on all inventories, reflecting the difference between cost and estimated realisable value, net of direct selling costs. At 31 December 2025, the inventory obsolescence provision amounted to Euro 2,126 thousand (Euro 3,772 thousand at 31 December 2024).

17. TRADE RECEIVABLES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Trade receivables	213,050	199,995
Allowance for doubtful debts	(3,855)	(3,828)
Total	**209,195**	**196,166**

The table below shows the movement in the allowance for doubtful debts.

(IN THOUSANDS OF EUROS)	2025	2024
At 1 January	**(3,828)**	**(5,587)**
Provisions	(613)	(272)
Releases	149	1,332
Utilisations	420	705
Translation differences and other changes	18	(6)
At 31 December	**(3,855)**	**(3,828)**

The allowance for doubtful debts represents the reasonable estimate, at the reporting date, of expected losses over the entire life of the receivables. The change in the allowance is mainly due to provisions for expected losses and utilisations during the year for receivables that became uncollectable and for which a provision had previously been recognised.

18. OTHER CURRENT AND NON-CURRENT RECEIVABLES AND ASSETS

Other current and non-current receivables and assets are detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Tax receivables	2,087	2,908
Guarantee deposits receivable	1,097	1,130
Sundry receivables	187	190
Advances on equity investments	1,150	-
Total other non-current receivables and assets	**4,521**	**4,228**
Current tax receivables	6,508	7,114
Accrued income and prepaid expenses	3,340	3,243
Dividend receivables	14	24
Receivables from social security institutions	49	37
Other receivables and current assets	3,307	2,607
Total other current receivables and assets	**13,217**	**13,025**
Total other current and non-current receivables and assets	**17,739**	**17,253**

Guarantee deposits receivable include Euro 227 thousand relating to restricted current accounts. The amount relating to current tax receivables mainly includes VAT receivables.

19. CASH AND CASH EQUIVALENTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Bank and postal deposits	7,116	7,778
Cash and other cash on hand	77	34
Total cash and cash equivalents	**7,192**	**7,812**

20. EQUITY

At 31 December 2025, the Group's share capital, fully subscribed and paid up, amounted to Euro 50,000,000. Equity is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Share capital	50,000	50,000
Retained earnings/(accumulated losses)	6,556	(13,812)
Profit/(loss) for the year	66,231	81,618
Reserves	466,494	412,047
Equity attributable to non-controlling interests	(207)	(193)
Total equity	**589,073**	**529,660**

The following table presents the data of the consolidated companies not wholly owned by the Group, as required by IFRS 12.

(IN THOUSANDS OF EUROS AND PERCENTAGES)	INTEREST HELD BY THE GROUP	INTEREST HELD BY NON-CONTROLLING INTERESTS	FUNCTIONAL CURRENCY	TOTAL ASSETS	TOTAL EQUITY	REVENUE	PROFIT/(LOSS) FOR THE YEAR
At 31 December 2025							
Fassa D.o.o.	99.93%	0.07%	EUR	13,080	10,058	8	(285)
Fassalusa L.d.a.	99.98%	0.02%	EUR	35,352	25,531	48,256	5,746
Fassa & Berberi S.h.a.	74%	26.00%	ALL	17	(6,415)	-	(10)
Calce Barattoni S.p.A.	99.67%	0.33%	EUR	49,549	30,579	16,561	1,494
At 31 December 2024							
Fassa D.o.o.	99.93%	0.07%	EUR	12,974	10,343	32	(137)
Fassalusa L.d.a.	99.98%	0.02%	EUR	31,921	23,074	45,024	4,598
Fassa & Berberi S.h.a.	74%	26.00%	ALL	27	(6,342)	-	(11)
Calce Barattoni S.p.A.	99.67%	0.33%	EUR	46,424	29,085	16,500	2,368

The following table shows movements in other components of comprehensive income.

(IN THOUSANDS OF EUROS)	ACTUARIAL RESERVE	TRANSLATION RESERVE
At 1 January 2024	**393**	**4,469**
Actuarial gain / (loss) on employee benefits	21	-
Actuarial gain / (loss) on employee benefits - tax effect	(5)	-
Translation gain / (loss)	-	(7,322)
Other components of comprehensive income	**16**	**(7,322)**
At 31 December 2024	**409**	**(2,853)**
Actuarial gain / (loss) on employee benefits	(222)	-
Actuarial gain / (loss) on employee benefits - tax effect	75	-
Translation gain / (loss)	-	(737)
Other components of comprehensive income	**(148)**	**(737)**
At 31 December 2025	**261**	**(3,590)**

21. CURRENT AND NON-CURRENT FINANCIAL LIABILITIES

Details of this item are provided in the following table.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Bank borrowings - non-current portion	140,622	127,427
Lease liabilities - non-current	24,903	21,556
Total non-current financial liabilities	**165,525**	**148,983**
Bank borrowings - current portion	91,241	59,383
Lease liabilities - current portion	9,821	8,710
Total current financial liabilities	**101,062**	**68,093**
Total current and non-current financial liabilities	**266,587**	**217,076**

NET FINANCIAL DEBT

Details of the composition of the Group's net financial indebtedness, as required by IAS 7, are provided below.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
A. Cash	7,192	7,812
B. Cash equivalents	-	-
C. Other current financial assets	-	-
D. Liquidity (A)+(B)+(C)	**7,192**	**7,812**
E. Current financial liabilities	61,576	34,328
F. Current portion of non-current financial debt	39,487	33,765
G. Current financial debt (E) + (F)	**101,062**	**68,093**
H. Net current financial debt (G) - (D)	**93,870**	**60,281**
I. Non-current financial liabilities	165,525	148,983
J. Bonds issued	-	-
K. Non-current trade and other payables	-	-
L. Non-current financial debt (I) + (J) + (K)	**165,525**	**148,983**
M. Net financial debt (H) + (L)	**259,395**	**209,264**

The table below summarises information on the Group's bank borrowings at nominal value:

(IN THOUSANDS OF EUROS)	ORIGINAL NOMINAL AMOUNT	AT 31 DECEMBER 2025	OF WHICH CURRENT
Medium/long-term fixed-rate loans	23,552	9,476	3,719
Medium/long-term variable-rate loans	209,600	160,812	25,947
Other lines of credit		51,576	51,576
Short-term loans		10,000	10,000
Bank overdrafts		-	-
Total	**233,152**	**231,864**	**91,242**
of which Fixed		*9,476*	*3,719*
of which Variable		*222,387*	*87,523*

(IN THOUSANDS OF EUROS)	ORIGINAL NOMINAL AMOUNT	AT 31 DECEMBER 2024	OF WHICH CURRENT
Medium/long-term fixed-rate loans	23,552	13,229	3,761
Medium/long-term variable-rate loans	177,600	134,915	20,993
Other lines of credit		24,328	24,328
Short-term loans		10,000	10,000
Total	**201,152**	**182,472**	**59,081**
of which Fixed		*13,229*	*3,761*
of which Variable		*169,243*	*55,320*

Medium/long-term variable-rate loans are indexed to 3- or 6-month Euribor.
The nominal amount of foreign currency loans was translated at the year-end exchange rate to improve comparability.

The following table shows movements in the Group's financial indebtedness:

(IN THOUSANDS OF EUROS)	FINANCIAL INDEBTEDNESS			
	CURRENT AND NON-CURRENT BORROWINGS (A) + (B) - (C)	OF WHICH BANK BORROWINGS: (A)	OF WHICH LEASES: (B)	OF WHICH CASH: (C)
Financial indebtedness at 1 January 2024	**152,276**	**127,822**	**28,426**	**3,973**
Repayments	(30,865)	(18,407)	(12,458)	-
Drawdowns	86,420	70,000	20,351	3,931
Exchange effect	(1,662)	(18)	(1,736)	(93)
Other changes	3,095	3,076	19	-
Financial indebtedness at 31 December 2024	**209,264**	**182,473**	**34,602**	**7,812**
Repayments	(37,256)	(24,782)	(12,474)	-
Drawdowns	62,422	47,000	14,806	(616)
Exchange effect	(144)	9	(156)	(3)
Other changes	25,109	27,164	(2,055)	-
Financial indebtedness at 31 December 2025	**259,395**	**231,863**	**34,723**	**7,192**

Please note that the item Other changes in bank borrowings includes the change in Other lines of credit. It should be noted that all financial covenants provided for in the contracts, based on the ratio between I) net financial indebtedness and equity, and II) net financial indebtedness and EBITDA, were met at 31 December 2025.

22. EMPLOYEE AND AGENT BENEFITS

This item includes the provision for employee termination indemnities (TFR) for the Group's employees and the supplementary customer indemnity provision ("FISC") for agents.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Employee termination indemnity provision (TFR)	2,652	2,843
Supplementary customer indemnity provision (FISC)	2,303	2,183
Total employee benefits	**4,955**	**5,026**

The provisions for employee benefits mainly relate to the Group's Italian companies and represent the liabilities connected with accruals for supplementary pension benefits and one-off indemnities due to employees, self-employed workers, collaborators and agents pursuant to law or contract upon termination of the relationship.

TFR

The movement in this item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Present value of obligations at 1 January	**2,843**	**3,231**
Consolidated income statement		
Finance costs	91	102
Personnel costs	43	27
Other components of comprehensive income		
Actuarial gains/(losses)	222	(21)
Other		
Benefits paid	(552)	(509)
Other changes	5	13
Present value of obligations at 31 December	**2,653**	**2,843**

TAX PROVISION

The movement in this item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Present value of obligations at 1 January	**2,183**	**2,131**
Consolidated income statement		
Finance costs	(207)	(174)
Personnel costs	704	698
Other		
Benefits paid	(89)	(223)
Other changes	(288)	(249)
Present value of obligations at 31 December	**2,303**	**2,183**

The actuarial assumptions used to calculate the defined benefit pension plans are detailed in the following table:

(AS A PERCENTAGE)	AT 31 DECEMBER	
	2025	2024
Economic assumptions		
Annual discount rate	3.10% - 3.95%	2.92% - 3.37%
Annual inflation rate	2.00%	2.00%
Annual mortality rate	RG48	RG48
Demographic assumptions		
Frequency of advances	3.00%	3.00%
Turnover rate	5.00% - 10.00%	5.00% - 10.00%

The demographic assumptions are based on actuarial expectations, in accordance with relevant published industry statistical data, applied to the average workforce during the periods.

The following sensitivity analysis for defined benefit pension plans was performed on the basis of changes in the main assumptions at 31 December 2025.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Turnover rate +2%	2,689	2,885
Turnover rate -2%	2,660	2,862
Inflation rate +0.25%	2,700	2,900
Inflation rate -0.25%	2,653	2,848
Discount rate +0.5%	2,590	2,778
Discount rate -0.5%	2,768	2,975

The sensitivity analysis shown above is performed on the basis of changes in the individual assumptions, with the other assumptions remaining unchanged, although in practice any changes in one assumption may generally also be reflected in the others due to potential correlations. The sensitivity analysis shown above was calculated using the same methodology (projected unit credit method) used to determine the measurement of the liability recognised in the statement of financial position.
Through its defined benefit pension plans, the Group is exposed to certain risks, the most significant of which are described below.

DISCOUNT RATE AND INFLATION RISK

The present value of defined benefit pension plans is calculated using a discount rate determined on the basis of high-quality corporate bond rates. A decrease in the discount rate would result in an increase in the liability. A decrease in the inflation rate would result in a decrease in the liability.

PROBABILITY OF RESIGNATIONS AND ADVANCES

The present value of defined benefit pension plans is calculated using the best estimate of resignations and advances. An increase in the rate of resignations and advances would result in an increase in the liability.

The following table shows the undiscounted cash outflows expected in future years in relation to employee benefits.

(IN THOUSANDS OF EUROS)	FUTURE CASH FLOWS
Within 12 months	335
Between 1 and 5 years	969
After more than 5 years	2,548
Total	**3,852**

23. PROVISIONS FOR RISKS AND CHARGES

The movements in the items in question are detailed as follows:

(IN THOUSANDS OF EUROS)	QUARRY RESTORATION AND ENVIRONMENTAL RISKS	DISPUTES AND OTHER	TOTAL
At 1 January 2024	**8,820**	**910**	**9,730**
Provisions	617	62	679
Utilisations	(211)	(702)	(913)
Releases	-	(102)	(102)
Translation differences and other changes	-	3	3
Discounting schedule adjustment	(58)	-	(58)
Finance costs associated with the passage of time	348	-	348
At 31 December 2024	**9,516**	**170**	**9,686**
Provisions	-	547	547
Utilisations	(79)	(63)	(142)
Releases	-	(15)	(15)
Discounting schedule adjustment	33	-	33
Finance costs associated with the passage of time	359	-	359
At 31 December 2025	**9,829**	**639**	**10,468**

The quarry restoration and environmental risks provision includes obligations for the restoration of the sites where raw materials are extracted.
The disputes and other provision relates to a provision for future risks, recognised on a prudent basis in light of the charges that the Group may be required to meet in the future as a result of compensation disputes.

24. TRADE PAYABLES

At 31 December 2025, this item amounted to Euro 130,176 thousand, compared with Euro 122,753 thousand at 31 December 2024. Trade payables arise from the different payment terms negotiated with suppliers, which vary depending on the various countries in which the Group operates.

25. OTHER CURRENT AND NON-CURRENT LIABILITIES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Other non-current liabilities	-	-
Current tax payables	6,217	5,940
Amounts due to employees	10,233	9,553
Amounts due to social security and welfare institutions	6,863	6,109
Accruals and deferred income	3,259	3,312
Other payables	5,296	7,571
Other current liabilities	**31,868**	**32,485**
Other current and non-current liabilities	**31,868**	**32,485**

26. OTHER INFORMATION

GUARANTEES

At 31 December 2025, collateral guarantees on financial debt were outstanding for a residual amount of Euro 37,678 thousand, relating to certain property, plant and equipment owned by the Group.
Sureties issued on behalf of the Group by banks and insurance institutions, which are not already recognised in the financial statements, amounted to Euro 8,274 thousand. Guarantees granted by the Group in favour of banks amounted to Euro 9,355 thousand; of these, sureties issued by the Parent Company on behalf of subsidiaries amounted to Euro 8,830 thousand.

The Company has assumed, as parent company, pursuant to Art. 38-bis, paragraph 5, of Presidential Decree 633/1972, the payment obligation towards the Tax Authority as a guarantee for the VAT refund requested by the subsidiary Fassa France SASU, relating to the excess VAT credit resulting for 2024. The guarantee, provided by assuming the payment obligation, covers the total guaranteed amount of VAT and interest, up to Euro 377,843. The guarantee has a three-year term and will be maintained for the entire period required by current legislation, without prejudice to any early termination in the cases provided for by law.

REMUNERATION OF DIRECTORS AND STATUTORY AUDITORS AND AUDIT FIRM

The following table shows the balance of remuneration for the Group's Directors and Statutory Auditors:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Remuneration of the Board of Directors	3,790	3,078
Remuneration of the Board of Statutory Auditors	117	138
Total	**3,907**	**3,216**

Fees accrued in 2025 for the audit firm appointed to perform the statutory audit of the Parent Company and the companies belonging to its network amounted to Euro 225 thousand.

DISCLOSURE PURSUANT TO ART. 1, PARAGRAPH 125, OF LAW NO. 124 OF 4 AUGUST 2017

During 2025, the Company benefited from:

- grants of Euro 682 thousand relating to Legislative Decree 504 of 1995 for the reimbursement of excise duties on diesel fuel;
- grants of Euro 102 thousand received following membership of Fondimpresa, which made it possible to develop training plans on topics of actual interest to the company;
- a grant for workplace adaptation and incentives for the recruitment of disabled persons under Regional Government Resolution No. 1413 of 20 November 2023 for Euro 3 thousand.

In the year under review, the Company also accrued a grant relating to the tax credit for the purchase of new capital goods or Industry 4.0 goods amounting to Euro 545 thousand, usable over three years.

