Quarter I 2025

Quarterly Report

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Issuer admitted on the Regulated Market administered by the Bucharest Stock Exchange

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MECANICĂ FINĂ

First Quarter Report 2025 - Mecanica Fina S.A.

prepared in accordance with the provisions of Law no. 24/2017, republished and ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, republished, with subsequent amendments and additions

Financial report and issuer information

Report date Issuer	12.05.2025
name:	Mecanica Fina S.A.
Headquarters:	București, sectorul 2, street Popa Lazăr, no. 5 - 25
Phone/Fax:	0212520085 / 0212527609
E-mail:	office@mecanicafina.ro
Website:	www.mecanicafina.ro
Unique registration code:	655
Commercial Register number: Subscribed and	J40/2353/1991
paid-up share capital:	9.264.890 lei
The market on which the issued securities are traded:	Regulated Market, Standard category

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KEY EVENTS FIRST QUARTER 2025

Mecanica Fina S.A., through a proactive and strategic approach in the management of its real estate portfolio, has demonstrated a solid capacity to adapt in an economic context marked by uncertainty and volatility. During the reporting period, the company acted swiftly in the face of market changes, adopting measures aimed at maintaining the attractiveness of its assets and responding effectively to changing customer demands. At the same time, Mecanica Fina S.A. rigorously pursued the optimization of the structure of operating expenses, without compromising the quality of services offered to customers.

As of the end of the first three months of 2025, the company **individually** recorded sales revenues totaling 2.21 million lei, up 21.98%, and a net profit of 381 thousand lei, down 3.63% compared to the same period last year.

At consolidated level, Mecanica Fina S.A. recorded total revenues of 4.07 million lei and a loss of 197 thousand lei.

The prudent approach to portfolio management has also been reflected in investment decisions, with the company focusing on preserving and developing the real estate portfolio in line with market opportunities.

The active and adaptive management of the real estate portfolio has enabled the company not only to protect its competitive position in a difficult economic climate, but also to create favorable premises for future developments in a balanced and sustainable manner.

FINANCIAL AND ACCOUNTING SITUATION

Individual level

Financial position of Mecanica Fina S.A. at 31.03.2025

Balance Sheet (RON)	31.03.2024	31.03.2025	2025/2024
Tangible assets	3.339.188	3.331.787	-0,22%
Right-of-use assets under leasing	-	-	
Intangible assets	-	-	
Investment properties	202.337.988	202.419.858	0,04%
Investments in shares	24.160.919	24.160.919	0,00%
Other fixed assets	5.174	5.174	0,00%
TOTAL FIXED ASSETS	**229.843.269**	**229.917.737**	**0,03%**
Inventories	604	1.285	112,75%
Trade and similar receivables	2.524.704	3.114.156	23,35%
Cash and cash equivalents	138.656	39.022	-71,86%
TOTAL CURRENT ASSETS	**2.663.964**	**3.154.463**	**18,41%**
Prepaid expenses	1.651	435.144	26256,39%
TOTAL ASSETS	**232.508.884**	**233.507.344**	**0,43%**
Share capital	79.152.825	79.152.825	0,00%
Legal reserves	1.852.978	1.852.978	0,00%
Other reserves	10.220.689	10.220.689	0,00%

Retained earnings	85.431.117	87.593.678	2,53%
Current result	2.162.561	381.887	-82,34%
TOTAL EQUITY	**178.820.170**	**179.202.057**	**0,21%**
Amounts owed to credit institutions	17.929.647	18.509.859	3,24%
Leasing	-	-	0,00%
Other long-term liabilities	2.279.754	2.527.244	10,86%
Deferred tax	28.008.403	27.496.953	-1,83%
TOTAL LONG-TERM LIABILITIES	**48.217.804**	**48.534.056**	**0,66%**
Current tax liabilities	1.105.446	1.455.791	31,69%
Amounts owed to credit institutions	1.322.077	1.437.169	8,71%
Employee benefits obligations	-	-	0,00%
Trade and similar payables	1.953.847	1.606.281	-17,79%
Provisions			0,00%
Other short-term liabilities	1.089.540	1.271.990	16,75%
TOTAL SHORT-TERM LIABILITIES	**5.470.910**	**5.771.231**	**5,49%**
TOTAL LIABILITIES	**53.688.714**	**54.305.286**	**1,15%**
TOTAL EQUITY AND LIABILITIES	**232.508.884**	**233.507.344**	**0,43%**

With a real estate portfolio composed of land and buildings located in one of the most valuable and dynamic areas of the capital - Center-North Bucharest - the company reports a solid position in terms of assets after the first three months of 2025. As at March 31, 2025, this material base represents a significant asset in the consolidation of the financial position, providing premises for the generation of long-term sustainable added value for the benefit of shareholders, in line with the company's mission.

Under the specific nature of the company's business, real estate investments represent the most significant asset category as at March 31, 2025. After the first three months of 2025, they record a value of RON 202.4 million, remaining at a relatively constant value compared to the beginning of the year (+0.04%). The dynamics of real estate investments in the reporting period prints the same evolution also at the level of fixed assets (+0.03%).

Tangible fixed assets include the value of land and buildings that do not contribute to the generation of income, as well as technical installations and machinery, furniture and office equipment. As at March 31, 2025, the value of these tangible fixed assets amounts to 3.33 million lei, representing 1.43% of the total assets of the company.

The issuer has direct shareholdings in four companies, with the objective of generating dividend income. Thus, as at March 31, 2025, the value of these participations is reflected in the class of investments in shares, with a total amount of RON 24.16 million.

At the end of the first quarter of 2025, receivables remain the main category of current assets (98.72%), after an increase of 23.35% at 31.03.2025 compared to the beginning of the year, attributable to the increase in trade receivables and amounts receivable from group entities.

Mecanica Fina SA ends the first quarter of 2025 with total assets of RON 233.5 million, a relatively similar level to that recorded at the beginning of the year (+0.43%).

Short-term debt at March 31, 2025 shows a slight increase of 5.49% after the first three months of the year, due to an increase in amounts due to credit institutions (+8.71%), but also to current tax liabilities. At the

same time, debts falling due in more than one year remain at a constant level during the reporting period (+0.66%). The company's activity is financed in a proportion of only 23.26% from external sources, which reflects a high degree of equity solvency and easy access to external financing.

Structurally, current payables comprise bank loans, 24.90%, current tax liabilities, 25.22%, trade payables, 27.83%, and amounts owed to group entities, 22%.

At 31.03.2025, the company's equity capital shows an increase of 0.21%, due to the positive results carried forward and the positive result of the reporting period.

