MF Capital

PRESS RELEASE

SUMMARY OF THE ISSUER'S ECONOMIC AND FINANCIAL INDICATORS
MF CAPITAL S.A.
FOR THE FIRST NINE MONTHS OF 2026
(Financial Statements as of 30 September 2026)

MF CAPITAL S.A., a company with a long-standing history in the Romanian market, currently operates in the real estate sector, carrying out activities related to the leasing of its owned properties, as well as property management services.

Through a proactive approach to managing its real estate portfolio in a fluctuating economic environment, MF CAPITAL S.A., as an owner of rental spaces, has responded to these dynamics with increased adaptability, flexibility in cost management and a prudent approach to the administration of its real estate portfolio.

At the end of the first nine months of 2026, the company recorded, on an individual basis, total revenues of RON 10.76 million, up 16.57% compared to the same period of 2025, and a net profit of RON 2.68 million, 46.73% above the level of the previous year.

On a consolidated basis, operating income amounted to RON 24.90 million and net profit to RON 4.76 million, of which RON 3.65 million attributable to owners of the parent company. Consolidated turnover increased by 38.43%, to RON 26.95 million.

The key financial indicators recorded in the first nine months of 2026, on both an individual and a consolidated basis, are presented below:

1. *Individual level*

Balance sheet (RON)	31.12.2025	30.09.2026	30.09.2026/ 31.12.2025	*Share of total assets*
NON-CURRENT ASSETS	245,948,419	248,553,582	1.06%	*97.85*
CURRENT ASSETS	5,321,255	5,228,149	-1.75%	*2.06*
TOTAL ASSETS	251,271,455	254,012,781	1.09%	*100.00*
EQUITY	192,219,787	194,902,768	1.40%	*76.73*
LONG-TERM LIABILITIES	49,584,068	50,636,509	2.12%	*19.93*
SHORT-TERM LIABILITIES	9,467,600	8,473,504	-10.50%	*3.34*
TOTAL LIABILITIES	59,051,668	59,110,013	0.10%	*23.27*
TOTAL EQUITY AND LIABILITIES	251,271,455	254,012,781	1.09%	*100.00*

Profit and loss account (RON)	30.09.2025	30.09.2026	30.09.2026/ 30.09.2025
NET TURNOVER	8,406,596	10,006,013	19.03%
OPERATING INCOME	8,434,868	10,006,013	18.63%
OPERATING EXPENSES	-5,627,854	-6,345,310	12.75%
OPERATING RESULT	2,807,014	3,660,704	30.41%
FINANCIAL INCOME	799,111	757,942	-5.15%
FINANCIAL EXPENSES	-1,404,921	-1,660,543	18.19%
FINANCIAL RESULT	-605,810	-902,602	
TOTAL INCOME	9,233,979	10,763,955	16.57%
TOTAL EXPENSES	-7,032,775	-8,005,853	13.84%
GROSS RESULT (PROFIT BEFORE TAX)	2,201,204	2,758,102	25.30%
NET RESULT FOR THE PERIOD	1,828,554	2,682,981	46.73%

2. *Consolidated level*

Balance sheet (RON)	31.12.2025	30.09.2026	30.09.2026/ 31.12.2025	*Share of total assets*
NON-CURRENT ASSETS	288,545,343	290,612,321	0.72%	*94.75%*
CURRENT ASSETS	11,272,217	15,547,907	37.93%	*5.07%*
TOTAL ASSETS	300,084,509	306,714,780	2.21%	*100%*
EQUITY	204,308,484	208,040,178	1.83%	*67.83%*
LONG-TERM LIABILITIES	77,182,719	79,763,488	3.34%	*26.01%*
SHORT-TERM LIABILITIES	17,077,250	16,185,647	-5.22%	*5.28%*
TOTAL LIABILITIES	94,259,969	95,949,135	1.79%	*31.28%*
TOTAL EQUITY AND LIABILITIES	300,084,509	306,714,780	2.21%	*100%*

Profit and loss account (RON)	30.09.2025	30.09.2026	30.09.2026/ 30.09.2025
Revenue from current activities / turnover	19,470,338	26,953,359	38.43%
Other operating income	505,442	514,216	1.74%
Income related to the cost of production in progress	7,000,857	-2,571,056	-136.72%
Income from own fixed assets production	25,645	-	-100.00%
Raw materials, consumables and goods	5,873,120	4,379,669	-25.43%
Personnel expenses	4,322,108	4,501,388	4.15%
Depreciation and amortization expenses	1,403,437	1,469,476	4.71%
Other operating expenses	3,516,551	7,482,653	112.78%
Profit / (loss) from operating activities	11,887,066	7,063,333	-40.58%
Net result from financial activity	-2,663,028	-1,755,224	-34.09%
Profit / (loss) before tax	9,224,038	5,308,110	-42.45%
Net profit / (loss)	8,626,317	4,756,205	-44.86%

NOTES REGARDING THE AVAILABILITY OF THE QUARTERLY REPORT

MF CAPITAL S.A., with its registered office at 5–25 Popa Lazar Street, Sector 2, Bucharest, Romania, registered with the Trade Register under no. J40/2353/1991, Tax Identification Code 655, informs investors about the availability of the quarterly report for the third quarter of 2026, in accordance with the provisions of Law no. 24/2017 on issuers of financial instruments and market operations, republished, and ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented. The report is available starting with 27.11.2026 on the company's website at www.mfcapital.ro/investitori, as well as on the Bucharest Stock Exchange website (www.bvb.ro), under the ticker symbol MFC. Additional information may be obtained at the e-mail address office@mfcapital.ro. The report can also be accessed through the link below.

Chairman of the Board – Chief Executive Officer
Sergio Mollo