RELATED-PARTY TRANSACTIONS

Pursuant to IAS 24 - Related Party Disclosures, the Group's related parties are entities and persons capable of exercising control, joint control or significant influence over the Parent Company and its subsidiaries and associates. Members of the Board of Directors and key management personnel are also considered related parties. Key management personnel are those who have the power and responsibility, directly or indirectly, for planning, directing and controlling the Group's activities.

Transactions carried out by the Group with its related parties are conducted on normal commercial terms in the respective markets, taking into account the characteristics of the goods or services involved. The Group's relationships with related parties are mainly commercial in nature and generally fall within ordinary business operations, as part of the typical activities of each party concerned.

The following table shows the balances of transactions with related parties impacting the income statement:

(IN THOUSANDS OF EUROS)	ASSOCIATES	OTHER RELATED PARTIES	TOTAL RELATED PARTIES
Other operating income			
Financial statements as at 31 December 2025	9	5	14
Financial statements as at 31 December 2024	-	5	5
Raw, ancillary and consumable materials			
Financial statements as at 31 December 2025	(900)	(877)	(1,777)
Financial statements as at 31 December 2024	(1,061)	(630)	(1,691)
Service costs			
Financial statements as at 31 December 2025	-	-	-
Financial statements as at 31 December 2024	-	(59)	(59)

The following table shows the balances of transactions with related parties impacting the statement of financial position:

(IN THOUSANDS OF EUROS)	ASSOCIATES	OTHER RELATED PARTIES	TOTAL RELATED PARTIES
Trade receivables			
Financial statements as at 31 December 2025	39	6	45
Financial statements as at 31 December 2024	81	5	86
Other non-current receivables and assets			
Financial statements as at 31 December 2025	36	-	36
Financial statements as at 31 December 2024	32	-	32
Other receivables and current assets			
Financial statements as at 31 December 2025	14	-	14
Financial statements as at 31 December 2024	24	-	24
Trade payables			
At 31 December 2025	(402)	(143)	(545)
At 31 December 2024	(492)	-	(492)

The following table shows the balances of transactions with key management personnel:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Short-term benefits	8,433	7,387
Post-employment benefits	302	218
Total	**10,759**	**7,605**

27. EVENTS AFTER THE REPORTING DATE

Business operations are continuing without any further significant events arising after 31 December 2025.
No events occurred after 31 December 2025 and up to the date of approval of these financial statements that could have had a significant impact on financial position or performance, or that would require further adjustments or additional disclosures in the financial statements.

Spresiano, 21 May 2026

The Chairman of the Board of Directors
Alessandro Trivillin

REPORT OF THE AUDIT FIRM ON THE CONSOLIDATED FINANCIAL STATEMENTS

Fassa S.r.l.

Consolidated financial statements at 31 December 2025

Independent auditor's report
pursuant to Article 14 of Legislative Decree of 27 January 2010, no. 39

Shape the future
with confidence

EY S.p.A.
Viale Appiani, 20/b
31100 Treviso

Tel: +39 0422 358811
Fax: +39 0422 433026
ey.com

Independent auditor's report
pursuant to Article 14 of Legislative Decree of 27 January 2010, no. 39

To the Shareholders of
Fassa S.r.l.

Report on the audit of the consolidated financial statements

Opinion

We have audited the consolidated financial statements of the Fassa Group (the Group), which comprise the statement of financial position as at 31 December 2025, the income statement, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and the notes to the consolidated financial statements, including material information on the accounting policies applied.

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2025 and of its financial performance and cash flows for the year then ended, in accordance with the IFRS Accounting Standards issued by the International Accounting Standards Board and adopted by the European Union.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISA Italia). Our responsibilities under those standards are further described in the section Auditor's responsibilities for the audit of the consolidated financial statements of this report. We are independent of the Group in accordance with the rules and principles on ethics and independence applicable in the Italian legal system to audits of financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the directors and the board of statutory auditors for the consolidated financial statements

The directors are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with the IFRS Accounting Standards issued by the International Accounting Standards Board and adopted by the European Union and, within the terms provided for by law, for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or unintentional conduct or events.

The directors are responsible for assessing the Group's ability to continue as a going concern and, in preparing the consolidated financial statements, for the appropriateness of using the going concern basis of accounting, as well as for adequate disclosure in this regard. The directors use the going concern basis of accounting in preparing the consolidated financial statements unless they have assessed that the conditions exist for the liquidation of the parent company Fassa S.r.l. or the cessation of operations, or that they have no realistic alternative but to do so.

EY S.p.A.
Sede Legale: Via Meravigli, 12 – 20123 Milano
Sede Secondaria: Via Lombardia, 31 – 00187 Roma
Capitale Sociale Euro 3.000.000 i.v.
Iscritta alla S.O. del Registro delle Imprese presso la CCIAA di Milano Monza Brianza Lodi
Codice fiscale e numero di iscrizione 00434000584 - numero R.E.A. di Milano 606158 - P.IVA 00891231003
Iscritta al Registro Revisori Legali al n. 70945 Pubblicato sulla G.U. Suppl. 13 - IV Serie Speciale del 17/2/1998

A member firm of Ernst & Young Global Limited

EY
Shape the future
with confidence

The Board of Statutory Auditors is responsible for the supervision, within the terms envisaged by law, of the preparation process of the Group's financial information.

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or unintentional conduct or events, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (ISA Italia) will always detecta material misstatement when it exists. Misstatements can arise from fraud or from unintentional conduct or events and are considered material if they could reasonably be expected, individually or in the aggregate, to influence the economic decisions of users taken on the basis of the consolidated financial statements.

As part of an audit conducted in accordance with International Standards on Auditing (ISA Italia), we exercise professional judgement and maintain professional scepticism throughout the audit. Furthermore:

- we identified and assessed the risks of material misstatement of the consolidated financial statements, whether due to fraud or unintentional conduct or events; we designed and performed audit procedures responsive to those risks; we obtained sufficient and appropriate audit evidence on which to base our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than the risk of not detecting a material misstatement resulting from unintentional conduct or events, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control;
- we obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control;
- we evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors and the related disclosures;
- we concluded on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, on whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion accordingly. Our conclusions are based on the audit evidence obtained up to the date of this report. However, future events or conditions may cause the Group to cease to continue as a going concern;
- we evaluated the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation;
- we obtained sufficient and appropriate audit evidence regarding the financial information of the companies or the different business activities carried out within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit engagement. We remain solely responsible for our audit opinion on the consolidated financial statements.

EY
Shape the future
with confidence

We communicated with those charged with governance, identified at an appropriate level as required by International Standards on Auditing (ISA Italia), regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control identified during the audit.

Report on other legal and regulatory requirements

Opinions and statement pursuant to Article 14, paragraph 2, letters e), e-bis) and e-ter), of Legislative Decree of 27 January 2010, no. 39

The directors of Fassa S.r.l. are responsible for the preparation of the Group Fassa management report at 31 December 2025, including its consistency with the related consolidated financial statements and its compliance with the law.

We performed the procedures required by auditing standard (SA Italia) No. 720B in order to:

- express an opinion on the consistency of the management report with the consolidated financial statements;
- express an opinion on the compliance of the management report with the law;
- issue a statement on any material misstatements in the management report.

In our opinion, the management report is consistent with the consolidated financial statements of the Fassa Group as at 31 December 2025.

Furthermore, in our opinion, the management report has been prepared in accordance with the law.

With reference to the statement pursuant to Article 14, paragraph 2, letter e-ter), of Legislative Decree of 27 January 2010, No. 39, issued on the basis of the knowledge and understanding of the company and its environment obtained during the audit, we have nothing to report.

Treviso, 4 June 2026

EY S.p.A.
Maurizio Rubinato
Maurizio Rubinato
(Statutory Auditor)

SEPARATE FINANCIAL STATEMENTS

premio internazionale Domus restauro e conservazione Fassa Bortolo

Finalist projects, 9th Domus Award, Chiostri di San Pietro - Reggio Emilia
Zamboni Associati Architettura

PRIMARY STATEMENTS OF FASSA S.R.L.

INCOME STATEMENT

(IN EURO)	NOTE	YEAR ENDED 31 DECEMBER	
		2025	2024
Sales revenue	5	580,605,868	579,078,548
Other operating income	5	12,991,797	10,308,250
Purchases of raw, ancillary and consumable materials	6	(243,836,075)	(243,513,711)
Service costs	7	(134,035,832)	(119,511,639)
Personnel costs	8	(82,361,867)	(73,447,908)
Other operating costs	9	(6,209,971)	(4,068,121)
Depreciation, amortisation and impairment losses	10	(26,684,702)	(24,269,900)
Operating profit		**100,469,219**	**124,575,518**
Result from investments accounted for using the equity method	16	(4,475)	85,242
Impairment of investments	16	(4,227,764)	(17,937,405)
Net financial income/(expenses)	12	(3,636,310)	(5,399,538)
Profit before tax		**92,600,669**	**101,323,817**
Income taxes	13	(26,806,138)	(40,074,828)
Profit for the year		**65,794,531**	**61,248,989**

STATEMENT OF COMPREHENSIVE INCOME

(IN EURO)	NOTE	YEAR ENDED 31 DECEMBER	
		2025	2024
Profit for the year		65,794,531	61,248,989
Other components of comprehensive income that will not be reclassified to the income statement in subsequent years			
Actuarial gain/(loss) arising from remeasurement of the liability for defined benefit plans	24	(234,955)	19,752
Tax effect		74,211	(4,740)
Total items that will not be reclassified to profit or loss in subsequent periods		**(160,743)**	**15,011**
Other components of comprehensive income that will be reclassified to the income statement in subsequent years			
Change in the hedging reserve for expected cash flows		-	-
Tax effect		-	-
Total items that will be reclassified to profit or loss in subsequent periods		**-**	**-**
Total other components of comprehensive income		**(160,743)**	**15,011**
Total comprehensive income for the year		**65,633,788**	**61,264,000**

STATEMENT OF FINANCIAL POSITION

(IN EURO)	NOTE	YEAR ENDED 31 DECEMBER	
		2025	2024
Intangible assets	14	7,447,438	5,023,331
Property, plant and equipment	15	414,880,640	389,604,529
Deferred tax assets	13	24,785,595	25,110,701
Investments	16	280,170,967	211,630,954
Other non-current receivables and assets	20	11,425,092	24,625,636
Total non-current assets		**738,709,732**	**655,995,152**
Inventories	17	53,322,988	49,797,787
Receivables for current financial assets	18	10,393,523	4,934,560
Trade receivables	19	191,094,110	178,481,698
Current tax receivables		8,474,427	4,343,317
Other receivables and current assets	20	5,721,863	4,909,794
Cash and cash equivalents	21	748,757	1,009,979
Total current assets		**269,755,667**	**243,477,135**
Total assets		**1,008,465,399**	**899,472,287**
Share capital		50,000,000	50,000,000
Reserves		488,899,383	433,811,137
Profit for the year		65,794,531	61,248,989
Total equity	**22**	**604,693,914**	**545,060,126**
Non-current financial liabilities	23	156,509,923	139,218,907
Non-current employee benefits	24	4,358,668	4,513,995
Non-current provisions for risks and charges	25	7,602,647	7,260,096
Total non-current liabilities		**168,471,238**	**150,992,999**
Current financial liabilities	23	102,927,454	78,900,081
Trade payables	26	105,786,021	97,395,431
Current tax payables		61,808	265,909
Other current liabilities	27	26,524,964	26,857,741
Total current liabilities		**235,300,247**	**203,419,162**
Total liabilities		**403,771,485**	**354,412,161**
Total equity and liabilities		**1,008,465,399**	**899,472,287**

STATEMENT OF CASH FLOWS

(IN EURO)	NOTE	YEAR ENDED 31 DECEMBER	
		2025	2024
Profit before tax		**92,600,669**	**101,323,817**
Adjustments for			
Depreciation, amortisation and impairment losses	10	26,684,702	24,269,900
Net financial (income)/expenses	12	3,636,310	5,399,538
Net provisions	25	3,513,267	19,469,914
Other non-cash items		(1,326,507)	(523,310)
Change in inventories	17	(1,914,722)	(1,188,229)
Change in trade receivables	19	(13,031,173)	15,725,313
Change in trade payables	26	8,390,590	(19,736,666)
Change in other assets and liabilities	20 - 27	1,510,110	(21,560,942)
Employee benefits paid	24	(614,685)	(550,909)
Taxes paid		(30,118,032)	(51,920,507)
Cash flow from operating activities		**89,330,529**	**70,707,919**
Investments in property, plant and equipment	15	(46,633,117)	(50,058,132)
Investments in intangible assets	14	(3,513,072)	(3,129,959)
Proceeds from the sale of property, plant and equipment and intangible assets	14 - 15	2,800,428	2,981,378
(Increase)/decrease in investments		(54,323,164)	(68,194,926)
Purchase of non-controlling interests		(3,650,000)	-
Cash flow from investing activities		**(105,318,925)**	**(118,401,639)**
New bank loans	23	49,950,000	69,999,585
Repayments of bank loans	23	(23,998,348)	(17,861,302)
Repayments of lease liabilities	23	(9,890,439)	(8,383,859)
Loans granted to Group companies		(8,882,000)	-
Repayments of loans to Group companies		5,009,900	-
Other changes in current financial liabilities	23	21,111,508	11,850,011
Centralised treasury management		(6,879,416)	3,318,285
Interest paid		(5,361,043)	(5,094,265)
Dividends received		**3,355,000**	**(5,094,265)**
Dividends paid	16	(8,687,990)	(5,675,807)
Cash flow from financing activities		**15,727,173**	**48,152,647**
Total change in cash and cash equivalents		**(261,223)**	**458,927**
Cash and cash equivalents at the beginning of the period	21	**1,009,979**	**551,052**
Cash and cash equivalents at the end of the period	21	**748,757**	**1,009,979**

STATEMENT OF CHANGES IN EQUITY

(IN EURO)	SHARE CAPITAL	RESERVES	PROFIT/(LOSS) FOR THE YEAR	TOTAL EQUITY
At 1 January 2024	**50,000,000**	**344,872,186**	**99,923,940**	**494,796,126**
Profit for the year	-	-	61,248,989	61,248,989
Actuarial gain/(loss) for employee benefits	-	15,011	-	15,011
Comprehensive income	**-**	**15,011**	**61,248,989**	**61,264,000**
Allocation of profit for the previous year	-	99,923,940	(99,923,940)	-
Dividends	-	(11,000,000)	-	(11,000,000)
At 31 December 2024	**50,000,000**	**433,811,137**	**61,248,989**	**545,060,126**
Allocation of profit for the previous year	-	61,248,989	(61,248,989)	-
Dividends		(6,000,000)		(6,000,000)
Total movements from transactions with shareholders	**-**	**55,248,989**	**(61,248,989)**	**(6,000,000)**
Profit for the year	-	-	65,794,531	65,794,531
Actuarial gain/(loss) for employee benefits	-	(160,743)	-	(160,743)
Comprehensive income	**-**	**(160,743)**	**65,794,531**	**65,633,788**
At 31 December 2025	**50,000,000**	**488,899,383**	**65,794,531**	**604,693,914**

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Fassa S.r.l (hereinafter "Fassa" or the "Company") is a company incorporated and domiciled in Italy, with registered office in Spresiano (TV), at Via Lazzaris 3, and organised under the laws of the Republic of Italy. The Company was incorporated for a fixed term, expiring in December 2050.
Through its subsidiaries, the Company operates in the production and marketing of building materials. This document was approved by the Company's Board of Directors at the meeting held on 21 May 2026.

2. SUMMARY OF ACCOUNTING POLICIES

This section provides a description of the most significant accounting policies adopted in preparing these financial statements for the year ended 31 December 2025 (hereinafter the "Financial Statements"). These policies have been applied consistently for all years presented, unless otherwise indicated.