Financial performance of Mecanica Fina S.A. at 31.03.2025

Profit and Loss Account (RON)	31.03.2024	31.03.2025	2025/2024
Revenue from sales	1.819.735	2.219.651	21,98%
Revenue from own production	75.637	-	-
Cost of goods sold	6.844	2.519	-63,19%
Expenses on raw materials and materials	148.911	47.044	-68,41%
Employee benefits expenses	555.099	624.087	12,43%
Depreciation and amortization expenses	73.475	98.281	33,76%
Other expenses	995.236	1.275.594	28,17%
Other income	676.012	650.739	-3,74%
Operating result – profit/(loss)	791.819	822.865	3,92%
Financial income	22.646	6.837	-69,81%
Financial expenses	296.278	329.391	11,18%
Net foreign exchange (losses)/gains	-273.632	-322.554	-
Financial result – profit/(loss)	-273.632	-322.554	-
Profit before tax	518.186	500.310	-3,45%
Current and deferred income tax	121.909	118.423	-2,86%
Profit for the financial year	396.277	381.887	-3,63%
Profit/(loss) for the financial year	**396.277**	**381.887**	**-3,63%**
Total comprehensive income	396.277	381.887	-3,63%
Number of shares	3.705.946	3.705.956	0,00%
Earnings per share	0,11	0,1	-9,09%

Mecanica Fina S.A. ended the reporting period with sales revenues totaling 2.21 million lei, up by 21.98% compared to the same period last year. This positive development reflects the way the company, under the guidance of a visionary management, was able to respond in a timely manner to market dynamics.

The company's core business - leasing space - continues to be the main driver of revenue generation, contributing 94.97% of total revenue. Compared to the same period in 2024, rental income increased by 27.92%, reinforcing management's objective to develop and modernize the Company's real estate portfolio. The remaining difference comes from other complementary sources, such as services rendered and miscellaneous activities, which, although secondary and minority, remain a source of diversification income streams.

On the other hand, operating expenses for the period amounted to 2.04 million lei, up by 15.06% compared to the same period of the previous year. The structure of these expenses is in line with the specificity of the activity, being mainly made up of other operating expenses (62.3%), personnel expenses (30.48%) and depreciation and amortization expenses (4.8%). This increase is controlled and supported by a careful policy

of resource management, in the context of inflation and the pressures on costs throughout the national economy in an economic context characterized by uncertainty.

As a result of these developments, the company's operating profit amounted to 822 thousand lei, an increase of 3.92% compared to the same period last year. This result confirms the company's ability to transform competitive advantages into tangible financial performance.

At the same time, the financial result, mainly generated by exchange rate differences and interest expenses, recorded a negative amount of MDL 322 thousand.

As a result of these dynamics, *Mecanica Fina S.A.* ends the first quarter of 2025 with a gross profit of 500 thousand lei, 3.45% below the value recorded in the same period of 2024. Consequently, the net profit amounts to 381 thousand lei, down by 3.63%.

Looking to the future, management's objective remains the same: every asset in the portfolio must contribute to a high return and play an active role in strengthening the company's financial stability. To this end, the company will continue to seek both to maximize the value generated by existing assets and to identify new investment opportunities that will support the company's profitable and sustainable growth.

Economic and financial indicators of Mecanica Fina S.A. at 31.03.2025

Liquidity indicators	Interval Optim	01.01.2025	31.03.2025
Current liquidity (AC/DC)	>2	0,49	0,55
Immediate liquidity (CA-Stocks)/Current liabilities	>1	0,49	0,55
Quick liquidity (Current assets/Current liabilities)	>0,5	0,03	0,01
Financial solvency (TA/TD)	>1	4,33	4,30
Equity Solvency (Equity/ Equity +TD)	>30%	76,91%	76,74%
Indebtedness ratio (DTL/Equity + DTL)	<50%	21,	21,31%
Debt ratio (TD/TA)*100	<80%	23,09%	23,26%

Reflecting the solidity of Mecanica Fina S.A.'s business and management's commitment to develop a sustainable real estate portfolio, after the first three months of 2025, 76.74% of the company's activity is financed from its own sources, which places the equity solvency ratio significantly above the minimum risk threshold. This financial balance reflects both the company's medium- and long-term creditworthiness and its easy access to external sources of financing. On the same note, the leverage ratios at the end of the first quarter are within the ranges considered safe

Under core business specific, liquidity ratios, which measure the company's ability to meet its short-term financial obligations using current assets, remain below optimal during the reporting period.

Consolidated level

Financial position at 31.03.2025

Balance Sheet (RON)	31.12.2024	31.03.2025	2025/2024
Tangible assets	60.534.724	60.330.302	-0,34%
Investment properties	211.706.056	211.985.192	0,13%
Intangible assets	3.290	3.562	8,27%
Other fixed assets	11.300	113.000	900,00%
Total fixed assets	**272.255.370**	**272.330.356**	**0,03%**
Inventories	5.190.371	7.101.240	36,82%
Clients and other trade receivables	2.199.344	1.862.944	-15,30%
Other investment securities	648	648	0,00%
Cash and bank accounts	337.801	309.435	-8,40%
Total current assets	**7.728.164**	**9.274.267**	**20,01%**
Prepaid expenses	**298.816**	**903.977**	**202,52%**
TOTAL ASSETS	**279.983.534**	**282.508.600**	**0,90%**
Share capital	79.152.825	79.152.825	0,00%
Own shares	-216.532	-216.532	0,00%
Legal reserves	2.273.959	2.273.959	0,00%
Other reserves	15.239.551	15.239.551	0,00%
Revaluation reserves	13.800.393	13.800.393	0,00%
Retained earnings	79.446.186	79.020.755	-0,54%
Current year result	-507.835	-260.024	-48,80%
Total equity	**189.188.547**	**189.010.927**	**-0,09%**
Non-controlling interests	**1.372.684**	**1.434.968**	**4,54%**
Long-term bank loans	41.606.090	45.250.466	8,76%
Long-term financial leasing	197.296	173.230	-12,20%
Guarantees	606.983	686.663	13,13%
Trade payables and other liabilities	2.329.121	1.038.641	-55,41%
Other liabilities	30.461.881	31.698.821	4,06%
Total long-term liabilities	**76.438.311**	**77.610.502**	**1,53%**
Short-term bank loans	5.912.739	3.056.583	-48,31%
Current financial leasing liability	207.686	209.451	0,85%
Guarantees	855.513	842.364	-1,54%
Trade payables and other liabilities	5.834.377	10.138.880	73,78%
Income tax payable	173.677	204.925	17,99%
Total short-term liabilities	**12.983.992**	**14.452.203**	**11,31%**
TOTAL EQUITY AND LIABILITIES	**279.983.534**	**282.508.600**	**0,90%**

Financial performance at 31.03.2025

Profit and Loss Account (RON)	31.03.2024	31.03.2025	2025/2024
Revenue from current activities / turnover	3.535.030	4.074.683	15,27%
Other operating income	23.196	73.314	216,06%
Income related to the cost of ongoing production	1.776.181	125.912	-92,91%
Income from the production of fixed assets	75.637	-	-
Raw materials, consumables, and goods	1.303.636	230.287	-82,33%
Employee benefits expenses	1.217.105	1.374.139	12,90%
Depreciation and amortization expenses	405.778	477.021	17,56%
Other operating expenses	1.541.744	1.736.911	12,66%
Impairment adjustments for fixed assets	-	4.182	-
Profit / (loss) from operating activities	**941.781**	**459.735**	**-51,18%**
Net financial result	-376.773	-466.590	23,84%
Profit / (loss) before tax	**565.008**	**-6.855**	**-101,21%**
Current and deferred income tax expenses	80.815	190.525	135,75%
Net profit / (loss)	**484.193**	**-197.380**	**-140,76%**
Total comprehensive income	**484.193**	**-197.380**	**-140,76%**
Attributable to non-controlling interests	**88.249**	**62.645**	**-29,01%**
Attributable to the parent company's owners	**395.944**	**-260.025**	**-165,67%**
Number of shares	3.705.956	3.705.956	-
Earnings per share attributable to the parent company's owners	**0,11**	**0**	**-**

The interim financial statements as at March 31, 2025 on which this quarterly report is based have not been audited.

