

## PRESS RELEASE

*Summary of the economic and financial indicators of the Issuer MF CAPITAL S.A. for Q1 2026  
(Financial statements for the first quarter)*

*MF Capital S.A. is a company with extensive experience in the local market, currently focusing its activity on the real estate sector through the management and monetisation of the assets it owns. The Company's business model is centred on generating recurring revenue from the leasing of owned premises, complemented by property management services tailored to the specific characteristics of the managed portfolio. From an operational perspective, the income-generating portfolio comprises approximately 26,000 sqm, corresponding to 43 active lease agreements.*

*At the end of the first quarter of 2026, the Company recorded, at **individual level**, total revenue of RON 3.6 million, up 24%, and net profit of RON 1.2 million, up 202.0% compared to the same period of the previous year.*

*At **consolidated level**, MF Capital S.A. recorded total revenue of RON 6.2 million and net profit of RON 1.4 million.*

*The following section presents the main financial results relating to the Company's financial position and economic performance, both at individual level and at consolidated level, in order to provide a clear and comprehensive overview of its development.*

### 1. Individual level

#### *Financial position*

Balance Sheet (lei)	31-Dec-25	31-Mar-26	%
<b>TOTAL NON-CURRENT ASSETS</b>	<b>245,948,419</b>	<b>245,908,334</b>	<b>-0.02%</b>
<b>TOTAL CURRENT ASSETS</b>	<b>5,321,255</b>	<b>6,259,308</b>	<b>17.63%</b>
Deferred expenses	1,781	679,543	-
<b>TOTAL ASSETS</b>	<b>251,271,455</b>	<b>252,847,184</b>	<b>0.63%</b>
Share capital	79,152,825	79,152,825	0.00%
TOTAL EQUITY	192,219,787	193,372,915	0.60%
<b>TOTAL LIABILITIES</b>	<b>59,051,668</b>	<b>59,474,269</b>	<b>0.72%</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>251,271,455</b>	<b>252,847,184</b>	<b>0.63%</b>

#### *Financial performance*

Statement of Profit or Loss (lei)	31-Mar-25	31-Mar-26	%
<b>Sales revenue</b>	<b>2,219,651</b>	<b>2,608,442</b>	<b>17.52%</b>
<b>Operating result – profit / (loss)</b>	<b>822,865</b>	<b>1,496,933</b>	<b>81.92%</b>
<b>Financial result – profit / (loss)</b>	<b>-322,554</b>	<b>-326,050</b>	-
<b>Profit for the financial year</b>	<b>381,887</b>	<b>1,153,128</b>	<b>201.96%</b>
Total comprehensive income	381,887	1,153,128	201.96%
Number of shares	3,705,956	3,705,956	0.00%
<b>Earnings per share</b>	<b>0.1</b>	<b>0.31</b>	<b>210.00%</b>

#### MF CAPITAL S.A.

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## 2. Consolidated level

### Financial position

Balance Sheet (lei)	31-Dec-25	31-Mar-26	%
<b>Total non-current assets</b>	<b>288,545,343</b>	<b>288,272,929</b>	<b>-0.09%</b>
<b>Total current assets</b>	<b>11,272,217</b>	<b>13,117,567</b>	<b>16.37%</b>
<b>Deferred expenses</b>	<b>266,949</b>	<b>1,113,696</b>	<b>317.19%</b>
<b>TOTAL ASSETS</b>	<b>300,084,509</b>	<b>302,504,192</b>	<b>0.81%</b>
Share capital	79,152,825	79,152,825	-
Profit or loss for the financial year	15,074,547	1,448,077	-90.39%
<b>Total equity</b>	<b>204,308,484</b>	<b>205,815,964</b>	<b>0.74%</b>
<b>Total long-term liabilities</b>	<b>77,182,719</b>	<b>76,630,920</b>	<b>-0.71%</b>
<b>Total short-term liabilities</b>	<b>17,077,250</b>	<b>18,543,906</b>	<b>8.59%</b>
<b>Deferred income</b>	<b>30,000</b>	<b>30,000</b>	<b>-</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>300,084,509</b>	<b>302,504,192</b>	<b>0.81%</b>

### Financial performance

Statement of Profit or Loss (lei)	31-Mar-25	31-Mar-26	%
<b>Revenue from current activities / turnover</b>	<b>4,074,683</b>	<b>4,754,536</b>	<b>16.68%</b>
Other operating income	73,314	11,239	-84.67%
Income from changes in the market value of investment property	-	1,468,106	-
Income related to the cost of work in progress	125,912	-	-
Other operating expenses	1,736,911	2,047,830	17.90%
<b>Profit / (loss) from operating activities</b>	<b>459,735</b>	<b>1,943,248</b>	<b>322.69%</b>
Net financial result	-466,590	-421,269	-
<b>Net profit / (loss)</b>	<b>-197,380</b>	<b>1,447,336</b>	<b>-</b>
<b>Total comprehensive income</b>	<b>-197,380</b>	<b>1,447,336</b>	<b>-</b>
<b>Number of shares</b>	<b>3,705,956</b>	<b>3,705,956</b>	<b>-</b>
<b>Earnings per share attributable to owners of the parent company</b>	<b>0</b>	<b>0,39</b>	<b>-</b>

### INFORMATION REGARDING THE AVAILABILITY OF THE Q1 2026 REPORT

MF CAPITAL S.A., with its registered office at 5-25 Popa Lazăr Street, District 2, Bucharest, Romania, registered with the Trade Registry Office under no. J1991002353401, Unique Registration Code 655, hereby informs investors of the availability of the report for the first quarter of 2026, prepared in accordance with the provisions of Law no. 24/2017 on issuers of financial instruments and market operations, republished, as further amended and supplemented, and ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, as further amended and supplemented. The report will be available starting from 26 May 2026 on the Company's website, at [www.mfcapital.ro/investitori](http://www.mfcapital.ro/investitori), as well as on the website of the Bucharest Stock Exchange ([www.bvb.ro](http://www.bvb.ro)), under the ticker symbol MFC. Additional information may be obtained by e-mail at [office@mfcapital.ro](mailto:office@mfcapital.ro). The report may also be accessed via the link below.

Chairman of the Board of Directors – Chief Executive Officer  
Mollo Sergio

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