2.1 BASIS OF PREPARATION

The separate financial statements for 2025 have been prepared in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), endorsed by the European Commission and in force at the reporting date. The IFRS have been applied consistently and voluntarily to all periods presented in this document, also taking into account best practice in this area; any future interpretative guidance and updates will be reflected in subsequent years, in accordance with the procedures provided for from time to time by the relevant standards.
The Financial Statements for the year ended 31 December 2025 have been prepared on a going-concern basis, since the Directors have verified that there are no financial, management or other indicators that could point to issues concerning the Company's ability to meet its obligations in the foreseeable future and, in particular, over the next 12 months.
The Financial Statements have been prepared and presented in Euro, which is the currency of the primary economic environment in which the Company operates. All amounts included in this document, unless otherwise indicated, are expressed in thousands of Euro.
The financial statement schedules and the related classification criteria adopted by the Company, within the options provided for by IAS 1 - Presentation of Financial Statements, are set out below:

- the Statement of Financial Position has been prepared by classifying assets and liabilities according to the "current/non-current" criterion;
- the Income Statement has been prepared by classifying operating costs by nature;
- the Statement of Comprehensive Income includes, in addition to the profit for the year shown in the Income Statement, the items of income and expense that are not recognised in the Income Statement for the period but are recognised directly in equity, as required by IFRS;
- the Statement of Cash Flows has been prepared by presenting cash flows from operating activities using the "indirect method";
- the Statement of Changes in Equity.

2.2 MEASUREMENT CRITERIA

The most significant accounting policies and measurement criteria used in preparing the Financial Statements are briefly described below.

INTANGIBLE ASSETS

Intangible assets consist of non-monetary items that are identifiable, lack physical substance, are controllable and are capable of generating future economic benefits. These items are initially recognised at purchase and/ or production cost, including directly attributable costs incurred to bring the asset to the condition necessary for its use. Any borrowing costs incurred during and for the development of intangible assets are considered part of the purchase cost. In particular, the following main intangible assets can be identified:

Intangible assets with a finite useful life

Intangible assets with a finite useful life are recognised at cost, as described above, net of accumulated amortisation and any impairment losses.
Amortisation begins when the asset is available for use and is allocated systematically over the remaining period during which the asset is expected to be used, i.e. on the basis of its estimated useful life.

The useful life estimated by the Company for the various categories of intangible assets is shown below:

CLASS OF INTANGIBLE ASSET	USEFUL LIFE IN YEARS
Trademarks and licences	10
Deferred charges	5
Development costs	10
Software	5
Other intangible assets	3

PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are recognised at purchase or production cost, including ancillary charges, less accumulated depreciation and accumulated impairment losses. Production cost includes direct and indirect costs, to the extent reasonably attributable, incurred until the asset is ready for use. Subsequent costs are capitalised or recognised as a separate asset only if they increase the future economic benefits embodied in the asset to which they relate. The carrying amount of replaced parts is eliminated. Repair and maintenance costs are charged to the income statement in the period in which they are incurred; the most significant strategic spare parts are capitalised when purchased and depreciated from the time of their installation.

Property, plant and equipment include raw material reserves (quarries). These reserves are recognised at cost, as provided for by IFRS 6 - Exploration for and Evaluation of Mineral Resources, if and only if an undeveloped mining project is commercially feasible and the related exploitation concession has been obtained. Quarries are depreciated using the units of production method, determining the depreciation charge based on the volume of material extracted in the period, measured using a unit cost calculated as the ratio between the residual value of the quarry and the residual extractable amount. Capitalised costs include costs incurred for I) obtaining concession rights to exploit the resource, II) stripping activities to gain access to raw material deposits, and III) site remediation and restoration at the end of its useful life.

Depreciation of other assets is calculated on a straight-line basis, in relation to their estimated useful life and residual value, as follows:

CLASS OF PROPERTY, PLANT AND EQUIPMENT	USEFUL LIFE IN YEARS
Land and buildings	12 - 45
Quarries	m^3 excavated
Plant and machinery	12 - 35
Industrial and commercial equipment and other assets	4 - 15

The useful life of property, plant and equipment is reviewed and updated, where necessary, at least at each year end: if the carrying amount of an asset exceeds its estimated recoverable amount, the carrying amount is reduced to that recoverable amount.

EMISSION ALLOWANCES

Emission allowances are recognised within inventories. Emission allowances granted free of charge are initially recognised at their nominal value, equal to zero. Emission allowances acquired for consideration are accounted for at cost and are subject to impairment if impaired. A liability is recognised if actual emissions up to the reporting date exceed the allowances allocated free of charge. The provision for emission allowances already purchased for consideration is measured at their carrying amount, while the provision for those still to be purchased in order to fulfil the obligation is measured at market value at the reporting date.

LEASED ASSETS

Lease contracts mainly relate to buildings, plant and machinery, vehicles and other equipment. Contractual terms are usually negotiated by asset category and contain a wide range of different terms and conditions. Leases are recognised in the Financial Statements as right-of-use assets and a corresponding liability on the date on which the leased asset is available for use by the Company. Costs arising from leases are split between depreciation and financial expenses. Lease contracts are recognised as right-of-use assets and corresponding liabilities on the date on which the asset is available for use by the Company.

Assets and liabilities arising from a lease are initially measured on a present value basis.

Right-of-use assets are recognised at cost, which comprises the following:

- the initial amount of the lease liability;
- any lease payments made at or before the commencement date, less any incentives received;
- any initial costs directly attributable to the contract;
- restoration costs.

Right-of-use assets are generally depreciated on a straight-line basis over the shorter of the useful life of the asset and the lease term. Some lease contracts include extension and termination options, which in most cases may be exercised only by the Company and not by the respective lessor. If ownership of the leased asset is transferred at the end of the lease term, or if a purchase option is already included in the cost of the right-of-use asset, depreciation is charged over the expected useful life of the leased asset. Right-of-use assets are tested for impairment.

Lease liabilities are measured at the present value of future lease payments, discounted at the lessee's incremental borrowing rate (IBR), as the interest rate implicit in the lease cannot be readily determined. The incremental borrowing rate at the reporting date is calculated taking into account the terms of the lease contract, the geographical area and the Company's specific rates. After the initial recognition date, the amount of lease liabilities is increased to reflect accrued interest and reduced to reflect lease payments made. The carrying amount is also remeasured if there is a change in the lease term or in the lease payments.

Lease liabilities include the net present value of the following payments:

- fixed payments net of any incentives;
- variable payments based on an index or rate and therefore determinable at the commencement date;
- amounts that the lessee expects to pay under residual value guarantees for the underlying asset;
- the exercise price of the purchase option, if the lessee is reasonably certain to exercise it;
- termination penalties, if the terms of the contract provide for the lessee to exercise that option.

Lease payments are allocated between principal and financial expenses; the latter are charged to the income statement over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability for each year. Repayment of the financial liability is classified in the statement of cash flows within the cash flow generated by financing activities, while the portion of interest paid is included among cash flows from operating activities. The Company is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate become effective, the liability is remeasured and adjusted against the right-of-use asset.

The Company uses the exemptions that allow the exclusion of contracts with a term of one year or less (including the residual term at the date of first-time adoption of IFRS) and contracts relating to assets with a value of less than Euro 5,000. These costs are recognised as services, under the line item use of third-party assets.

In the statement of financial position, the Company presents right-of-use assets within property, plant and equipment and lease liabilities within current and non-current borrowings. In the income statement, interest expense on lease liabilities is a component of financial expenses and is presented separately from depreciation of right-of-use assets.

The Company recognises deferred tax on right-of-use assets and financial lease liabilities.

IMPAIRMENT OF INTANGIBLE ASSETS AND PROPERTY, PLANT AND EQUIPMENT

Assets (intangible assets and property, plant and equipment) with a finite useful life

At each reporting date, an assessment is carried out to determine whether there are any indicators that property, plant and equipment and intangible assets may have suffered an impairment loss. For this purpose, both internal and external sources of information are considered. With regard to internal sources, factors such as obsolescence or physical deterioration of the asset, any significant changes in the use of the asset and the economic performance of the asset compared with expectations are considered. With regard to external sources, factors such as trends in the market prices of assets, any technological, market or regulatory discontinuities, and movements in market interest rates or in the cost of capital used to assess investments are considered.

If such indicators are identified, the recoverable amount of the assets is estimated, recognising any impairment loss compared with the related carrying amount in the income statement. The recoverable amount of an asset is the higher of fair value, less costs to sell, and its value in use, the latter being the present value of the estimated future cash flows for that asset. In determining value in use, expected future cash flows are discounted using a pre-tax discount rate that reflects current market assessments of the time value of money, in relation to the period of the investment and the risks specific to the asset. For an asset that does not generate largely independent cash flows, the recoverable amount is determined with reference to the CGU to which that asset belongs.

An impairment loss is recognised in the income statement if the carrying amount of the asset, or of the related CGU to which it is allocated, exceeds its recoverable amount. Impairment losses of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the CGU and then to reduce the other assets in proportion to their carrying amounts and within the limit of their respective recoverable amounts. If the reasons for a previously recognised impairment loss no longer apply, the carrying amount of the asset is restored, with recognition in the income statement, within the limit of the net carrying amount that the asset would have had if the impairment had not been recognised and the related depreciation or amortisation had been charged.

INVESTMENTS

Investments in subsidiaries are recognised at acquisition or incorporation cost. Where there is evidence of impairment, recoverability is tested by comparing the carrying amount with the higher of value in use, determined where possible by discounting the prospective cash flows of the investment, and the hypothetical sale value, determined on the basis of recent transactions or market multiples. The portion of losses exceeding the carrying amount is recognised in a specific liability provision to the extent that the Company believes legal or constructive obligations to cover the losses exist and, in any case, within the limits of the accounting equity. If the subsequent performance of the investee subject to impairment shows an improvement such that the reasons for the impairment losses recognised are deemed no longer to exist, the investments are revalued within the limits of the impairment losses recognised in previous years. Dividends from subsidiaries are recognised in the income statement in the year in which they are approved.

Investments in associates have been accounted for using the equity method. Under the equity method, investments are initially recognised at cost and subsequently adjusted to recognise the Company's share of the profit or loss and other components of comprehensive income. The Company's share of the investee's profit or loss is recognised in the Company's income statement. Dividends received from an investee reduce the carrying amount of the investment. Movements in the investee's other components of comprehensive income after acquisition are recognised in the Company's other components of comprehensive income, with a corresponding adjustment to the carrying amount of the investment.

INVENTORIES

Inventories are recognised at the lower of purchase or production cost and net realisable value, represented by the amount that the Company expects to obtain from their sale in the ordinary course of business, net of selling costs. Cost is determined using the weighted average cost method.
The cost of finished goods and semi-finished products includes raw materials, direct labour and other production costs (determined on the basis of normal operating capacity). Borrowing costs are not included in the measurement of inventories and are charged to the income statement when incurred, since the time requirements for capitalisation are not met.
Inventories of raw materials and semi-finished products that can no longer be used in the production cycle, and inventories of finished goods that cannot be sold, are written down.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash on hand, available bank deposits and other short-term investments with an original maturity of three months or less. Items included in cash and cash equivalents are initially measured at fair value and subsequently at amortised cost.

RECEIVABLES AND CURRENT FINANCIAL ASSETS

Trade receivables, other receivables, current assets and current financial assets arise in the ordinary course of business and are held with the objective of collecting contractual cash flows consisting of "solely payments of principal and interest" in accordance with the criterion established by IFRS 9. They are therefore initially recognised at fair value, adjusted for directly attributable transaction costs, and subsequently measured at amortised cost using the effective interest method (i.e. the rate that, at the time of initial recognition, makes the present value of expected cash flows equal to the carrying amount), suitably adjusted to take account of any impairment through the recognition of a provision for doubtful debts. Trade receivables and other financial assets are included in current assets, except for those with a contractual maturity of more than twelve months from the reporting date, which are classified as non-current assets.
Receivables maturing after more than 12 months and without significant financing components are presented at present value.

IMPAIRMENT OF FINANCIAL ASSETS

At each reporting date, financial assets, except those measured at fair value through profit or loss, are analysed to verify the existence of indicators of possible impairment. Under IFRS 9, an expected credit loss model must be applied when assessing impairment. In carrying out this assessment, the Company applies a standard simplified approach to estimate expected credit losses over the entire life of the receivables, taking into account its historical experience of credit losses, adjusted on the basis of forward-looking factors specific to the nature of the Company's receivables and the economic environment. If there is evidence of impairment, the loss is recognised in the income statement under "Net impairment losses on financial assets and contract assets".

Trade receivables and contract assets are written down when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, among others, the inability of a debtor to commit to a recovery plan with the Company and the inability to make contractual payments for a significant period of time.

For financial assets accounted for using the amortised cost method, when an impairment loss has been identified, its amount is measured as the difference between the carrying amount of the asset and the present value of the expected future cash flows, discounted on the basis of the original effective interest rate. This amount is recognised in the income statement.

DERECOGNITION OF FINANCIAL ASSETS AND LIABILITIES

Financial assets are derecognised when one of the following conditions is met:

- the contractual right to receive cash flows from the asset has expired;
- the Company has substantially transferred all risks and rewards connected with the asset, either by transferring its rights to receive cash flows from the asset or by assuming a contractual obligation to pass on the cash flows received to one or more potential beneficiaries under an agreement that meets the requirements of the standard (so-called "pass through test");
- the Company has neither transferred nor retained substantially all the risks and rewards connected with the financial asset, but has transferred control of it.

Financial liabilities are derecognised when they are extinguished, i.e. when the contractual obligation has been fulfilled, cancelled or has expired. An exchange of debt instruments with substantially different contractual terms must be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial change in the contractual terms of an existing financial liability, even partial, must be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

OFFSETTING OF FINANCIAL ASSETS AND LIABILITIES

The Company offsets financial assets and liabilities if and only if:

- there is a legally enforceable right to offset the amounts recognised in the Financial Statements;
- there is an intention either to settle on a net basis or to realise the asset and settle the liability simultaneously.

FINANCIAL LIABILITIES AND TRADE PAYABLES

Financial liabilities and trade payables are recognised when the Company becomes a party to the related contractual provisions and are initially measured at fair value adjusted for directly attributable transaction costs.
Financial liabilities and trade payables, with the exception of derivative financial instruments, are measured at amortised cost using the effective interest rate method.
Financial liabilities are derecognised only when they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

DERIVATIVE FINANCIAL INSTRUMENTS

Derivative financial instruments, where present, are used as economic hedges solely to reduce interest rate risk. All derivative financial instruments are measured at fair value.
Derivative financial instruments qualify for hedge accounting only when, at the inception of the hedge, there is formal designation and documentation of the hedging relationship, the hedge is expected to be highly effective, the effectiveness can be reliably measured and the hedge is highly effective throughout the periods for which it has been designated.
The effectiveness of a hedging relationship is documented and measured periodically (at least at each reporting date). It is measured by comparing changes in the fair value of the hedging instruments with changes in the fair value of the hedged items or, in the case of complex hedging instruments, through statistical analysis based on the change in the hedged risk.
When derivative financial instruments qualify for hedge accounting, the following accounting treatments are applied.

Cash flow hedging instruments

When a derivative financial instrument is designated as a hedging instrument for exposure to variability in future cash flows of an asset or liability recognised in the Financial Statements or a highly probable forecast transaction that may affect the income statement, the effective portion of any gain or loss on the derivative financial instrument is recognised directly in comprehensive income through a specific equity reserve ("cash flow hedge reserve"). The cumulative gain or loss is reclassified from comprehensive income to the income statement when the economic effects arising from the hedged item affect the income statement. The gain or loss associated with a hedge or a portion of a hedge that has become ineffective is recognised immediately in the income statement under net financial income (expense). When an instrument or hedging relationship expires (for example, the derivative is sold, reaches maturity or the hedging relationship no longer qualifies as effective), but the Company expects the hedged transaction to occur in the future, the cumulative gain or loss realised at the time of expiry remains in comprehensive income and is recognised in the income statement when the underlying transaction takes place. If the underlying transaction is no longer probable, the cumulative gain or loss recognised in comprehensive income is recognised immediately in the income statement.
The Company does not use fair value hedge or net investment hedge instruments. If hedge accounting cannot be applied, gains or losses arising from the fair value measurement of derivative financial instruments are recognised immediately under net financial income (expense).