DECLARATION

The undersigned MOLLO SERGIO, in his capacity as Chairman of the Board of Directors - General Manager of Mecanica Fina S.A., with registered office in Bucharest, sector 2, Popa Lazar Street, no. 5 - 25, ORC: J40/2353/1991, CUI: 655 and ROGOJAN MARIA, as Chief Accountant of Mecanica Fina S.A., with registered office in Bucharest, sector 2, Popa Lazar Street, 5 - 25, ORC: J40/2353/1991, CUI: 655,

we declare on our own responsibility that, to the best of our knowledge, the financial statements for the first quarter of 2025, prepared in accordance with the applicable accounting standards, give a true and fair view of the assets, liabilities, financial position, profit and loss account of the issuer and its subsidiaries, and the Report for the first quarter of 2025, prepared in accordance with ASF Regulation no. 5/2018, as subsequently amended and supplemented and containing the information set out in Annex no. 15 thereto, includes a fair analysis of the issuer's development and performance as well as a description of the main risks and uncertainties specific to the business.

Mollo Sergio
Rogojan Maria

Date: 12.05.2025

MECANICA FINA S.A.

Individual financial statements for the quarter ended March 31, 2025 prepared in accordance with IFRS as adopted by the European Union

DISCLAIMER:
THE FINANCIAL STATEMENTS HAVE NOT BEEN AUDITED

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Statement of financial position

	NOTE	31-Mar-25	31-Dec-24
FIXED ASSETS			
Tangible fixed assets	**14**	**3.331.787**	**3.339.188**
Rights to use leased assets		**-**	**-**
Intangible fixed assets		**-**	**-**
Real estate investment	**14**	**202.419.858**	**202.337.988**
Investing in shares	**15**	**24.160.919**	**24.160.919**
Other fixed assets		**5.174**	**5.174**
TOTAL FIXED ASSETS		**229.917.737**	**229.843.269**
CURRENT ASSETS			
Inventories		**1.285**	**604**
Trade and similar receivables	**16**	**3.114.156**	**2.524.704**
Cash and cash equivalents	**17**	**39.022**	**138.656**
TOTAL CURRENT ASSETS		**3.154.463**	**2.663.964**
Advance expenses		**435.144**	**1.651**
TOTAL ACTIVE		**233.507.344**	**232.508.884**
EQUITY			
Share capital	**23**	**79.152.825**	**79.152.825**
Legal reserves	**24**	**1.852.978**	**1.852.978**
Other reserves	**24**	**10.220.689**	**10.220.689**
Result carried forward	**25**	**87.593.678**	**85.431.117**
Current result		**381.887**	**2.162.561**
Profit distribution			
TOTAL EQUITY		**179.202.057**	**178.820.170**
LONG-TERM DEBTS			
Loans and Borrowings	**19**	**18.509.859**	**17.929.647**
Leasing		**-**	**-**
Other long-term liabilities	**18**	**2.527.244**	**2.279.754**
Tax postponed		**27.496.953**	**28.008.403**
TOTAL LONG-TERM DEBT		**48.534.056**	**48.217.804**
SHORT-TERM DEBTS			
Current tax liabilities		**1.455.791**	**1.105.446**
Loans and Borrowings	**19**	**1.437.169**	**1.322.077**
Leasing			
Employee benefit obligations	**18**	**-**	**-**
Trade and similar debts	**18**	**1.606.281**	**1.953.847**
Provisions			
Other short-term liabilities	**18**	**1.271.990**	**1.089.540**
TOTAL SHORT-TERM LIABILITIES		**5.771.231**	**5.470.910**
TOTAL DEBTS		**54.305.286**	**53.688.714**
TOTAL EQUITY AND DEBT		**233.507.344**	**232.508.884**

Statement of financial result

	NOTE	31-Mar-25	31-Mar-24
Income from sales	**6**	**2.219.651**	**1.819.735**
Income from own production		**-**	**75.637**
Cost of goods sold	**8**	**(2.519)**	**(6.844)**
Expenditure on raw materials and materials	**8**	**(47.044)**	**(148.911)**
Staff expenditure	**9**	**(624.087)**	**(555.099)**
Amortization and depreciation expenses		**(98.281)**	**(73.475)**
Other expenditure	**10**	**(1.275.594)**	**(995.236)**
Other revenue	**7**	**650.739**	**676.012**
Other gains/(losses) from changes in fair value investment property		**-**	**-**
Operating result - profit / (loss)		**822.865**	**791.819**
Financial income	**11**	**6.837**	**22.646**
Financial expenses	**11**	**(329.391)**	**(296.278)**
Foreign exchange (losses)/gains, net	**11**	**(322.554)**	**(273.632)**
Income from investments in associates within the group		**-**	**-**
Financial result - profit / (loss)		**(322.554)**	**(273.632)**
Pre-tax profit		**500.310**	**518.186**
Current and deferred corporate income tax	**12**	**(118.423)**	**(121.909)**
Profit for the financial year		**381.887**	**396.277**
Profit/(loss) for the financial year		**381.887**	**396.277**
Other comprehensive income			
Gains/losses on revaluation of tangible fixed assets		**-**	**-**
Income tax related to other items of overall result		**-**	**-**
Total other comprehensive income, net of tax		**-**	**-**
Total overall result		**381.887**	**396.277**
No. Actions	**13**	**3.705.956**	**3.705.946**
Earnings per share	**13**	**0.10**	**0.11**

Cash Flow Statement

I. Cash flows from operating activities	**31-Mar-2025**	**31-Mar-24**
Profit/(Loss) before tax	**500.310**	**2.277.034**
Adjustments for:		
Depreciation and value adjustments on fixed assets	98.281	306.817
Changes in fair value	-	-
Value adjustments on receivables	-	-
Value adjustments on Inventories	-	(151)
Value adjustments on financial fixed assets	-	-
Exchange rate differences financing activity, net	-	-
Loss/(gain) on disposal of assets	-	(3.550)
Interest income	-	-
Interest expenses	309.073	1.253.785
Profit/(Loss) before changes in working capital	**907.665**	**3.833.935**
Decrease/(increase) in receivables	(1.001.827)	(1.886.048)
Decrease/(increase) in Inventories	604	252
Increase/(decrease) in debt	(392.944)	515.891
Cash from operating activities	**(486.502)**	**2.464.031**
Income tax paid	-	(242.159)
Net cash from operating activities	**(486.502)**	**2.221.872**
II.Cash flows from investing activities		
(Payments) / Proceeds from sales of subsidiaries, net of cash	-	2.000
(Payments) / Proceeds from sales of tangible and intangible fixed assets, net of cash	(172.750)	(4.581.198)
Payments for the purchase of real estate investments	-	-
Interest collected	-	3
Dividends received	(21.119)	712.174
Net cash from investing activities	**(193.868)**	**(3.867.021)**
III.Cash flows from financing activities		
Proceeds from bank loans	1.016.744	17.274.723
Repayments of bank loans	(331.315)	(13.490.606)
Finance lease payments		
Interest paid	(309.073)	(1.253.785)
Loans to affiliated entities - received	205.664	1.486.849
Loans to affiliated entities - granted	-	(2.435.658)
Net cash from financing activities	**582.020**	**1.581.523**
Net cash increase / (decrease)	**(99.635)**	**(63.625)**
Cash and cash equivalents at beginning of period	**138.656**	**202.282**
Cash and cash equivalents at end of period	**39.022**	**138.656**
Cash and cash equivalents at the end of the period include:		
Bank accounts and cash	**39.022**	**138.656**

Statement of changes in equity

	Subscribed capital	Book	Reserves from re-evaluation	Other reserves	Result carried forward and Current	TOTAL
31-Dec-23	**79.152.825**	**1.852.978**	**-**	**10.220.689**	**85.431.117**	**176.657.608**
Current overall result	-	-	-		2.162.561	2.162.561
Total other elements of overall result	-	-	-		**2.162.561**	**2.562.561**
Error correction					-	**-**
Legal reserve allocations	-	-	-		-	-
Other reserve allocations		-	-		-	-
31-Dec-24	**79.152.825**	**1.852.978**	**-**	**10.220.689**	**87.593.678**	**178.820.169**
Current overall result	-	-	-		381.887	**381.887**
Total other comprehensive income	-	-	-		381.887	**381.887**
Error correction	-	-	-		-	**-**
Legal reserve allocations	-	-	-		-	**-**
Other reserve allocations	-	-	-		-	-
31-Mar-25	**79.152.825**	**1.852.978**	**-**	**10.220.689**	**87.975.565**	**179.202.056**

NOTES TO THE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

1.1. Company Overview

Societatea Mecanica Fina, with its registered office in Bucharest, sector 2, Popa Lazar Street, no. 5 - 25, unique registration code RO 655, ORC: J40/2353/1991 was founded in 1991 and is listed on the regulated market on the Bucharest Stock Exchange.

1.2. Brief history

The company "MECANICA FINA SA" was founded as a joint-stock company in 1991 and originates from the former Bucharest Mecanica Fina S.A. Enterprise which, in its turn, originated from a privately owned commercial company, "Societatea de Exploatari Tehnice" (S.E.T) founded in 1923 and nationalized in 1948, after nationalization taking - one after the other - the names "Uzina 21 Decembrie", "Uzina de Mecanica Fina" and "Intreprinderea de Mecanica Fina".

The Mecanica Fina S.A. Enterprise was divided, in 1991, pursuant to Law no. 15 / 1990 on the reorganization of state economic units as autonomous regii and commercial companies, by HG no. 157 / 07.03.1991, into four commercial companies structured on the manufacturing profile of the sections of the enterprise as follows: "Mecanica Fina" SA (measuring and control devices), "Diasfin" SA (diamond tools), "Carmesin" SA (sintered metal carbide products) and "Fapiro" SA (batteries and rasps), later a new commercial company was established: "Sigma Fina"SA (the former Computer Center of the enterprise).

Initially, the share capital of Mecanica Fina SA belonged entirely to the state, after which it was owned by the State Ownership Fund (70%) and the Private Ownership Fund IV Muntenia (30%), so that, (after the takeover of the stake held by FPP IV), 88.77% of the total share capital, the remaining 88.77% belonging to the shareholders who subscribed within the PPM.

Since 1997, Mecanica Fina SA is listed on the Bucharest Stock Exchange. MECANICA FINA SA, as it was founded in 1991, was privatized in 2000, its share capital being, at present, entirely private. The majority shareholder of the company, with a share capital of 91.59933% is Mol Invest SA with headquarters in Bucharest, sector 2, Popa Lazar Street no. 5 - 25, Imobil C16, (ORC J40/969/2001; CUI 13671261), a Romanian company with private capital with two Italian citizens as shareholders, of which the majority shareholder (99.98%), Mr. Mollo Sergio Mollo, is the sole director of the company and, at the same time, director - Chairman of the Board of Directors and General Manager of Mecanica Fina SA. Mecanica Fina SA was a manufacturer of measuring and control devices until 2009 when it stopped its production activity due to the economic crisis and the level of obsolescence of the manufacturing technologies with direct effect on the company's economic profitability, as well as for environmental protection reasons, since the production workshops were centrally located in Bucharest - Obor area.

The value of the share capital Mecanica Fina SA is over 1.9 million EURO, i.e. 9.264.890 RON divided into 3.705.956 shares with a nominal value of 2,50 RON, whose records are kept, on the basis of contract, by the Central Depository SA, the company being listed on the regulated market administered by BVB - Main Segment - Standard Category - Shares, starting with 12.08.2015.

MECANICA FINA SA currently has a total of 12 employees and includes in its object of activity various activities, the largest share in income, currently holding the rental of own real estate and services in connection with the provision of utilities to tenants in rented premises.

2. BASICS

The significant accounting policies adopted in the preparation of the financial statements have been applied consistently to all years unless otherwise stated.
The financial statements are presented in RON, which is also the functional currency. Amounts are rounded to the nearest unit unless otherwise stated.
These financial statements have been prepared in accordance with International Financial Reporting Standards and International Accounting Standards as adopted by the European Union.
The preparation of financial statements in accordance with adopted IFRS requires the use of critical accounting estimates. It also requires management to assess the application of accounting policies. The areas where significant judgments and estimates have been made in the preparation of the financial statements and the effect of these are disclosed in note 3.

3. ESTIMATES AND KEY ESTIMATES AND ACCOUNTING JUDGMENTS

The Company makes certain estimates and assumptions about the future. Estimates and judgments are continually evaluated based on historical experience and other factors, including expectations about future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions. Except for the valuation of investment properties, the Company does not have assets and liabilities included in the financial statements that require fair value measurement and/or disclosure.

4. ACCOUNTING POLICIES

The accounting policies used in the preparation of these quarterly financial statements are the same as those used in the preparation of the 2024 annual financial statements.

5. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The Company is exposed to various financial risks through its operational activities, primarily including credit risk, foreign exchange risk, and liquidity risk.
As with all business operations, financial instruments inherently involve certain risks. This note outlines the Company's objectives, policies, and procedures for managing these risks, as well as the methodologies used to evaluate them.
No significant changes have occurred in the Company's risk exposure, risk management objectives, or assessment methods compared to previous periods, unless otherwise stated in this note.

Main financial instruments
The primary financial instruments through which the Company is exposed to risk include:

- Trade and other receivables
- Cash and cash equivalents
- Trade and other payables

The Board of Directors aims to establish risk mitigation policies that minimize exposure while preserving the Company's competitiveness and operational flexibility.

Credit risk. Credit risk refers to the potential financial loss the Company may incur if a customer or counterparty fails to meet its contractual obligations. The Company is primarily exposed to credit risk from customer receivables.