EMPLOYEE BENEFITS

Short-term benefits consist of wages, salaries, related social security charges, holiday pay in lieu and incentives paid in the form of bonuses payable within twelve months of the reporting date. These benefits are recognised as personnel expense components in the period in which the work is performed.
In defined benefit plans, which also include the severance indemnity due to employees pursuant to Article 2120 of the Italian Civil Code ("TFR"), the amount of the benefit to be paid to the employee can only be quantified after termination of employment and is linked to one or more factors such as age, years of service and remuneration; therefore, the related expense is recognised in the income statement on an accrual basis according to an actuarial calculation. The liability recognised in the Financial Statements for defined benefit plans corresponds to the present value of the obligation at the reporting date. Obligations for defined benefit plans are determined annually by an independent actuary using the projected unit credit method. The present value of the defined benefit plan is determined by discounting future cash flows at an interest rate equal to that of high-quality corporate bonds issued in Euro and taking into account the duration of the related pension plan. Actuarial gains and losses arising from these adjustments and changes in actuarial assumptions are recognised in comprehensive income.
Starting from 1 January 2007, the so-called 2007 Finance Act and the related implementing decrees introduced significant changes to the regulations governing TFR, including the employee's choice regarding the destination of accruing TFR. In particular, the new TFR flows may be directed by the employee to selected pension schemes or retained by the company. If amounts are allocated to external pension schemes, the Company is only required to pay a defined contribution to the chosen fund and, from that date, newly accrued amounts qualify as defined contribution plans not subject to actuarial valuation.

PROVISIONS FOR RISKS AND CHARGES

Provisions are recognised for losses and charges of a specific nature, whose existence is certain or probable but whose amount and/or timing cannot be determined. Recognition is made only when there is a present legal or constructive obligation for a future outflow of economic resources as a result of past events and it is probable that such outflow will be required to settle the obligation. This amount represents the best estimate of the cost required to settle the obligation. The rate used to determine the present value of the liability reflects current market values and takes into account the specific risk associated with each liability.
When the financial effect of time is significant and the payment dates of the obligations can be reliably estimated, provisions are measured at the present value of the expected outflow using a rate that reflects market conditions, changes in the cost of money over time and the specific risk associated with the obligation. The increase in the value of the provision, arising from changes in the cost of money over time, is recognised as interest expense.

REVENUE FROM CONTRACTS WITH CUSTOMERS

The Company generates revenue mainly from sales of construction materials such as mortars, aggregates, inert materials and other pre-packaged construction products, for which control is transferred to the customer at a point

in time. Revenue is recognised in the Financial Statements when control of the goods or services is transferred to the customer for consideration reflecting the amount to which the Company expects to be entitled in exchange for those goods or services. The Company acts as principal, since it typically controls the goods or services before transferring them to the customer.
The Company enters into contracts that generally include a single performance obligation. Revenue is recognised in the income statement when control of the asset is transferred, taking into account the amount of any trade discounts, allowances and expected returns, and is limited to the amount of consideration that the Company expects to receive. The Company allocates the transaction price to the performance obligations based on the stand-alone selling prices (SSP) for each obligation. The Company does not recognise any asset in the Financial Statements where it is expected not to be recoverable. Most revenue is recognised at the time control of the good or service is transferred to the customer (point in time).
The Company does not separate the financing component from the contract price if, at contract inception, it expects that the period between the transfer of the promised good to the customer and the customer's payment for that good will not exceed 12 months.

RECOGNITION OF COSTS

Costs are recognised when they relate to goods and services purchased or consumed during the year or through systematic allocation. Research and development costs are recognised directly in the income statement, while they are recognised as intangible assets if the following elements can be demonstrated:
- the technical feasibility of completing the intangible asset so that it will be available for use or sale;
- the Company's intention and ability to complete the intangible asset and use or sell it;
- how the intangible asset will generate probable future economic benefits;
- the availability of technical, financial and other resources to complete the asset;
- the ability to measure development expenditure reliably.

TAXES

Current taxes are determined on the basis of estimated taxable income, in accordance with the tax regulations applicable to the Company.
Deferred tax assets and deferred tax liabilities are calculated on all differences arising between the tax base of an asset or liability and its carrying amount, except for goodwill on initial recognition. Deferred tax assets, including those relating to tax losses carried forward, for the portion not offset by deferred tax liabilities, are recognised to the extent that it is probable that future taxable income will be available against which they can be recovered. Deferred tax assets and deferred tax liabilities are determined using the tax rates that are expected to apply in the years in which the differences will be realised or settled.
Current taxes, deferred tax assets and deferred tax liabilities are recognised in the income statement under 'Income taxes', except for those relating to items recognised in components of comprehensive income other than net profit and those relating to items charged or credited directly to equity. In the latter cases, deferred taxes are recognised in comprehensive income and directly in equity. Deferred tax assets and deferred tax liabilities are offset when they are levied by the same tax authority, there is a legal right of offset and settlement on a net basis is expected. Other taxes not related to income, such as indirect taxes and duties, are included in the income statement under line item "Other operating costs".

2.3 RECENTLY ISSUED ACCOUNTING STANDARDS

NEWLY ISSUED AND ENDORSED ACCOUNTING STANDARDS AND INTERPRETATIONS EFFECTIVE FROM 1 JANUARY 2025

The newly issued accounting standards and interpretations that entered into force on 1 January 2025 are summarised below:

IAS 21 - The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability	In August 2023, the IASB issued amendments to IAS 21 - The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability, aimed at clarifying the criteria for determining the exchange rate to be used when one currency cannot be exchanged for another foreign currency. These amendments are effective for financial years beginning on or after 1 January 2025.

The Company believes that it has no impacts with reference to the provisions arising from the entry into force of the above standards.

ACCOUNTING STANDARDS, AMENDMENTS AND INTERPRETATIONS ENDORSED BY THE EU, NOT YET MANDATORILY APPLICABLE AND NOT EARLY ADOPTED BY THE COMPANY AT 31 DECEMBER 2025

Amendments to IFRS 9 - Financial Instruments	During 2024, the IASB issued amendments to IFRS 9 - Financial Instruments, aimed at clarifying specific aspects relating to the classification and measurement of financial instruments. These amendments are effective for financial years beginning on or after 1 January 2026.
Amendments to IFRS 7 - Financial Instruments: Disclosures	During 2024, the IASB issued amendments to IFRS 7 - Financial Instruments: Disclosures, aimed at introducing further clarifications regarding the information to be provided with reference to financial instruments. These amendments are effective for financial years beginning on or after 1 January 2026.
Improvements to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7	During 2024, the IASB issued annual improvements to IFRS concerning IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7. These improvements are effective for financial years beginning on or after 1 January 2026.

At the date of these financial statements, the Company has not early adopted these amendments and does not expect their application to have significant effects on the Financial Statements.

ACCOUNTING STANDARDS NOT YET APPLICABLE, AS THEY HAVE NOT BEEN ENDORSED BY THE EUROPEAN UNION

At the date of the Consolidated Financial Statements, the competent bodies of the European Union have not yet completed the endorsement process required for the adoption of the following accounting standards and amendments:

IFRS 18 - Presentation and Disclosure in Financial Statements	During 2024, the IASB issued the new IFRS 18 - Presentation and Disclosure in Financial Statements, which will replace IAS 1 Presentation of Financial Statements. The document introduces new requirements for the presentation and disclosure of financial statements, with particular focus on the income statement format.
IFRS 19 - Subsidiaries without Public Accountability: Disclosures	During 2024, the IASB also issued the new IFRS 19 - Subsidiaries without Public Accountability: Disclosures, aimed at providing a simplified disclosure regime for certain subsidiaries. In particular, the standard allows a subsidiary that reports to a parent which prepares consolidated financial statements under IFRS to apply reduced disclosures in its separate financial statements, subject to meeting the eligibility requirements established by the standard.

These standards will be applicable for financial years beginning on or after 1 January 2027. However, at 31 December 2025 they have not yet been endorsed by the European Union and, therefore, are not applicable to the Financial Statements.

3. FINANCIAL RISK MANAGEMENT

The Company's activities are exposed to the following risks: I) market risk, interest rate risk and price risk, II) credit risk, III) liquidity risk and IV) capital risk.

The Company's risk management strategy is aimed at minimising potential adverse effects on the Company's financial performance.

As at 31 December 2025, the economic and geopolitical environment remains characterised by a high degree of uncertainty. The prolonged conflict between Russia and Ukraine and tensions in the Middle East continue to affect international markets, particularly energy markets, maintaining high price volatility. Although inflation showed signs of gradually easing during 2024-2025, effects on operating costs, consumption and investments remain

Management has periodically monitored these economic trends in order to promptly implement any strategic actions and, at the same time, has constantly analysed the related effects on the Company's financial position and results of operations, the impact on customers and the supply chain.

It should be noted that, based on the simulations of several scenarios carried out by the Directors, at present and on the basis of the estimates made, no going concern or impairment issues have emerged, taking into account that:

- the order backlog remains at good levels, in line with the Company's usual volumes,
- the net financial position has not been affected by the changed macroeconomic environment;
- the performance achieved in 2025 is positive, both in terms of revenue and profitability.

3.1 INTEREST RATE RISK

Interest rate risk arises from potential changes in market interest rates that may lead to a change in fair value and interest payments. It may also affect returns on investments in monetary instruments, as well as the cost of different forms of payment. Floating-rate loans expose the Company to the risk that cash flows may fluctuate as a result of changes in interest rates.

These financial market risks could affect the Company's financial position and results of operations and, for this reason, such risks are identified and monitored in order to detect potential negative effects in advance and take the necessary actions to mitigate them, mainly through operating and financing activities and, where required, through the use of derivative financial instruments.

The most significant floating-rate financial assets and liabilities correspond to floating-rate loans taken out with third-party financial institutions, considered net of the tax effect. For the purposes of the analysis, amounts financed for hedging purposes were not included. As at 31 December 2025, a hypothetical 50 bps increase in short-term interest rates on these floating-rate financial liabilities, all other conditions being equal, would have had an impact on profit or loss and equity in terms of an increase in net financial expenses on an annual basis of approximately Euro 576 thousand. This analysis is based on the assumption that there is an adverse 50 bps change in interest rate levels across homogeneous categories. A homogeneous category is defined on the basis of the currency in which the financial assets and liabilities are denominated. Furthermore, the sensitivity analysis applied to floating-rate financial instruments assumes that cash and cash equivalents and other short-term financial assets and liabilities maturing within 12 months will be renewed or reinvested in similar instruments with short-term rates.

3.2 PRICE RISK

The Company's production costs are affected by price trends and the availability of key raw materials. Energy costs may also have a significant impact on production costs, as recently occurred due to strong inflationary pressures in the energy market, aggravated by the conflict in Ukraine and the conflict in the Middle East.

This risk is managed by diversifying sources of supply and fixing supply conditions for sufficiently long periods, sometimes exceeding one year, at a level considered appropriate by the Directors.

However, the price of raw materials may fluctuate significantly depending on various factors, including the economic cycle of the relevant markets, supply conditions and other factors beyond the Company's control and difficult to predict. Price trends for the above raw materials are constantly monitored so that the necessary corrective actions can be taken. At the date of this report, the Company has no hedging contracts in place against the risk of fluctuations in raw material prices.

Lastly, attention is drawn to the risk arising from market situations characterised by abnormal trends in the supply of raw materials and market conditions, in response to which the Company takes prompt action to preserve the continuity of the supply chain and margins.

3.3 CREDIT RISK

Credit risk essentially arises from trade receivables. To mitigate credit risk related to commercial counterparties, the Company has implemented procedures aimed at limiting the concentration of exposures to individual counterparties or groups through creditworthiness analysis. Constant monitoring of the status of receivables enables the Company to promptly identify any defaults or deterioration in counterparties' creditworthiness and to take the related mitigating actions.

The Company applies the simplified approach provided for by IFRS 9 to estimate the recoverability of its trade receivables. The resulting adjustment to estimates, as shown in the table below, takes into account the risk of receivables being uncollectable through the differentiation of the ECL (Expected Credit Losses) applied to homogeneous groups of receivables based on risk profile and ageing, or according to the progress of the actions undertaken to recover impaired receivables. The amount of financial assets considered to be of doubtful recoverability is not significant and is, in any case, covered by appropriate allocations to the allowance for doubtful debts. See Note 19 - Trade receivables for further details on the allowance for impairment of receivables.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Trade receivables from third parties not yet due	167,145	160,768
Trade receivables from third parties overdue by 0-60 days	10,573	8,700
Trade receivables from third parties overdue by 61-120 days	970	635
Trade receivables from third parties overdue by 121-365 days	955	697
Trade receivables from third parties overdue by more than 365 days	1,236	699
Allowance for impairment of receivables	(2,867)	(2,758)
Total trade receivables from third parties	**178,013**	**168,740**

3.4 LIQUIDITY RISK

Liquidity risk is associated with the Company's ability to meet commitments arising mainly from financial liabilities. Prudent management of liquidity risk arising from the Company's ordinary operations involves maintaining an adequate level of cash and cash equivalents and the availability of funds obtainable through an appropriate amount of credit facilities.

The following tables show the expected cash flows in future years relating to financial liabilities, including both principal and interest portions:

AT 31 DECEMBER 2025 (IN THOUSANDS OF EUROS)	CARRYING AMOUNT	UNDISCOUNTED CASH FLOWS			
		WITHIN 12 MONTHS	BETWEEN 1 AND 5 YEARS	BEYOND 5 YEARS	TOTAL
Current and non-current borrowings	259,437	101,927	121,563	37,083	260,573
Of which:					
Current and non-current lease liabilities	*24,017*	*7,871*	*11,614*	*6,534*	*26,020*
Trade payables	105,786	105,786			105,786
Total	**365,223**	**207,713**	**121,563**	**37,083**	**366,359**

AT 31 DECEMBER 2024 (IN THOUSANDS OF EUROS)	CARRYING AMOUNT	UNDISCOUNTED CASH FLOWS			
		WITHIN 12 MONTHS	BETWEEN 1 AND 5 YEARS	BEYOND 5 YEARS	TOTAL
Current and non-current borrowings	218,119	79,372	110,142	31,113	220,627
Of which:					
Current and non-current lease liabilities	*24,392*	*7,891*	*11,586*	*6,872*	*26,350*
Trade payables	97,395	97,395	-	-	97,395
Total	**315,514**	**176,767**	**110,142**	**31,113**	**318,022**

3.5 CAPITAL RISK

The Company's objective in managing capital risk is mainly to safeguard its ability to continue as a going concern, so as to provide returns to shareholders and benefits to other stakeholders. The Company also aims to maintain an optimal capital structure in order to reduce the cost of debt.

FINANCIAL ASSETS AND LIABILITIES BY CATEGORY

The fair value of trade receivables and other financial assets, trade payables, other liabilities and loans, recorded under "current" items in the statement of financial position and measured using the amortised cost method, since they mainly relate to underlying commercial relationships whose settlement is expected in the short term, does not differ from the carrying amounts in the Financial Statements as at 31 December 2025.

Non-current financial liabilities and assets are settled or measured at market rates and it is therefore considered that their fair value is substantially in line with their current carrying amounts.

A classification of financial assets and liabilities by category is provided below.