Foreign exchange risk. The Company's primary exposure to foreign exchange risk stems from its bank borrowings denominated in foreign currencies.

Liquidity risk. Liquidity risk arises from the Company's need to manage its working capital, interest expenses, and principal repayments on outstanding debt. The Company's policy is to maintain adequate cash reserves or available credit lines to meet payment obligations as they arise. The Board of Directors regularly monitors cash flow forecasts and current liquidity positions. At the reporting date, the Company had sufficient liquid resources to meet its foreseeable obligations.

Bank liquidities. The financial stability and creditworthiness of the banks holding the Company's accounts are periodically reviewed by management.

Operational risk. Operational risk refers to the potential for direct or indirect losses resulting from internal processes, personnel, systems, or external events. These include risks related to legal and regulatory compliance, and organizational behavior. Responsibility for managing operational risk lies primarily with departmental managers, supported by the Company's overall risk management framework.

Capital adequacy. Management's capital adequacy policy focuses on maintaining a strong capital base in order to support the continued development of the Company and the achievement of its investment objectives.

6. SALES REVENUES

Sales revenues include the following items:

Description	**31-Mar-25**	**31-Mar-24**
Rental income	2.107.993	1.647.880
Sale of goods	2.645	7.029
Sales of residual products	-	4.698
Income from services	109.012	818.777
Total	**2.219.650**	**2.478.384**

Income from sales mainly comprises income from the rental of space held in the Company's assets. The spaces are rented on the basis of contracts entered into between the parties.

7. OTHER REVENUE

Other operating income includes the following components:

Description	31-Mar-25	31-Mar-24
Revenues from utility rebills	650.587	658.649
Gains from the valuation of fixed investments	-	-
Other operating income	152	17.363
Total	**650.739**	**676.012**

8. RAW MATERIALS AND CONSUMABLES

Expenditures for raw materials and consumables have the following components:

Description	31-Mar-25	31-Mar-24
Expenditure on fuel and spare parts	4.551	620
Expenditure on inventory	1.957	3.226
Expenditure on consumables for building repairs	40.536	145.065
Expenditure on goods	2.519	6.844
Total	**49.562**	**155.755**

9. STAFF EXPENDITURE

Staff-related expenses have the following components:

Description	31-Mar-25	31-Mar-24
Salaries	433.144	367.758
Expenditure with collaborators	153.855	153.855
Taxes and social contributions	13.208	11.736
Other benefits (meal vouchers)	23.880	21.750
Untaken leave	-	
Total	**624.087**	**555**

The remuneration of the Board of Directors and Executive Management is detailed below:

Description	31-Mar-25	31-Mar-24
Salaries	153.855	153.855
Taxes and social contributions	3.462	3
Total	**157.317**	**157**

10. OTHER EXPENSES

Other operating expenses include the following:

Description	31-Mar-25	31-Mar-24
Utilities	919.991	510.604
Expenditure on materials and repairs	9.180	202
Insurance	3.355	-
Commissions, banking services and fees	14.328	6.175
Product advertising and promotion	26.014	8.294
Travel and transportation	260	11.407
Post and telecommunications	7.920	8.079
Other services provided by third parties	180.637	292.554
Other taxes	96.725	131.625
Fines and penalties	17.185	26.284
Miscellaneous	0	
Total	**1.275.594**	**995**

11. FINANCIAL INCOME AND FINANCIAL EXPENSES

Net financial result comprises the following components:

Description	31-Mar-25	31-Mar-24
Interest income	1	1
Interest expenses	(309.073)	(289.935)
Other financial income	6.837	22.645
Other financial charges	(20.318)	(6.344)
Total	**(322.554)**	**(273.632)**

12. CORPORATE INCOME TAX

Description	31-Mar-25	31-Mar-24
Corporate income tax	(84.578)	(88.046)
Deferred tax (expense)/income	(33.385)	(33.845)
Total	**(118.423)**	**(121.891)**

The company has not been subject to a comprehensive tax audit in the last 5 years. Regarding deferred income tax, see note 20.

13. RESULT PER SHARE

Description	31-Mar-25	31-Mar-24
Net profit (A)	381.887	396.277
Number of ordinary shares (B)	3.705.956	3.705.946
Result per action (A/B)	**0.10**	**0.11**

14. FIXED ASSETS (In accordance with IAS 16 - Property, Plant and Equipment and IAS 40 - Investment Property)

a) Intangible and tangible fixed assets

Intangible intangible property, plant and equipment (IAS 16)	Land and buildings	Equipment and means of transportation	Other tangible fixed assets	Tangible fixed assets in progress	Total
Net value December 31, 2023	**1.367.680**	**710.879**	**62.644**	**547.175**	**2.688.378**
Procurement 2024	-	958.838	6.617	903.166	**1.868.621**
Exits / Transfers 2024	-	-	-	(910.994)	**(910.994)**
Period cost / Amortization 2024	(93.707)	(200.281)	(12.830)	-	**(306.817)**
Value adjustments 2024	-	-	-	-	**-**
Net value at December 31, 2024	**1.273.973**	**1.469.437**	**56.432**	**539.347**	**3.339.188**
Procurement 2025	-	59.050	36.187	20.845	**116.082**
Exits / Transfers 2025	-	-	-	(25.203)	**(25.203)**
Period cost / Amortization 2025	(23.427)	(69.398)	(5.457)	-	**(98.281)**
Value adjustments 2025	-	-	-	-	**-**
Net value at March 31, 2025	**1.250.546**	**1.459.089**	**87.162**	**534.990**	**3.331.787**

b) Real estate investment

Investment property (IAS 40)	Land	Buildings	Ongoing real estate investments and advances for ongoing real estate investments	Total real estate investments
December 31, 2023	**157.312.621**	**40.447.189**	**951.645**	**198.710.782**
Procurement	-	-	3.635.902	**3.635.902**
Changes in market value	-	-	-	**-**
Exits/transfers	-	-	(8.697)	**(8.697)**
Value adjustments	-	-	-	**-**
December 31, 2024	**157.312.621**	**40.447.189**	**4.578.850**	**202.337.987**
Procurement	-	-	81.869	**81.869**
Changes in market value	-	-	-	**-**
Exits/transfers	-	-	-	**-**
Value adjustments	-	-	-	**-**
March 31, 2025	**157.312.621**	**40.447.189**	**4.660.719**	**202.419.858**

15. INVESTMENTS IN SHARES

Direct equity interests
The company holds direct equity interests in the capital of ITAGRA SA, MOLLO RE SA and INDUSTRIAL CEFIN SA. The value of investments is presented in the following table:

Description	31.03.2025	% detained	31.12.2024	% detained
ITAGRA S.A.	12.899.600	99,997%	12.899.600	99,997%
RE SPRING	199.700	99,85%	199.700	99,85%
INDUSTRIAL CEFIN	321.018	88,73%	321.018	88,73%

ITAGRA SA
ITAGRA S.A. is located in Jud. Ialomita, Loc. Boranesti.
The company was established in 2006 and is registered at the Trade Register under the number J21/316/2006 has the unique registration code 18792370 tax attribute RO.
The company's main activity is: Growing of cereals (excluding rice), leguminous plants and oilseed crops.

MOLLO RE SA
Mollo RE SA was established in 2006 at the initiative of Mecanica Fina SA with headquarters in Bucharest, sector 2, Popa Lazar str. 5-25, ORC: J40/2353/1991, CUI 655 which decided, by decision no. 7 dated 30.05.2006 of the General Meeting of Shareholders, the establishment of a commercial company in the field of real estate promotion/development and the participation of Mecanica Fina SA in the share capital of the new company with cash contributions for a share of at least 50% of the share capital.

INDUSTRIAL CEFIN
The company Industrial Cefin SA was established on the basis of Law no 15/1990 on the reorganization of state economic units as autonomous regii and commercial companies by HG no. 572/ 31 July 1995 on the establishment of joint-stock companies through the partial reorganization of the Institute of Research and Design for Mecanica Fina S.A. Bucharest.

Indirect participations
The company holds indirect stakes in the share capital of Bio Valley SRL, Vera Wellnes SRL and Itagra Bio Terra SRL.

Description	31.03.2025	% detained	31.12.2024	% detained
BIO VALLEY SRL	13.560	90.397%	13.560	90.397%
ITAGRA BIO TERRA	20.000	99.997%	20.000	99.997%
VERA WELLNESS SRL	20.000	49.925%	20.000	49.925%

BIO VALLEY S.R.L.
The company has its current registered office in Jud. Ialomita, loc. Boranesti, str. 1 Decembrie 1918 no. 174 - Cladirea C15 Birouri.
The company was established in 1992 and is registered at the Trade Register under the number J21/44/1992 and has the unique registration code 2086262 with tax attribute RO.
The company's main object of activity is: Growing vegetables and melons, root and tuber crops. The company did not carry out any activity in the year 2023.The simplified bankruptcy procedure was ordered against the company.

ITAGRA BIO TERRA S.R.L.
The company has its current registered office in Jud. Ialomita, loc. Boranesti, str. 1 Decembrie 1918 no. 174 - Cladirea C47 Atelier Mecanic.
The company was established in 2020 and is registered with the Trade Register under the number J21/35/2020 and has the unique registration code 42145490. The company's main activity is to grow cereals (excluding rice), leguminous plants and oilseed producing plants.

VERA WELLNESS S.R.L.
On 08.09.2017, the General Meeting of the Shareholders of Mollo RE S.A. decided to establish Vera Wellness, having as its main object of activity CAEN code 931 - Activities of sports facilities. The company is registered with the Trade Register under the number J40/15740/2017 and has the unique registration code 38212175.

16. TRADE AND OTHER RECEIVABLES

Description	31-Mar-25	31-Dec-24
Commercial creditor	795.759	766.004
Adjustments for trade receivables	(16.269)	(16.269)
Receivables with related parties	9.565	9.565
Related party claims	2.243.353	1.649.310
Sundry debtors and other receivables	-	-
Total non-cash financial assets classified as loans and receivables	**3.032.409**	**2.408.610**
Other receivables from the State Budget	81.747	115.067
Advance payments	-	1.026
Total	**3.114.156**	**2.524.704**

The fair values of trade and other receivables classified as loans and receivables do not differ significantly from their carrying amounts.
Balances relating to related parties are detailed in Note 19 - Balances and transactions with related parties.

At March 31, 2025, the Company has recorded adjustments for trade accounts receivable representing customer balances that are unlikely to be collected by the Company.

Fluctuations in the Company's adjustments for impairment of trade receivables:

Customer adjustments	31-Mar-25	31-Dec-24
At the beginning of the period	**16.269**	**16.269**
Set up during the year	-	-
Cancel adjustments	-	-
At the end of the period	**16.269**	**16.269**

Given the small number of customers, the Company analyzes each customer individually to determine potential losses. During 2024, certain deferrals were granted. As of the date of issuance of the financial statements, the amounts have been collected. No impairment adjustments are provided for receivables from related parties.

17. CASH AND CASH EQUIVALENTS

Description	**31-Mar-25**	**31-Dec-24**
Available in the bank	34.288	137.948
Cash and cash equivalents	4.733	708
Total	**39.021**	**138.656**

18. TRADE AND OTHER PAYABLES

Due within up to 1 year	**31-Mar-25**	**31-Dec-24**
Trade debts	1.486.833	892.103
Fixed asset suppliers	119.448	1.061.744
Loans and Borrowings	1.437.169	1.322.077
Amounts owed to related entities	1.271.990	1.185.237
Other short-term liabilities	-	-
Customer guarantees	465.946	473.616
Total trade payables	**4.315.440**	**4.934.777**
Debts to the state budget	865.437	430.310
VAT payable	124.408	105.823
Total Short-term liabilities	**5.771.231**	**5.470.910**

Due after more than 1 year	**31-Mar-25**	**31-Dec-24**
Loans and Borrowings	18.509.859	17.929.647
Amounts owed to related entities	1.860.876	104.436
Other long-term liabilities	27.538.346	29.638.427
Customer guarantees	624.975	545.294
Total	**48.534.056**	**48.217.804**

Balances relating to related parties are detailed in Note 19 - Balances and transactions with related parties.

19. LOANS AND BORROWINGS

Loans and Borrowings

Contract	**Bank**	Interest	**Credit value**	**Sold 31.03.2025**
Contract no. 167522 of 08.04.2024	Pound Internet Bank	EURIBOR 3M+2.8%	2 510 000 EURO	2 284 299 EURO
Contract no. 167530 of 08.04.2024	Pound Internet Bank	EURIBOR 3M+2.8%	1000.000 EURO	966 397 EURO
Contract no. 153336 of 08.11.2023	Pound Internet Bank	ROBOR 3M+3%	3.000.000 RON	2.751.246 RON
Contract no. 205711 of 25.03.2025	Pound Internet Bank	ROBOR 3M+3%	2.000.000 RON	2.000.000 RON

20. SHARE CAPITAL

The subscribed share capital of the company on March 31, 2025 is 9,264,890 RON, the nominal value of a share being 2.5 RON /share. The company has a total of 3,705,956 shares conferring equal rights to the company's shareholders. SC Mecanica Fina SA has not issued shares giving preferential rights to the shareholders.
In accordance with IAS 29 - hyperinflationary economies, the share capital has been restated taking into account the inflation index communicated by the National Statistics Commission. This was applied starting with the balance determined in accordance with HG 500/1994, from the date of contribution until December 31, 2003, the date on which the national economy was considered to have ceased to be hyperinflationary. After 31.12.2003 the share capital increased according to the historical amounts registered at the Trade Register.
As of March 31, 2025, there is a deferred result loss in the company's balance sheet arising from the first-time application of IAS 29 "*Financial Reporting in Hyperinflationary Economies*", which is proposed to be covered by the amount resulting from the application of IAS 29 "*Financial Reporting in Hyperinflationary Economies*"as follows:

Retained result loss from first-time application of IAS 29	69.887.935
Share capital adjustments - first-time application of IFRS	(69.887.935)

According to Order 1690/2012 on amending and supplementing some accounting regulations, the accounting loss carried forward arising from the transition to IFRS, from the adoption for the first time of IAS 29, as well as that resulting from the use, at the date of transition IFRS, of fair value as deemed cost is covered from equity (including the amounts reflected in the credit of account 1028 "Adjustments to share capital"), according to the AGM resolution, in compliance with the legal provisions.