AT 31 DECEMBER 2025 (IN THOUSANDS OF EUROS)	ASSETS AND LIABILITIES MEASURED AT AMORTISED COST	NON-FINANCIAL ASSETS AND LIABILITIES	TOTAL
Assets			
Trade receivables	191,094	-	191,094
Cash and cash equivalents	749	-	749
Other current and non-current receivables and assets	10,367	6,780	17,147
Total assets	**202,210**	**6,780**	**208,990**
Liabilities			
Current and non-current financial liabilities	259,437	-	259,437
Trade payables	105,786	-	105,786
Other current and non-current payables and liabilities	-	26,525	26,525
Total liabilities	**365,223**	**26,525**	**391,748**

AT 31 DECEMBER 2024 (IN THOUSANDS OF EUROS)	FINANCIAL ASSETS AND LIABILITIES MEASURED AT AMORTISED COST	NON-FINANCIAL ASSETS AND LIABILITIES	TOTAL
Assets			
Trade receivables	178,482	-	178,482
Cash and cash equivalents	1,010	-	1,010
Other current and non-current receivables and assets	23,471	6,064	29,536
Total assets	**202,963**	**6,064**	**209,027**
Liabilities			
Current and non-current financial liabilities	218,119	-	218,119
Trade payables	97,395	-	97,395
Other current and non-current payables and liabilities	-	26,858	26,858
Total liabilities	**315,514**	**26,858**	**342,372**

FAIR VALUE ESTIMATE

The fair value of financial instruments listed on an active market is based on market prices at the date of the Financial Statements. The fair value of instruments that are not quoted in an active market is determined using valuation techniques based on a range of methods and assumptions linked to market conditions at the reporting date.
The classification of the fair values of financial instruments based on the following hierarchy levels is set out below:

- Level 1: Fair values determined by reference to quoted prices (unadjusted) in active markets for identical financial instruments;
- Level 2: Fair values determined using valuation techniques by reference to observable variables in active markets;
- Level 3: Fair values determined using valuation techniques by reference to unobservable market variables.

There are no financial assets or liabilities measured at fair value.

4. ESTIMATES AND ASSUMPTIONS

The preparation of financial statements in accordance with IFRS requires estimates and assumptions to be made concerning the future, which affect the carrying amounts of recognised assets and liabilities, the disclosures relating to contingent assets and liabilities at the reporting date and the amounts of revenue and costs for the period. By definition, actual results rarely equal estimates.
Estimates are continuously reviewed by management based on the best knowledge of the business and other factors that can reasonably be inferred from current circumstances. The areas involving the most difficult or complex judgements, or the areas in which assumptions and estimates may cause material adjustments to the carrying amounts of assets and liabilities within the next financial year, are described below:

4.1 IMPAIRMENT OF NON-CURRENT ASSETS

In accordance with the accounting policies applied by the Company, property, plant and equipment, intangible assets and investments are tested to determine whether impairment has occurred, to be recognised through an impairment loss, when indicators exist suggesting difficulty in recovering the related net carrying amount, represented by the higher of fair value less costs to sell and value in use. The assessment of the existence of the above indicators requires the Directors to exercise subjective judgements based on information available within the Company and on the market, as well as on historical experience. Furthermore, if it is determined that a potential impairment loss may have arisen, the Company determines that loss using valuation techniques deemed appropriate. The correct identification of indicators of potential impairment of property, plant and equipment, intangible assets and investments, as well as the estimates used to determine such impairment, depend on factors that may vary over time, affecting the judgements and estimates made by the Directors.
The Company assesses the existence of impairment losses on investments at least annually. Recoverable amounts are defined on the basis of the determination of value in use or fair value. With regard to value in use, the calculations require the use of estimates relating to the future economic performance of the investee, based on prospective cash flows, the discount rate (WACC) and the long-term growth rate to be applied to prospective cash flows (the "g" rate).

4.2 DEPRECIATION AND AMORTISATION

The cost of property, plant and equipment and intangible assets, with the exception of quarries, is depreciated/amortised on a straight-line basis over the estimated useful life of the related assets. The economic useful life of these assets is determined by the Directors when they are acquired; it is based on historical experience for similar assets, market conditions and expectations regarding future events that could affect the useful life of the assets, including changes in technology. Accordingly, the actual economic life may differ from the estimated useful life.

With regard to quarries, the cost relating to raw material reserves is amortised using the unit-of-production method. Amortisation is therefore normally calculated on the basis of production for the period as a percentage of the total estimated mineral reserve. Assessments of mineral reserves are based on information existing at the reporting date and assumptions that may change over time and could therefore have significant effects compared with the current estimates made by the Directors in preparing the Company's financial statements. Accordingly, the actual mineral reserve may differ from that estimated by the Directors over the life of the quarry.

4.3 PROVISIONS FOR RISKS AND CHARGES

Provisions representing the risk of an adverse outcome are recognised for legal and tax risks. For environmental risks and obligations relating to the sites where raw materials are extracted, provisions are recognised for future charges connected with site restoration. The amount of the provisions recognised in the financial statements in respect of these risks represents the Directors' best estimate at that date. This estimate entails the adoption of assumptions that depend on factors that may change over time and could therefore have significant effects compared with the current estimates made by the Directors in preparing the Company's financial statements. Revisions of estimates relating to provisions for site restoration could significantly change the cost relating to raw material reserves in quarries.

4.4 DEFINED BENEFIT PLANS

The cost of post-employment defined benefit pension plans and the present value of the defined benefit obligation are determined using actuarial valuations. The actuarial valuation requires the development of various assumptions that may differ from actual future developments. These assumptions include the determination of the discount rate, expected salary increases, mortality rates and expected pension increases. Due to the complexity of the valuation and its long-term nature, these estimates are extremely sensitive to changes in the underlying assumptions. All estimates are reviewed annually.

4.5 LEASE TERM AND INCREMENTAL BORROWING RATE

Lease agreements may include extension and termination options. When assessing whether it is reasonably certain that the option to renew or terminate a lease will or will not be exercised, all relevant factors that create an economic incentive to exercise the renewal or termination option are considered. After the commencement date, the lease term is revised if a significant event or change occurs that affects the ability to exercise or not exercise the option to renew or terminate the lease. The interest rate implicit in a lease is not readily determinable; therefore, to determine the present value of lease payments, the incremental borrowing rate (IBR) is used. This is the interest rate that would be paid to borrow, over a similar term and with similar security, the amount necessary to obtain an asset corresponding to the value of the right of use. The Company estimates the IBR using observable inputs such as market interest rates.

4.6 ALLOWANCE FOR IMPAIRMENT OF RECEIVABLES

The allowance for impairment of receivables reflects the Directors' estimate of losses relating to receivables from end customers. The estimate of the allowance for impairment of receivables is based on the Company's expected losses, determined on the basis of past experience for similar receivables, past-due amounts, current and historical losses and collections, and forward-looking information. The amount of the allowance for impairment of receivables is sensitive to changes in circumstances and foreseeable economic conditions.

4.7 RECOVERABILITY OF DEFERRED TAX ASSETS

The Company recognises deferred tax assets mainly in connection with property, plant and equipment, intangible assets and investments and, to a lesser extent, income components with deferred tax deductibility. Deferred tax assets are recognised only to the extent that it is reasonably certain that the temporary differences will reverse in the foreseeable future and that taxable income will be available against which those differences can be utilised. Significant judgement by the Directors is required to determine the amount of deferred tax assets that can be recognised in the financial statements based on the continued fulfilment of regulatory requirements and the existence of future taxable income sufficient to absorb the deferred tax assets.

4.8 INVENTORY WRITE-DOWN PROVISION

The inventory write-down provision reflects the Directors' estimate of expected losses with respect to end customers. The estimate of the inventory write-down provision is based on past experience and historical market trends. The amount of the inventory write-down provision is sensitive to changes in circumstances and foreseeable economic conditions.

5. REVENUE FROM SALES AND OTHER OPERATING INCOME

The following table shows revenue broken down by geographical area:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Italy	510,063	512,492
Europe	69,863	66,082
Other countries	680	505
Total revenue from sales	**580,606**	**579,079**

Other operating income is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Recharges of services to Group companies	5,898	5,153
Compensation for damages	1,741	410
Gains on disposals of fixed assets	992	953
Expense recoveries	913	797
Operating grants	534	549
Other operating income	2,915	2,447
Total other operating revenue	**12,992**	**10,308**

Other operating income mainly refers to components relating to prior years that arose in the current year. The item "Operating grants" mainly includes grants relating to Decree-Law no. 50/2022 of 17 May, as amended. The item "Compensation for damages" includes insurance reimbursements due to environmental damage involving the Spresiano and Calliano plants.

6. PURCHASES OF RAW, ANCILLARY AND CONSUMABLE MATERIALS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Raw and consumable materials	163,506	163,864
Semi-finished products, finished products and goods	44,109	44,012
Utilities	31,318	30,445
Fuel	4,576	4,721
Other goods	328	472
Total raw, ancillary and consumable materials	**243,836**	**243,514**

7. SERVICE COSTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Transport	58,279	53,149
Agency costs and other commissions	22,000	21,548
Maintenance	22,127	19,697
Legal and professional consulting fees	7,315	4,563
Utilities	3,096	2,880
Travel expenses	6,504	4,100
Use of third-party assets	1,929	1,699
Advertising and marketing	1,833	2,345
Insurance	2,250	1,952
External personnel	1,064	1,126
Other services	7,638	6,454
Total service costs	**134,036**	**119,512**

Other services mainly refer to expenses for legal compliance in relation to safety within mining sites and production plants, contributions to operating costs paid to foreign subsidiaries, office cleaning expenses and the cost of the employee canteen. With reference to the research and development costs incurred by the Company, reference should be made to the Management Report, in the Research and Development section.

In application of IFRS 16, the item use of third-party assets is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Variable-fee concessions	906	919
Short-term contracts	854	681
Other low-value assets	170	98
Total costs for the use of third-party assets	**1,929**	**1,699**

8. PERSONNEL COSTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Wages and salaries	58,536	52,397
Social security charges	18,696	16,763
Employee severance indemnity and other employee benefit costs	4,522	3,766
Other costs	607	522
Total personnel costs	**82,362**	**73,448**

The average number of the Company's employees is shown below:

(IN UNITS)	2025	2024
Executives	18	13
Middle managers and white-collar employees	618	592
Blue-collar employees	612	588
Other employees	5	3
Total	**1,252**	**1,196**

The increase in personnel costs is mainly due to the increase in headcount, contractual increases as provided for by the applicable national collective labour agreement, and the introduction of corporate welfare.

9. OTHER OPERATING COSTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Indirect taxes and duties	2,059	1,926
Losses on disposals and write-offs	193	196
Net allocation to the allowance for impairment of receivables	419	(326)
Membership fees	302	267
Net provisions for risks and charges	104	-
Gifts and charitable donations	1,257	712
Losses and costs from non-recurring events	424	-
Regulatory obligations and staff equipment	622	660
Other operating costs	831	633
Total other operating costs	**6,210**	**4,068**

10. DEPRECIATION, AMORTISATION AND IMPAIRMENT LOSSES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Depreciation of property, plant and equipment	25,444	23,405
of which right-of-use assets:	*4,581*	*4,391*
Amortisation of intangible assets	1,241	865
Total depreciation, amortisation and impairment losses	**26,685**	**24,270**

11. IMPAIRMENT OF INVESTMENTS

This item amounts to EUR 4,228 thousand.

For further details, please refer to the disclosures provided in Note 16.

12. NET FINANCIAL INCOME AND EXPENSES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Dividends from subsidiaries	3,355	-
Interest income on intercompany loans	954	961
Foreign exchange gains	19	156
Other financial income	334	257
Total financial income	**4,662**	**1,374**
Interest expense on bank borrowings	(5,917)	(5,094)
Discounting of restoration provisions	(275)	(267)
Interest expense on leases	(562)	(735)
Interest expense on intercompany loans	(282)	(310)
Other financial expenses	(159)	(96)
Foreign exchange losses	(1,104)	(271)
Total financial expenses	**(8,299)**	**(6,773)**
Total net financial income and expenses	**(3,636)**	**(5,400)**

13. INCOME TAXES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	YEAR ENDED 31 DECEMBER	
	2025	2024
Current taxes	26,326	33,111
Deferred tax assets and liabilities	381	7,028
Taxes relating to previous years	81	(64)
Deferred taxes relating to previous years	18	-
Total income taxes	**26,806**	**40,075**

The following table shows the reconciliation between the theoretical tax charge and the actual tax charge.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Theoretical taxes/(theoretical benefit) - 24% rate	**22,224**	**24,318**
Tax effect of:		
Permanent and temporary differences	(872)	3,236
Tax realignment of the trademark	191	191
Taxes relating to previous years	81	(64)
Deferred tax assets/liabilities relating to prior years	18	-
Deferred tax assets and liabilities	381	7,028
IRAP (regional production tax)	4,783	5,366
Effective taxes/(effective benefit)	**26,806**	**40,075**
Effective tax rate	**29%**	**40%**

Deferred taxes are broken down as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Deferred tax assets	25,345	25,702
Deferred tax liabilities	(559)	(591)
Total	**24,786**	**25,111**

Net deferred tax assets and the related movement at 31 December 2025 are detailed as follows:

(IN THOUSANDS OF EUROS)	AT 1 JANUARY 2025	RECOGNISED IN THE INCOME STATEMENT	RECOGNISED IN EQUITY	AT 31 DECEMBER 2025
Deferred tax assets	**25,702**	**(357)**	**-**	**25,345**
Of which deferred tax assets on deductible temporary differences arising from:				
Investments	5,265		-	5,265
Property, plant and equipment - fixed assets and quarries	9,790	231	-	10,021
Financial assets	1,099		-	1,099
Intangible assets	7,977	(10)	-	7,967
Allowance for impairment of receivables	330	(134)	-	196
Provisions for risks and charges	-	22	-	22
Other deductible differences	864	(431)	-	433
Employee benefit provisions	322	(45)	-	277
Lease liabilities	55	10	-	65
Total deferred tax assets on temporary differences	**25,702**	**(357)**	**-**	**25,345**
Deferred tax liabilities	**(591)**	**32**	**-**	**(559)**
Of which deferred tax liabilities on taxable temporary differences arising from:				
Employee benefit provisions	(538)	(12)	-	(550)
Right-of-use assets	(33)	24	-	(9)
Other taxable differences	(20)	20	-	-
Total deferred tax liabilities on temporary differences	**(591)**	**32**	**-**	**(559)**
Total net deferred tax assets	**25,111**	**(325)**	**-**	**24,786**

14. INTANGIBLE ASSETS

This item and the related movements are detailed as follows:

(IN THOUSANDS OF EUROS)	TRADEMARKS AND LICENCES	SOFTWARE	ASSETS UNDER CONSTRUCTION AND ADVANCES	OTHER INTANGIBLE ASSETS	TOTAL
Historical cost					
At 31 December 2024	**761**	**16,436**	**1,959**	**6,473**	**25,629**
Additions	66	2,646	801	-	3,513
Disposals	-	-	-	-	-
Exchange differences and other changes	-	-	-	-	-
Reclassifications	-	2,013	(1,861)	-	152
At 31 December 2025	**828**	**21,095**	**899**	**6,473**	**29,294**
Accumulated amortisation and impairment losses					
At 31 December 2024	**(575)**	**(13,558)**	**-**	**(6,473)**	**(20,606)**
Depreciation and amortisation	(29)	(1,212)	-	-	(1,241)
Disposals	-	-	-	-	-
Exchange differences and other changes	-	-	-	-	-
Reclassifications	-	-	-	-	-
At 31 December 2025	**(604)**	**(14,770)**	**-**	**(6,473)**	**(21,847)**
Net carrying amount					
Balance at 31 December 2024	**186**	**2,878**	**1,959**	**-**	**5,023**
Balance at 31 December 2025	**223**	**6,325**	**899**	**-**	**7,447**

Intangible assets consist mainly of software licence costs, including ancillary costs.
In 2025, increases relating to owned investments amounted to approximately Euro 3,513 thousand and mainly refer to investments in the development of the software used by the Company.