21. CONTINGENT LIABILITIES AND LITIGATION

There have been no reportable changes regarding litigation compared to the 2024 Annual Report.
As of the reporting date, Mecanica Fina S.A. is not involved in any criminal, administrative, or other legal proceedings. INFORMATION ON THE AUDIT OF THE FINANCIAL STATEMENTS

The quarterly financial statements for Q1 2025 have not been subject to audit or review by external auditors.

22. OTHER INFORMATION

Transfer price
In accordance with applicable tax legislation, related party transactions must adhere to the arm’s length principle. This implies that the terms and prices applied must be comparable to those agreed between independent parties under market conditions.
As of the date of this report, no transfer pricing audits have been conducted by the tax authorities, and the Company does not maintain a transfer pricing documentation file.

23. SUBSEQUENT EVENTS

The company Mecanica Fina SA carried out, during the first quarter of 2025 and will continue to carry out throughout the year, activities related to the rental of real estate owned (activity code CAEN 6820 included in the object of activity: renting and subletting of own or leased real estate) activities that included also the provision of services related to the supply of utilities to tenants in the rented premises.

The company currently uses, by renting out its properties, an area of approximately 25,500 sq.m. with a total of 56 rental contracts in progress and intends to increase the portfolio of rental contracts during the year by renting out premises built in buildings undergoing, at the date of this quarterly report, a program of functional reconversion and modernization.

The company provides its tenants with the utilities necessary for the activity in the rented premises (electricity, thermal energy, natural gas, water/canal) as well as maintenance and repair services for the installations in the rented premises.

The current geopolitical tensions (the conflict between Russia and Ukraine that started in February 2022 and the Israeli-Palestinian conflict that broke out in October 2023), in addition to the recent measures taken by the US administration, have led to increased volatility in financial markets and pressure on exchange rates to depreciate. These events are expected to affect activity in many sectors of the economy.

The Company has no direct exposure to related parties and/or key customers or suppliers in these countries. The Company considers these events to be non-adjusting events occurring after the balance sheet date, the effect of which cannot be estimated at this time.

Mecanica Fina S.A.

Consolidated financial statements for the financial year ending March 31, 2025

(In compliance with OMFP 2844/2016)

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consolidated financial statements

Mecanica Fina Group
Statement of consolidated financial position as at March 31, 2025
(all amounts are in RON unless otherwise specified)

	NOTE	31-03-2025	31-12-2024
Active			
Long-term assets			
Tangible fixed assets	**4**	60.330.302	60.534.724
Real estate investment	**5**	211.985.192	211.706.056
Intangible fixed assets		3.562	3.290
Investments in associates Other fixed assets	**6**	11.300	11.300
Total fixed assets		**272.330.356**	**272.255.370**
Current assets			
Inventories	**7**	7.101.240	5.190.371
Customers and other trade receivables	**8**	1.862.944	2.199.344
Other investment securities		648	648
Cash and bank accounts	**9**	309.435	337.801
Total current assets		**9.274.267**	**7.728.164**
Advance expenses		**903.977**	**298.816**
TOTAL ACTIVE		**282.508.600**	**279.983.534**
Capital and debt			
Share capital	**1**	79.152.825	79.152.825
Own shares		(216.532)	(216.532)
Legal reserves		2.273.959	2.273.959
Other reserves		15.239.551	15.239.551
Revaluation reserves		13.800.393	13.800.393
Result carried forward		79.020.755	79.446.186
Net profit / Net loss for the period		-260.024	(507.835)
Profit distribution		-	-
Capital Assets - Total		**189.010.927**	**189.188.547**
Non-controlling interests	**10**	**1.434.968**	**1.372.684**
Long-term debts			
Long-term bank loans	**11**	45.250.466	41.606.090
Financial leasing - long term	**12**	173.230	197.296
Guarantees		686.663	606.983
Trade and other payables	**14**	1.038.641	2.329.121
Subsidies		-	-
Other debts	**13**	30.461.881	31.698.821
Long-term liabilities - Total		**77.610.502**	**76.438.311**
Short-term debts			
Short-term bank loans	**11**	3.056.583	5.912.739
Financial leasing - current debt	**12**	209.451	207.686
Guarantees		842.364	855.513
Trade and other payables	**14**	10.138.880	5.834.377
Income tax due	**14**	204.925	173.677
Short-term liabilities - total		**14.452.203**	**12.983.992**
TOTAL EQUITY AND LIABILITIES		**282.508.600**	**279.983.534**

Director General
Mollo Sergio

Chief Accountant
Rogojan Maria

	NOTES	31-03-2025	31-03-2024
Income from current activities / turnover	**15**	4.074.683	3.535.030
Other operating income	**16**	73.314	23.196
Income from changes in market value of real estate investment	**16**	-	-
Revenue related to the cost of work in progress	**15**	125.912	1.776.181
Income from production of fixed assets	**15**	-	75.637
Raw materials, consumables and commodities	**17**	(230.287)	(1.303.636)
Staff expenditure	**18**	(1.374.139)	(1.217.105)
Amortization and depreciation expenses		(477.021)	(405.778)
Other operating expenditure	**19**	(1.736.911)	(1.541.744)
Value adjustments on fixed assets Exchange rate differences		4.182 -	- -
Operating profit / (loss)		**459.735**	**941.781**
Net result from financial activity	**20**	(466.590)	(376.773)
Profit / (loss) before tax		**(6.855)**	**565.008**
Current and deferred income tax expenses	**21**	(190.525)	(80.815)
Net profit / (loss)(a)		**(197.380)**	**484.193**
Other items in comprehensive income		**-**	**-**
Increase/(decrease) revaluation reserves revaluation reserves companies with significant influence		-	-
Net increase in revaluation reserve		-	-
Total overall result		**(197.380)**	**484.193**
Attributable to non-controlling interests		**62.645**	**88.249**
Attributable to owners of the parent company		**(260.025)**	**395.944**
Number of shares		3.705.956	3.705.956
Earnings per share attributable to owners of the parent company		**0**	**0,11**