15. PROPERTY, PLANT AND EQUIPMENT

This item and the related movements are detailed as follows:

(IN THOUSANDS OF EUROS)	LAND AND BUILDINGS	PLANT AND MACHINERY	QUARRIES	INDUSTRIAL AND COMMERCIAL EQUIPMENT AND OTHER ASSETS	ASSETS UNDER CONSTRUCTION AND ADVANCES	TOTAL
Historical cost						
At 31 December 2024	**218,037**	**440,663**	**73,511**	**141,326**	**33,633**	**907,170**
Additions	6,870	9,655	16,521	10,187	10,066	53,300
Disposals	(707)	(2,072)	-	(7,164)	-	(9,944)
Exchange differences and other changes	-	-	-	-	-	-
Reclassifications	(1,221)	5,820	1,905	(1,239)	(8,024)	(2,759)
At 31 December 2025	**222,980**	**454,066**	**91,937**	**143,109**	**35,675**	**947,766**
Accumulated amortisation and impairment losses						
At 31 December 2024	**(69,951)**	**(315,569)**	**(31,867)**	**(100,179)**	**-**	**(517,565)**
Depreciation and amortisation	(4,787)	(12,126)	(1,330)	(7,201)	-	(25,444)
Disposals	514	2,025	-	4,976	-	7,515
Exchange differences and other changes	-	-	-	-	-	-
Reclassifications	-	393	-	2,214	-	2,607
At 31 December 2025	**(74,223)**	**(325,277)**	**(33,197)**	**(100,189)**	**-**	**(532,887)**
Net carrying amount						
Balance at 31 December 2024	**148,087**	**125,094**	**41,643**	**41,147**	**33,633**	**389,604**
Balance at 31 December 2025	**148,756**	**128,789**	**58,740**	**42,920**	**35,675**	**414,880**

Land and buildings include the land appurtenances of the plants, the land on which the buildings stand, industrial properties, fixed hydraulic works and yards. Plant and machinery mainly refer to general plant, such as electrical, water and heating systems, data transmission systems, and specific plant consisting of machinery used in industrial production. Quarries include the cost of the extraction land on which the mineral reserve is located, as well as the costs incurred for I) obtaining concession rights for exploitation of the resource, II) stripping to obtain access to raw material deposits, and III) remediation and restoration of the site at the end of its useful life.

Industrial and commercial equipment consists of assets used in a complementary or ancillary capacity with respect to plant and machinery, such as equipment used on construction sites, laboratory equipment and electronic machines.

Assets under construction and advances include all purchase or production costs incurred before the conditions for recognising them in their final category have been met, as well as advances to suppliers for the acquisition of property, plant and equipment.

In 2025, increases relating to owned investments amounted to approximately Euro 46,633 thousand and mainly refer to: I) purchases of new strategic land and expansion and renovation costs for various production sites;

II) costs for the expansion of existing plants and the purchase of new machinery intended for production;

III) investments for the expansion of the vehicle fleet;

IV) investments in progress for the construction of new production plants and the expansion of the new headquarters.

At 31 December 2025, net disposals of owned assets amounted to Euro 2,800 thousand and were reinvested within the following 6 months in the purchase of comparable assets.

The movements in right-of-use assets are detailed as follows:

(IN THOUSANDS OF EUROS)	LAND AND BUILDINGS	PLANT AND MACHINERY	QUARRIES	INDUSTRIAL AND COMMERCIAL EQUIPMENT AND OTHER ASSETS	ASSETS UNDER CONSTRUCTION AND ADVANCES	TOTAL
Historical cost						
At 31 December 2024	**15,198**	**748**	**-**	**24,947**	**-**	**40,893**
Increases	1,033	795	-	4,821	-	6,649
Decreases	(509)	-	-	(946)	-	(1,455)
Reclassifications	-	-	-	-	-	-
Buy-outs	-	(748)		(6,241)	-	(6,989)
At 31 December 2025	**15,722**	**795**	**-**	**22,581**	**-**	**39,098**
Accumulated amortisation and impairment losses						
At 31 December 2024	**(2,757)**	**(362)**	**-**	**(5,699)**	**-**	**(8,818)**
Decreases	347	0	-	681	-	1,028
Depreciation, amortisation and impairment losses	(1,389)	(52)	-	(3,140)	-	(4,581)
Reclassifications	-	-	-	-	-	-
Buy-outs	-	393	-	2,214	-	2,607
At 31 December 2025	**(3,799)**	**(21)**	**-**	**(5,944)**	**-**	**(9,764)**
Balance as at 31 December 2024	**12,442**	**387**	**-**	**19,248**	**-**	**32,076**
Balance as at 31 December 2025	**11,923**	**774**	**-**	**16,637**	**-**	**29,334**

The increases for the year are linked to the signing of new contracts relating to rights of use over third-party assets, mostly referring to equipment used in production.
As at 31 December 2025, the Company had contractual commitments for the acquisition of property, plant and equipment amounting to approximately EUR 18,121 thousand.

16. INVESTMENTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Investments in subsidiaries	277,280	211,236
Investments in associates	2,890	395
Total investments	**280,171**	**211,631**

The movement in the net value of investments in subsidiaries is detailed as follows:

(IN THOUSANDS OF EUROS)	AS AT 1 JANUARY 2024	INCREASES	DECREASES	AS AT 1 JANUARY 2025	INCREASES	DECREASES	IMPAIRMENT LOSSES	AT 31 DECEMBER 2025
Investments in directly controlled companies								
Fassalusa LDA	46,081	-	-	46,081	-	-	-	46,081
Fassa Do Brasil LTDA	44,257	-	(17,937)	26,320	17,803	-	(4,228)	39,895
Fassa D.o.o.	632	-	-	632	-	-	-	632
Calce Barattoni S.p.A.	10,974	9,969	-	20,943	-	-	-	20,943
Impa S.p.a.	7,101	-	-	7,101	-	-	-	7,101
Fassa UK Ltd	3,106	10,124	-	13,230	1,976	-	-	15,206
Fassa SA	871	-	-	871	-	-	-	871
Fassa France S.A.S.U.	470	-	-	470	-	-	-	470
L'albertina società agricola S.r.l.	1,710	301	-	2,011	-	-	-	2,011
Fassa Hispania SAU	10,756	-	-	10,756	128,994	-	-	139,750
Fassa Hispania S.L.	35,021	42,701	-	77,721	-	(77,721)	-	-
Fassa Mobility Srl	-	5,100	-	5,100	-	(1,000)	-	4,100
Dolomia S.r.l.	-	-	-	-	220	-	-	220
Total directly controlled companies	**160,978**	**68,195**	**(17,937)**	**211,236**	**148,993**	**(78,721)**	**(4,228)**	**277,280**

The changes shown in the table relate to: the merger by incorporation of Fassa Hispania S.L. into Yedesa S.A., with the simultaneous change of the latter company's name to Fassa Hispania S.A.U.; the share capital increase of Fassa Hispania SAU, Fassa UK, Fassa Do Brasil and Dolomia S.r.l., either through a capital contribution or through the waiver of existing receivables; and the results of the impairment test.

Where indicators of impairment exist, the carrying amount of investments is tested for impairment
to determine whether any impairment loss exists. The impairment test was performed by comparing the carrying amount of the cash-generating unit ("CGU") with its recoverable amount, understood as the higher of value in use and fair value, net of costs to sell. For the purposes of the impairment test, each investment was identified as a CGU.

In determining value in use, the Company estimated the discounted amount of future cash flows.

The expected future cash flows, represented by the result from ordinary operations, to which amortisation and depreciation are added and expected investments are deducted, include a normalised value ("terminal value") used to estimate future results beyond the time horizon explicitly considered for the period 2026-2030. The terminal value was determined using a long-term growth rate ("g rate") representative of the expected long-term inflation rate in the countries in which the CGU operates. A minimum change in net working capital was used for the purpose of determining the terminal value. Expected future cash flows were discounted at a weighted average cost of capital ("WACC") rate reflecting the current market assessment of the time value of money for the period considered and the specific risks of the countries in which the CGU operates.

(AS A PERCENTAGE)	WACC	G RATE
Fassa UK Ltd	10.63%	2.00%
Fassalusa LDA	9.62%	2.00%

The estimate of cash flows is based on the five-year plan approved by the Board of Directors.

The impairment tests carried out at the end of 2025 on the above investments did not identify any impairment losses.

The results obtained by applying the criterion described above were subjected to sensitivity analysis, aimed
at assessing the sensitivity of the results also to changes in some key estimation parameters, within
reasonable ranges and with assumptions that are not mutually inconsistent. The variables changed were the discount rate and the terminal value growth rate (with a positive and negative range of 0.5%).

For each of the combinations of the variables indicated, no significant negative differences were identified between the recoverable amount and the carrying amount of the investments.

As required by the accounting standard, in certain cases, in determining the recoverable amount, management took account of fair value, net of costs to sell, determined on the basis of appraisals.

With reference to the investment in Fassa Do Brasil LTDA, the cash flow projections do not show the ability to generate positive cash flows in the short term; consequently, for the purpose of determining the recoverable amount, management used the fair value less costs of disposal criterion, recognising a specific impairment allowance as a partial adjustment to the carrying amount of the investment.

The movement in investments in associates is detailed as follows:

(IN THOUSANDS OF EUROS)	CONSORZIO FARRA	CAVA LIVENZETTA	CONSORZIO LASTRA	LIMENET	INVESTMENTS IN ASSOCIATES	OTHER INVESTMENTS	TOTAL
At 1 January 2024	**230**	**74**	**1**	**-**	**305**	**1**	**307**
Dividends	-	-	-	-	-	-	-
Increases / (Decreases)	-	-	5	-	5	-	5
Profit/(loss)	77	10	(2)	-	85	-	85
At 31 December 2024	**307**	**84**	**4**	**-**	**395**	**1**	**396**
Dividends	-	-	-	-	-	-	-
Increases / (Decreases)	-	-	-	2,500	2,500	-	2,500
Profit/(loss)	(12)	9	(2)	-	(4)	-	(4)
At 31 December 2025	**295**	**93**	**3**	**2,500**	**2,891**	**1**	**2,893**

17. INVENTORIES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Finished products and goods	29,054	26,395
Raw, ancillary and consumable materials	22,518	21,441
Work in progress	1,751	1,962
Total	**53,323**	**49,798**

As at 31 December 2025, the balance of inventories recorded an increase, net of write-down allowances, of Euro 3,525 thousand.

The inventory write-down provision includes both provisions for obsolete or slow-moving inventories and adjustments arising from the net realisable value (NRV) test performed on all inventories, reflecting the difference between cost and estimated realisable value, net of direct selling costs. As at 31 December 2025, the inventory obsolescence provision amounted to Euro 1,666 thousand.

18. RECEIVABLES FOR CURRENT FINANCIAL ASSETS

Financial assets included in current assets amounted to Euro 10,394 thousand (Euro 4,935 thousand at 31 December 2024).

This mainly relates to the amount of funds centralised with the parent company for centralised management.

19. TRADE RECEIVABLES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Trade receivables	180,880	171,499
Trade receivables from subsidiaries	14,685	11,344
Allowance for impairment of receivables	(4,470)	(4,361)
of which from Group companies	*(1,603)*	*(1,603)*
of which from third parties	*(2,867)*	*(2,758)*
Total	**191,094**	**178,482**

The table below shows the movement in the allowance for doubtful debts.

(IN THOUSANDS OF EUROS)	2025	2024
At 1 January	**(4,361)**	**(5,224)**
Provisions	(419)	-
Releases	-	326
Utilisations	310	536
Reclassification	-	-
At 31 December	**(4,470)**	**(4,361)**

The allowance for doubtful debts represents the reasonable estimate, at the reporting date, of expected losses over the entire life of the receivables. The change in the allowance is due to utilisations during the year against receivables that became uncollectable, for which an allowance had already been recognised previously.

20. OTHER CURRENT AND NON-CURRENT RECEIVABLES AND ASSETS

Other current and non-current receivables and assets are detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Tax receivables	372	425
Guarantee deposits receivable	622	676
Sundry receivables	9,281	23,525
Advances on equity investments	1,150	-
Total other non-current receivables and assets	**11,425**	**24,626**
Current tax receivables	416	382
Accrued income and prepaid expenses	2,663	2,388
Dividend receivables	14	24
Receivables from social security institutions	49	38
Other receivables and current assets	2,581	2,078
Total other current receivables and assets	**5,722**	**4,910**
Total other current and non-current receivables and assets	**17,147**	**29,536**

Other non-current receivables include loans granted to subsidiaries.

21. CASH AND CASH EQUIVALENTS

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Bank and postal deposits	675	980
Cash and other cash on hand	73	30
Total cash and cash equivalents	**749**	**1,010**

Cash and cash equivalents consist essentially of deposits denominated in Euro. The amounts shown can be readily converted into cash, are generally not subject to liens or restrictions and are subject to an insignificant risk of changes in value.

22. EQUITY

As at 31 December 2025, the Company's share capital, fully subscribed and paid up, amounted to Euro 50,000,000.

Equity is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Share capital	50,000	50,000
Profit/(losses) carried forward	65,795	61,249
Reserves	488,899	433,811
Total equity	**604,694**	**545,060**

The following table shows the possible use of the reserves recorded in the Company's equity.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER 2025	POSSIBLE USE	AVAILABLE PORTION
Share capital	50,000	-	-
Revaluation reserve	21,344	A, B, C	21,344
Legal reserve	10,000	B	10,000
Extraordinary reserve	398,911	A, B, C	302,801
FTA reserve	(28,317)	-	-
Merger surplus reserve	100,008	A, B, C	86,143
Merger deficit reserve	(13,866)	-	-
Actuarial reserve	184	-	-
Various other reserves	635	A, B	635
Profit/(losses) carried forward	65,795	-	-
of which actuarial reserve for employee benefits:	-	-	-
Total equity	**604,694**	**-**	**420,923**

A: for share capital increase B: to cover losses C: for distribution to shareholders

The legal reserve is not available for capital increases as it does not exceed the statutory limit provided for by Art. 2430 of the Italian Civil Code.
The FTA reserve arose on the transition to International Accounting Standards and comprises positive components of Euro 115,086 thousand and negative components of Euro 143,403 thousand. The available portion of the positive components at 31 December 2025 amounted to Euro 102,542 thousand.
As at 31 December 2025, there was a distribution restriction on tax-suspended reserves amounting to Euro 269,377 thousand.
Specifically, the tax suspension regime concerns:
a) the revaluation reserve pursuant to Law Decree 104/2020: Euro 138,433 thousand;
b) the revaluation reserve pursuant to Law Decree 185/2008: Euro 21,344 thousand;
c) the restricted extraordinary reserve for the realignment carried out pursuant to Law Decree no. 104/2020: Euro 7,057 thousand.

The following table shows movements in other components of comprehensive income.

(IN THOUSANDS OF EUROS)	ACTUARIAL RESERVE
At 1 January 2024	**329**
Actuarial gain / (loss) on employee benefits	20
Actuarial gain / (loss) on employee benefits - tax effect	(5)
At 31 December 2024	**344**
Actuarial gain / (loss) on employee benefits	(235)
Actuarial gain / (loss) on employee benefits - tax effect	74
At 31 December 2025	**184**

23. CURRENT AND NON-CURRENT FINANCIAL LIABILITIES

Details of this item are provided in the following table.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Bank borrowings - non-current portion	139,864	122,247
Lease liabilities - non-current	16,646	16,972
Total non-current financial liabilities	**156,510**	**139,219**
Bank borrowings - current portion	86,020	54,102
Lease liabilities - current portion	7,372	7,419
Financial payables to subsidiaries	9,536	17,379
Total current financial liabilities	**102,927**	**78,900**
Total current and non-current financial liabilities	**259,437**	**218,119**

NET FINANCIAL DEBT

Details of the composition of the Company's net financial debt, as required by IAS 7, are provided below.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
A. Cash	749	1,010
B. Cash equivalents	-	-
C. Other current financial assets	10,394	4,935
D. Liquidity (A) + (B) + (C)	**11,142**	**5,945**
E. Current financial liabilities	66,280	47,506
F. Current portion of non-current financial debt	36,647	31,394
G. Current financial debt (E) + (F)	**102,927**	**78,900**
H. Net current financial debt (G) - (D)	**91,785**	**72,956**
I. Non-current financial liabilities	156,510	139,219
J. Bonds issued	-	-
K. Non-current trade and other payables	-	-
L. Non-current financial debt (I) + (J) + (K)	**156,510**	**139,219**
M. Net financial debt (H) + (L)	**248,295**	**212,174**

The table below summarises the information relating to the Company's bank loans at nominal value:

(IN THOUSANDS OF EUROS)	ORIGINAL NOMINAL AMOUNT	AT 31 DECEMBER	OF WHICH CURRENT
At 31 December 2025			
Medium/long-term fixed-rate loans	21,050	8,465	3,465
Medium/long-term variable-rate loans	204,850	160,675	25,811
Other lines of credit	-	46,745	46,745
Hot money facilities	-	10,000	10,000
Bank overdrafts	-	-	-
Total	**225,900**	**225,885**	**86,020**
of which Fixed	-	*8,465*	*3,465*
of which Variable	-	*217,420*	*82,556*
At 31 December 2024			
Medium/long-term fixed-rate loans	21,050	11,973	3,508
Medium/long-term variable-rate loans	172,850	134,249	20,467
Other lines of credit	-	20,128	20,128
Hot money facilities	-	10,000	10,000
Bank overdrafts	-	-	-
Total	**193,900**	**176,349**	**54,102**
of which Fixed	-	*11,973*	*3,508*
of which Variable	-	*164,376*	*50,594*

Medium/long-term variable-rate loans are indexed to 3- or 6-month Euribor.

The following table shows the movements in the Company's financial debt:

(IN THOUSANDS OF EUROS)	FINANCIAL DEBT				
	CURRENT AND NON-CURRENT BORROWINGS (A) + (B) - (C) - (D)	OF WHICH BANK BORROWINGS: (A)	OF WHICH LEASES: (B)	OF WHICH CASH: (C)	OF WHICH OTHER CURRENT FINANCIAL ASSETS: (D)
Financial debt as at 1 January 2024	**144,592**	**119,837**	**23,657**	**551**	**(1,649)**
Repayments	(26,245)	(17,861)	(8,384)	-	-
Drawdowns	79,971	70,000	10,430	459	-
Other changes	13,858	11,850	(1,311)	-	(3,318)
Financial debt as at 31 December 2024	**212,174**	**183,826**	**24,392**	**1,010**	**(4,967)**
Repayments	(33,628)	(23,998)	(9,890)	(261)	
Drawdowns	56,358	47,000	9,358		
Other changes	13,390	21,112	158		7,879
Financial debt as at 31 December 2025	**248,295**	**227,939**	**24,018**	**749**	**2,912**

Please note that the item Other changes in bank borrowings includes the change in Other lines of credit. It should be noted that all the financial covenants provided for in the agreements, based on the ratio of I) net financial debt to equity and II) net financial debt to EBITDA, were complied with as at 31 December 2025.

24. EMPLOYEE AND AGENT BENEFITS

This item includes the provision for employee severance indemnity (TFR) for employees and the supplementary customer indemnity provision ("FISC") for agents.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Employee severance indemnity provision (TFR)	2,198	2,418
Supplementary customer indemnity provision (FISC)	2,160	2,096
Total employee benefits	**4,359**	**4,514**

The provisions for employee benefits mainly represent liabilities related to accruals for supplementary pension benefits and lump-sum indemnities due to employees, self-employed workers, contractors and agents pursuant to law or contract upon termination of the relationship.

EMPLOYEE TERMINATION INDEMNITY PROVISION (TFR)

The movement in this item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Present value of obligations at 1 January	**2,418**	**2,839**
Separate income statement		
Finance costs	77	88
Other components of comprehensive income		
Actuarial gains/(losses)	235	(20)
Other		-
Benefits paid	(531)	(489)
Present value of obligations at 31 December	**2,199**	**2,418**

FISC PROVISIONS

The movement in this item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Present value of obligations at 1 January	**2,097**	**1,899**
Separate income statement		
Finance costs	(219)	(171)
Personnel costs	654	666
Other		
Benefits paid	(83)	(61)
Other changes	(288)	(236)
Present value of obligations at 31 December	**2,161**	**2,096**

The actuarial assumptions used to calculate the defined benefit pension plans are detailed in the following table:

(AS A PERCENTAGE)	AT 31 DECEMBER	
	2025	2024
Economic assumptions		
Annual discount rate	3.37%	3.18%
Annual inflation rate	2.00%	2.00%
Mortality tables	RG48	RG48
Demographic assumptions		
Frequency of advances	3.00%	3.00%
Turnover rate	5.00%	7.66%

The demographic assumptions are based on actuarial expectations, in accordance with relevant published industry statistical data, applied to the average workforce during the periods.

The following sensitivity analysis for defined benefit pension plans was performed on the basis of changes in the main assumptions at 31 December 2025.

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER 2025
Turnover rate +2%	2,210
Turnover rate -2%	2,184
Inflation rate +0.25%	2,219
Inflation rate -0.25%	2,178
Discount rate +0.5%	2,125
Discount rate -0.5%	2,276

The sensitivity analysis shown above is performed on the basis of changes in the individual assumptions, with the other assumptions remaining unchanged, although in practice any changes in one assumption may generally also be reflected in the others due to potential correlations.
The sensitivity analysis shown above was calculated using the same methodology (projected unit credit method) used to determine the measurement of the liability recognised in the statement of financial position.
Through its defined benefit pension plans, the Company is exposed to certain risks, the most significant of which are described below.

DISCOUNT RATE AND INFLATION RISK

The present value of defined benefit pension plans is calculated using a discount rate determined on the basis of high-quality corporate bond rates. A decrease in the discount rate would result in an increase in the liability. A decrease in the inflation rate would result in a decrease in the liability.

PROBABILITY OF RESIGNATIONS AND ADVANCES

The present value of defined benefit pension plans is calculated using the best estimate of resignations and advances. An increase in the rate of resignations and advances would result in an increase in the liability.

The following table shows the undiscounted cash outflows expected in future years in relation to employee benefits.

(IN THOUSANDS OF EUROS)	FUTURE CASH FLOWS
Within 12 months	272
Between 1 and 5 years	739
After more than 5 years	1,802
Total	**2,813**

25. PROVISIONS FOR RISKS AND CHARGES

The movements in the items in question are detailed as follows:

(IN THOUSANDS OF EUROS)	QUARRY RESTORATION AND ENVIRONMENTAL RISKS	LITIGATION	OTHER	TOTAL
At 1 January 2024	**6,649**	**403**	**-**	**7,052**
Provisions	617	-	-	617
Utilisations	(200)	(236)	-	(436)
Releases	-	(102)	-	(102)
Discounting schedule adjustment	(137)	-	-	(137)
Finance costs associated with the passage of time	267	-	-	267
At 31 December 2024	**7,196**	**65**	**-**	**7,260**
Provisions	-	50	76	126
Utilisations	(62)	-	-	(62)
Releases	-	(15)	-	(15)
Discounting schedule adjustment	18	-	-	18
Finance costs associated with the passage of time	275	-	-	275
At 31 December 2025	**7,427**	**100**	**76**	**7,603**

The quarry restoration and environmental risks provision includes obligations for the restoration of the sites where raw materials are extracted.
The provision for litigation and other items refers to a provision for future risks, prudently recognised in light of the expenses that the Company may be required to incur in the future as a result of compensation disputes.

26. TRADE PAYABLES

At 31 December 2025, this item amounted to Euro 105,786 thousand, compared with Euro 97,395 thousand at 31 December 2024. Payables to suppliers arise from the different payment terms negotiated with suppliers, which vary according to the countries in which the Company operates. The Company does not report any significant overdue amounts.

27. OTHER CURRENT LIABILITIES

The item is detailed as follows:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2024	2025
Amounts due to employees	8,825	8,046
Current tax payables	4,243	3,698
Amounts due to social security and welfare institutions	5,739	5,146
Accruals and deferred income	3,165	3,158
Other payables	4,554	6,810
Other current liabilities	**26,525**	**26,858**

28. OTHER INFORMATION

GUARANTEES

At 31 December 2025, there were collateral guarantees on financial payables with a residual amount of Euro 63,032 thousand relating to certain properties,
plant and machinery owned by the Company.
Guarantees issued on behalf of the Company by banks and insurance institutions, which are not already recognised in the financial statements, amounted to Euro 7,849 thousand; of these, guarantees provided to the Parent Company amounted to Euro 5,829 thousand.
Guarantees granted by the Company in favour of banks amounted to Euro 16,182 thousand; of these, guarantees provided by the Parent Company on behalf of subsidiaries amounted to Euro 15,657 thousand.

The Company has assumed, as parent company, pursuant to Art. 38-bis, paragraph 5, of Presidential Decree 633/1972, the payment obligation towards the Tax Authority as a guarantee for the VAT refund requested by the subsidiary Fassa France SASU, relating to the excess VAT credit resulting for 2024. The guarantee, provided by assuming the payment obligation, covers the total guaranteed amount of VAT and interest, up to Euro 377,843. The guarantee has a three-year term and will be maintained for the entire period required by current legislation, without prejudice to any early termination in the cases provided for by law.

REMUNERATION OF DIRECTORS AND STATUTORY AUDITORS AND AUDIT FIRM

The following table shows the balance of remuneration due to the Company's Directors and Statutory Auditors:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Remuneration of the Board of Directors	3,334	2,478
Remuneration of the Board of Statutory Auditors	104	104
Total	**3,438**	**2,582**

Fees accrued during 2025 for the independent auditor appointed to perform the statutory audit of the Company's accounts amounted to Euro 166 thousand.

DISCLOSURE PURSUANT TO ART. 1, PARAGRAPH 125, OF LAW NO. 124 OF 4 AUGUST 2017

During 2025, the Company benefited from:
- grants of Euro 682 thousand relating to Legislative Decree 504 of 1995 for the reimbursement of excise duties on diesel fuel;
- grants of Euro 102 thousand received following membership of Fondimpresa, which made it possible to develop training plans on topics of actual interest to the company;
- a grant for workplace adaptation and incentives for the recruitment of disabled persons under Regional Government Resolution No. 1413 of 20

November 2023, amounting to Euro 6 thousand.
In the year under review, the Company also accrued a grant relating to the tax credit for the purchase of new capital goods or Industry 4.0 goods amounting to Euro 545 thousand, usable over three years.

RELATED-PARTY TRANSACTIONS

Pursuant to IAS 24 - Related Party Disclosures, the Company's related parties are entities and individuals that are able to exercise control, joint control or significant influence over it, as well as its subsidiaries and associates. Members of the Board of Directors and key management personnel are also considered related parties. Key management personnel are those who have the authority and responsibility, directly or indirectly, for planning, directing and controlling the Company's activities.

Transactions carried out by the Company with its related parties take place on normal commercial terms in the respective markets, taking into account the characteristics of the goods or services involved. The Company's relationships with related parties are predominantly commercial in nature and generally fall within ordinary business operations, as part of the typical activities of each party concerned.

The following table shows the balances of transactions with related parties impacting the income statement:

(IN THOUSANDS OF EUROS)	SUBSIDIARIES	ASSOCIATES	OTHER RELATED PARTIES	TOTAL RELATED PARTIES	FINANCIAL STATEMENT ITEM	PERCENTAGE OF FINANCIAL STATEMENT ITEM
Sales revenue						
Financial statements for the year ended 31 December 2025	51,739	-	-	51,739	580,606	8.91%
Financial statements for the year ended 31 December 2024	49,814	-	-	49,814	579,079	8.60%
Other operating income						
Financial statements for the year ended 31 December 2025	6,169	9	5	6,143	12,992	47.28%
Financial statements for the year ended 31 December 2024	5,405	-	5	5,410	10,099	53.57%
Raw, ancillary and consumable materials						
Financial statements for the year ended 31 December 2025	(12,018)	(900)	(877)	(13,746)	(243,836)	5.64%
Financial statements for the year ended 31 December 2024	(10,477)	(1,061)	(630)	(12,167)	(296,426)	4.10%
Service costs						
Financial statements for the year ended 31 December 2025	(3,576)	-	-	(3,625)	(134,036)	2.70%
Financial statements for the year ended 31 December 2024	(3,324)	-	(59)	(3,383)	(119,769)	2.82%
Other operating costs						
Financial statements for the year ended 31 December 2025	(35)	-	-	(270)	(6,210)	4.35%
Financial statements for the year ended 31 December 2024	(43)	-	-	(43)	(4,401)	0.98%
Financial income (expenses)						
Financial statements for the year ended 31 December 2025	3,355	-	-	3,355	3,355	100.00%
Financial statements for the year ended 31 December 2024	651	-	-	651	(5,400)	(12.06%)

The following table shows the balances of transactions with related parties impacting the statement of financial position:

(IN THOUSANDS OF EUROS)	SUBSIDIARIES	ASSOCIATES	OTHER RELATED PARTIES	TOTAL RELATED PARTIES	FINANCIAL STATEMENT ITEM	PERCENTAGE OF FINANCIAL STATEMENT ITEM
Trade receivables						
Financial statements as at 31 December 2025	13,081	39	6	13,126	191,094	6.87%
Financial statements as at 31 December 2024	9,742	81	5	9,828	178,156	5.52%
Current tax receivables						
Financial statements as at 31 December 2025	643	-	-	643	8,474	7.58%
Financial statements as at 31 December 2024	81	-	-	81	4,343	1.87%
Other non-current receivables and assets						
Financial statements as at 31 December 2025	9,167	36	-	9,203	11,425	80.55%
Financial statements as at 31 December 2024	23,416	32	-	23,448	24,342	96.33%
Receivables for current financial assets						
Financial statements as at 31 December 2025	9,133	-	-	9,133	9,716	94.01%
Financial statements as at 31 December 2024	4,935	-	-	4,935	4,935	100.00%
Other receivables and current assets						
Financial statements as at 31 December 2025	260	14	-	274	6,439	4.25%
Financial statements as at 31 December 2024	130	24	-	154	4,744	3.24%
Trade payables						
Financial statements as at 31 December 2025	4,878	402	143	5,166	105,786	4.88%
Financial statements as at 31 December 2024	4,351	492	-	4,843	97,398	4.97%
Current tax payables						
Financial statements as at 31 December 2025	62	-	-	62	62	100.00%
Financial statements as at 31 December 2024	185	-	-	185	266	69.42%
Current financial liabilities						
Financial statements as at 31 December 2025	9,536	-	-	9,536	102,967	9.26%
Financial statements as at 31 December 2024	17,379	-	-	17,379	78,900	22.03%
Other current liabilities						
Financial statements as at 31 December 2025	97	-	-	97	26,525	0.36%
Financial statements as at 31 December 2024	94	-	-	94	26,862	0.35%

The table shows the balances of transactions with subsidiaries relevant for statement of financial position purposes:

COMPANY	OTHER NON-CURRENT RECEIVABLES AND ASSETS	RECEIVABLES FOR CURRENT FINANCIAL ASSETS	TRADE RECEIVABLES	CURRENT TAX RECEIVABLES	OTHER RECEIVABLES AND CURRENT ASSETS
At 31 December 2025					
Calce Barattoni SpA	7,241	-	1,965	-	-
Fassa & Berberi	-	-	-	-	-
Fassa do Brasil LTDA	-	-	284	-	-
Fassa D.o.o.	560	-	7	-	-
Fassa France S.a.s.u.	-	1,167	1,140	-	-
Fassa Mobility Srl	-	-	2	62	-
Fassa SA	-	-	1,811	-	-
Fassa UK Ltd	-	1,447	977	-	-
Fassalusa Lda	-	-	3,014	-	-
IMPA SpA	-	-	149	-	-
L'Albertina Società Agricola	66	-	1	-	260
Fassa Hispania SAU	1,300	7,062	3,732	-	-
Total	**9,167**	**9,676**	**13,081**	**62**	**260**

COMPANY	CURRENT FINANCIAL LIABILITIES	TRADE PAYABLES	CURRENT TAX PAYABLES	OTHER CURRENT LIABILITIES
At 31 December 2025				
Calce Barattoni SpA	-	(1,612)	(462)	-
Fassa & Berberi	-	-	-	-
Fassa do Brasil LTDA	(2,054)	-	-	-
Fassa D.o.o.	-	-	-	-
Fassa France S.a.s.u.	-	(599)	-	-
Fassa Mobility Srl	(300)	(19)	-	-
Fassa SA	(980)	(29)	-	-
Fassa UK Ltd	-	(911)	-	-
Fassalusa Lda	(3,978)	(169)	-	-
IMPA SpA	(2,224)	(1,497)	(181)	(97)
L'Albertina Società Agricola	-	-	-	-
Fassa Hispania SAU	-	(42)	-	-
Total	**(9,536)**	**(4,878)**	**(643)**	**(97)**

The table reports the balances of transactions with subsidiaries that are relevant for income statement purposes:

COMPANY	SALES REVENUE	OTHER OPERATING INCOME	PURCHASES OF RAW, ANCILLARY AND CONSUMABLE MATERIALS	SERVICE COSTS	OTHER OPERATING COSTS	NET FINANCIAL INCOME/ (EXPENSES)
2025 financial year						
Calce Barattoni SpA	(4,777)	(716)	6,828	91	-	(280)
Fassa do Brasil LTDA	(443)	(303)	(10)	-	24	(162)
Fassa D.o.o.	-	(84)	(1)	-	-	(13)
Fassa France Sarl	(18,904)	(751)	(5)	-	-	(12)
Fassa Mobility Srl	-	(6)	-	3	-	19
Fassa SA	(6,749)	(331)	28	1	-	-
Fassa UK Ltd	(4,725)	(313)	-	2,994	1	(75)
Fassalusa Lda	(8,702)	(1,103)	25	1	10	166
IMPA SpA	(477)	(191)	5,400	5	-	43
L'Albertina Società Agricola	-	-	-	482	-	(4)
Fassa Hispania SAU	(6,963)	(2,371)	(248)	-	-	(356)
Total	**(51,739)**	**(6,169)**	**12,018**	**3,576**	**35**	**(673)**

The following table shows the balances of transactions with key management personnel:

(IN THOUSANDS OF EUROS)	AT 31 DECEMBER	
	2025	2024
Short-term benefits	8,116	6,990
Post-employment benefits	302	218
Total	**8,417**	**7,208**

29. EVENTS AFTER THE REPORTING DATE

Business operations are continuing without any further significant events arising after 31 December 2025.
No events occurred after 31 December 2025 and up to the date of approval of these financial statements that could have had a significant impact on financial position or performance, or that would require further adjustments or additional disclosures in the financial statements.

30. PROPOSAL FOR THE ALLOCATION OF PROFITS OR COVERAGE OF LOSSES

Pursuant to Article 2427, paragraph 1, no. 22-septies of the Italian Civil Code, it is proposed that the profit of Euro 65,794,531 be allocated entirely to the extraordinary reserve.

Spresiano, 21 May 2026

The Chairman of the Board of Directors
Alessandro Trivillin

AUDITORS' REPORT ON THE SEPARATE FINANCIAL STATEMENTS

Fassa S.r.l.

Financial statements at 31 December 2025

Independent auditor's report pursuant to Article 14 of Legislative Decree of 27 January 2010, no. 39

Shape the future
with confidence

EY S.p.A.
Viale Appiani, 20/b
31100 Treviso

Tel: +39 0422 358811
Fax: +39 0422 433026
ey.com

Independent auditor's report
pursuant to Article 14 of Legislative Decree of 27 January 2010, no. 39

To the Shareholders of
Fassa S.r.l.

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Fassa S.r.l. (the Company), which comprise the statement of financial position as at 31 December 2025, the income statement, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and the notes to the financial statements, including material information on the accounting policies applied.

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at 31 December 2025 and of its financial performance and cash flows for the year then ended, in accordance with the IFRS Accounting Standards issued by the International Accounting Standards Board and adopted by the European Union.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISA Italia).
Our responsibilities under those standards are further described in the section Auditor's responsibilities for the audit of the financial statements of this report. We are independent of the Company in accordance with the rules and principles on ethics and independence applicable in the Italian legal system to audits of financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the directors and the board of statutory auditors for the financial statements

The directors are responsible for the preparation of financial statements that give a true and fair view in accordance with the IFRS Accounting Standards issued by the International Accounting Standards Board and adopted by the European Union and, within the terms provided for by law, for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or unintentional conduct or events.

The directors are responsible for assessing the Company's ability to continue as a going concern and, in preparing the financial statements, for the appropriateness of using the going concern basis of accounting, as well as for adequate disclosure in this regard.
The directors use the going concern basis of accounting in preparing the financial statements unless they have assessed that the conditions exist for the liquidation of the Company or the cessation of operations, or that they have no realistic alternative but to do so.

EY S.p.A.
Sede Legale: Via Meravigli, 12 – 20123 Milano
Sede Secondaria: Via Lombardia, 31 – 00187 Roma
Capitale Sociale Euro 3.000.000 i.v.
Iscritta alla S.O. del Registro delle Imprese presso la CCIAA di Milano Monza Brianza Lodi
Codice fiscale e numero di iscrizione 00434000584 - numero R.E.A. di Milano 606158 - P.IVA 00891231003
Iscritta al Registro Revisori Legali al n. 70945 Pubblicato sulla G.U. Suppl. 13 - IV Serie Speciale del 17/2/1998

A member firm of Ernst & Young Global Limited

Shape the future
with confidence

The board of statutory auditors is responsible for oversight, within the terms provided for by law, of the process for the preparation of the Company's financial reporting.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or unintentional conduct or events, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (ISA Italia) will always detect a material misstatement when it exists. Misstatements can arise from fraud or from unintentional conduct or events and are considered material if they could reasonably be expected, individually or in the aggregate, to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit conducted in accordance with International Standards on Auditing (ISA Italia), we exercise professional judgement and maintain professional scepticism throughout the audit. Furthermore:

- we identified and assessed the risks of material misstatement of the financial statements, whether due to fraud or unintentional conduct or events; we designed and performed audit procedures responsive to those risks; we obtained sufficient and appropriate audit evidence on which to base our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than the risk of not detecting a material misstatement resulting from unintentional conduct or events, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control;
- we obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control;
- we evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors and the related disclosures;
- we concluded on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, on whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion accordingly. Our conclusions are based on the audit evidence obtained up to the date of this report. However, future events or conditionsmay cause the Company to cease to continue as a going concern;
- we evaluated the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicated with those charged with governance, identified at an appropriate level as required by International Standards on Auditing (ISA Italia), regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control identified during the audit.

Report on other legal and regulatory requirements

Opinions and statement pursuant to Article 14, paragraph 2, letters e), e-bis) and e-ter), of Legislative Decree of 27 January 2010, no. 39

The Directors of Fassa S.r.l. are responsible for the preparation of the management report of Fassa S.r.l. at 31 December 2025, including its consistency with the related financial statements and its compliance with the law.

We performed the procedures required by auditing standard (SA Italia) No. 720B in order to:

- express an opinion on the consistency of the management report with the financial statements;
- express an opinion on the compliance of the management report with the law;
- issue a statement on any material misstatements in the management report.

In our opinion, the management report is consistent with the financial statements of Fassa S.r.l. as at 31 December 2025.

Furthermore, in our opinion, the management report has been prepared in accordance with the law.

With reference to the statement pursuant to Article 14, paragraph 2, letter e-ter), of Legislative Decree of 27 January 2010, No. 39, issued on the basis of the knowledge and understanding of the company and its environment obtained during the audit, we have nothing to report.

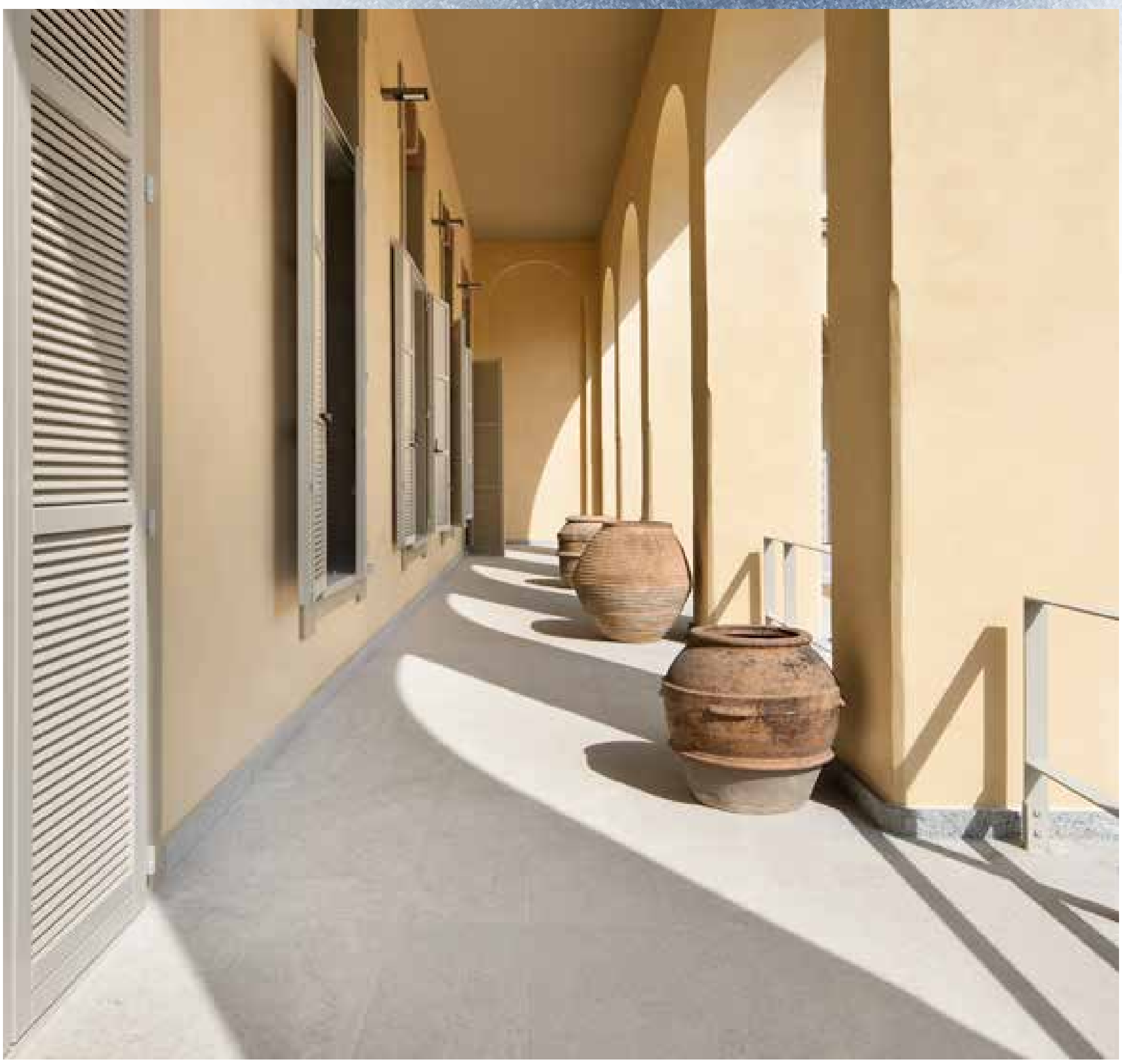
Treviso, 4 June 2026

EY S.p.A.

Maurizio Rubinato
(Statutory Auditor)

3

BOARD OF STATUTORY AUDITORS' REPORT



"HORTI" residential complex
- Milan
AMDL CIRCLE

Report of the Board of Statutory Auditors on the financial statements of Fassa S.r.l. for the year ended 31 December 2025

To the shareholders of Fassa S.r.l.
During the year ended 31 December 2025, our activities were carried out in accordance with the provisions of law and the Standards of Conduct for Boards of Statutory Auditors of Unlisted Companies issued by the Italian National Council of Chartered Accountants and Accounting Experts.
We hereby inform you of these activities and of the results achieved in this report.
The financial statements of Fassa S.r.l. as at 31.12.2025, prepared in accordance with the International Financial Reporting Standards adopted by the European Union and showing a profit for the year of EUR 65,794,531, have been submitted for your examination. The financial statements were made available to us within the statutory time limit.
Since the Board of Statutory Auditors is not responsible for the statutory audit, it carried out the supervisory activities on the financial statements provided for in Standard 3.8 of the "Standards of Conduct for Boards of Statutory Auditors of Unlisted Companies", consisting of an overall summary review aimed at verifying that the financial statements were correctly prepared. The task of verifying consistency with the accounting records is assigned to the statutory auditor.
The entity engaged to perform the statutory audit of the accounts, E.Y. S.p.A., delivered its report dated 4 June 2026 to us, containing an unmodified opinion.
Therefore, based on the report of the statutory auditor, the financial statements as at 31.12.2025 give a true and fair view of the financial position, financial performance and cash flows of your Company and have been prepared in accordance with the regulations governing their preparation.

1) Supervisory activities pursuant to Articles 2403 et seq. of the Italian Civil Code
We supervised compliance with the law and the articles of association, observance of the principles of proper management and, in particular, the adequacy of the organisational, administrative and accounting structure adopted by the company and its actual functioning.

We attended the shareholders' meetings and meetings of the board of directors and, based on the information available, have no particular matters to report.

We obtained from the governing body, sufficiently in advance and also during the meetings held, information on the general performance of operations and their foreseeable development, as well as on the most significant transactions carried out by the company in terms of size or characteristics. Based on the information obtained, we have no particular observations to report.

We met with the statutory auditors of the subsidiaries and no relevant data or information emerged that should be highlighted in this report.

We promptly exchanged with the statutory auditor data and information relevant to the performance of our supervisory activities.

Report of the Board of Statutory Auditors on the financial statements of Fassa S.r.l. for the year ended 31 December 2025

We met with the supervisory body and no critical issues emerged regarding the proper implementation of the organisational model that should be highlighted in this report.
We gained an understanding of and supervised the adequacy of the organisational, administrative and accounting structure and its actual functioning, including by obtaining information from the function managers, and in this regard have no particular observations to report.
We gained an understanding of and supervised, within the scope of our responsibilities, the adequacy and functioning of the administrative and accounting system, as well as its reliability in properly representing management events, by obtaining information from the function managers and examining company documents; in this regard, we have no particular observations to report.
No reports were received from shareholders pursuant to Article 2408 of the Italian Civil Code or pursuant to Article 2409 of the Italian Civil Code.
During the year, the Board of Statutory Auditors did not issue any opinions or observations required by law.

2) Observations on the financial statements

We verified that the directors stated that the financial statements were prepared in compliance with the reference standards governing their preparation.

As stated in the report of the statutory auditor, "the financial statements give a true and fair view of the financial position of the company as at 31.12.2025 and of its financial performance and cash flows for the year then ended, in accordance with the IFRS Accounting Standards issued by the International Accounting Standards Board and adopted by the European Union".

To the best of our knowledge, in preparing the financial statements, the directors did not depart from the provisions of law pursuant to Article 2423, paragraph 5, of the Italian Civil Code.

The company also prepared the consolidated financial statements of the Fassa Group, which report a profit for the year of EUR 66,233 thousand.

Those financial statements were also subject to a specific report by E.Y. S.p.A., dated 4 June 2026, which states that "the consolidated financial statements give a true and fair view of the financial position of the Group as at 31.12.2025 and of its financial performance and cash flows for the year then ended, in accordance with the IFRS Accounting Standards issued by the International Accounting Standards Board and adopted by the European Union".

3) Observations and proposals regarding approval of the financial statements

Report of the Board of Statutory Auditors on the financial statements of Fassa S.r.l. for the year ended 31 December 2025

Considering the results of the activities we performed and the opinion expressed in the audit report issued by the statutory auditor, we see no grounds preventing the shareholders from approving the financial statements for the year ended 31 December 2025, as prepared by the directors.

The Board of Statutory Auditors agrees with the directors' proposal for the allocation of profit for the year set out in the notes to the financial statements.

Spresiano, 4 June 2026

The Board of Statutory Auditors

Massimo Miani, Chairman of the Board of Statutory Auditors

Stefano Burughel, Standing Auditor

Alessio Montagner, Standing Auditor

FASSA GROUP
CONTACTS

FASSABORTOLO.COM