Director General
Mollo Sergio

Chief Accountant
Rogojan Maria

Cash flows from operating activities	**31-03-2025**	**31-03-2024**
(Profit) / Loss before tax	**6.855**	**565.008**
Adjustments for:		
Amortization expenses	477.021	405.778
Provisions	-	-
Eliminate Goodwill	-	-
Value adjustments on receivables	(4.182)	-
Value adjustments on Inventories	-	-
Exchange rate differences financing activity, net	-	(16.780)
Reversal of grant income	-	-
Real estate investment	-	-
Income from investments in associates	-	-
Investment income	-	-
Loss/(gain) on disposal of assets	-	-
Other financial income	-	-
Financial costs	435.607	418.221
Profit before changes in working capital	**901.591**	**1.372.227**
Decrease / (increase) in receivables	(567.605)	(93.306)
Decrease / (increase) in Inventories	(1.806.008)	(2.226.198)
Increase / (decrease) in debt	1.674.072	2.538.808
Cash from operating activities	**202.050**	**1.591.532**
Income tax paid	(1.024)	-
Net cash from operating activities	**201.026**	**1.591.532**
Flows from investing activities		
(Payments) / Proceeds from sales of subsidiaries, net	-	-
(Payments) / Proceeds from sales of real estate, net	(547.825)	(555.157)
(Payments) / Proceeds from sales of fixed assets, net	-	-
Interest collected	28	1
Dividends received	-	111.732
Net flows from investing activities	**(547.797)**	**(443.424)**
Flows from financing activities		
Collections / (repayments) bank loans	788.221	(875.226)
Acquisition of own shares	-	-
Finance lease payments	(34.207)	(28.308)
Dividends paid	-	(111.732)
Interest paid	(435.607)	(418.221)
Net flows from financing activities	**318.406**	**(1.433.487)**
Net cash increase / (decrease)	**(28.365)**	**(285.379)**
Cash and cash equivalents at beginning of period	**337.801**	**840.729**
Cash and cash equivalents at the end of the period	**309.436**	**555.350**
of which:		
Bank accounts and cash	**309.436**	**555.350**
Credit lines	-	-

Director General
Mollo Sergio

Chief Accountant
Rogojan Maria

Mecanica Fina Group
Statement of changes in consolidated equity as at March 31, 2025
(all amounts are in RON unless otherwise specified)

	Capital subscribed	Actions own	Book Legal	Other reservations	Book from revaluation	Result carried over and current	Result from the first application of IAS/IFRS	Total equity	Interests not in control	TOTAL
31-dec-2023	**79.152.825**	**(216.532)**	**2.273.959**	**15.239.551**	**13.800.393**	**16.202.204**	**63.559.912**	**190.012.310**	**1.229.936**	**191.242.246**
Current overall result	-	-	-	-	-	(507.835)	-	**(507.835)**	**90.781**	**(417.054)**
Revaluation reserves	-	-	-	-	-	-	-	-	-	-
Error correction	-	-	-	-	-	(315.928)	-	**(315.928)**	-	**(315.928)**
Legal reserve allocations	-	-	-	-	-	-	-	-	-	-
Allocations other reserves	-	-	-	-	-	-	-	-	-	-
Profit tax postponed	-	-	-	-	-	-	-	-	**374**	**374**
Adjustment to non-controlling interests	-	-	-	-	-	-	-	-	**51.593**	**51.593**
Revaluation of own shares	-	-	-	-	-	-	-	-	-	-
31-dec-2024	**79.152.825**	**(216.532)**	**2.273.959**	**15.239.551**	**13.800.393**	**15.378.441**	**63.559.912**	**189.188.547**	**1.372.684**	**190.561.231**
Current overall result	-	-	-	-	-	(260.025)	-	**(260.025)**	62.646	**(197.379)**
Revaluation reserves	-	-	-	-	-	-	-	-	-	-
Error correction	-	-	-	-	-	82.403	-	**82.403**	-	**82.403**
Legal reserve allocations	-	-	-	-	-	-	-	-	-	-
Allocations other reserves	-	-	-	-	-	-	-	-	-	-
Profit tax postponed	-	-	-	-	-	-	-	-	-	-
Adjustment to non-controlling interests	-	-	-	-	-	-	-	-	-	-
Revaluation of own shares	-	-	-	-	-	-	-	-	-	-
31-Mar-2025	**79.152.825**	**(216.532)**	**2.273.959**	**15.239.551**	**13.800.393**	**15.200.819**	**63.559.912**	**189.010.926**	**1.435.330**	**190.446.256**

The following describes the nature and purpose of each reserve:

a) Statutory reserves: mode of constitution: 5% of the accounting profit, up to 20% of the share capital; no decisions have been taken by the AGM or the Directors on the use of these reserves; Cefin was included in the consolidation on 30.06.2023
b) Other reserves: they have been constituted from tax facilities on tax exemption on reinvested profits: if utilized, these reserves will be taxed according to the law; so far no decisions have been taken in this respect.
c) Revaluation reserves: represent the gains resulting from the revaluation of assets in relation to the previous book value: decreasing with the negative difference resulting from revaluations in subsequent periods and increasing with the positive differences; there have been changes in both directions.
d) Retained earnings represent unappropriated retained earnings / effect of IFRS restatement. The companies' individual current result will be appropriated in accordance with the AGM.

Director General
Mollo Sergio

Chief Accountant
Rogojan Maria

PRESS RELEASE

SUMMARY OF THE ECONOMIC AND FINANCIAL INDICATORS OF THE ISSUER MECANICA FINA S.A. FOR THE FIRST QUARTER

Mecanica Fina S.A., through a proactive and strategic approach in the management of its real estate portfolio, has demonstrated a solid capacity to adapt in an economic context marked by uncertainty and volatility. During the reporting period, the company acted swiftly in the face of market changes, adopting measures aimed at maintaining the attractiveness of its assets and responding effectively to changing customer demands. At the same time, Mecanica Fina S.A. rigorously pursued the optimization of the structure of operating expenses, without compromising the quality of services offered to customers.

*As of the end of the first three months of 2025, the company **individually** recorded sales revenues totaling 2.21 million lei, up 21.98%, and a net profit of 381 thousand lei, down 3.63% compared to the same period last year.*

***At consolidated level**, Mecanica Fina S.A. recorded total revenues of 4.07 million lei and a loss of 197 thousand lei.*

The prudent approach to portfolio management has also been reflected in investment decisions, with the company focusing on preserving and developing the real estate portfolio in line with market opportunities.

The active and adaptive management of the real estate portfolio has enabled the company not only to protect its competitive position in a difficult economic climate, but also to create favorable premises for future developments in a balanced and sustainable manner.

The main financial indicators recorded on 31.03.2025, at individual and consolidated level, are presented below:

1. *Individual level*

Balance sheet (lei)	31.03.2024	31.03.2025	2025/2024
TOTAL FIXED ASSETS	**229.843.269**	**229.917.737**	**0,03%**
TOTAL CURRENT ASSETS	**2.663.964**	**3.154.463**	**18,41%**
TOTAL ASSETS	**232.508.884**	**233.507.344**	**0,43%**
Share capital	79.152.825	79.152.825	0,00%
Retained earnings	85.431.117	87.593.678	2,53%
Current result	2.162.561	381.887	-82,34%
TOTAL EQUITY	**178.820.170**	**179.202.057**	**0,21%**
TOTAL DEBTS	**53.688.714**	**54.305.286**	**1,15%**

Profit and loss account	31.03.2024	31.03.2025	2025/2024
Income from sales	1.819.735	2.219.651	21,98%
Cost of goods sold	6.844	2.519	-63,19%
Operating result - profit / (loss)	791.819	822.865	3,92%
Profit / (loss) before tax	518.186	500.310	-3,45%
Current and deferred corporate income tax	121.909	118.423	-2,86%
Profit/(loss) for the financial year	**396.277**	**381.887**	**-3,63%**
Total overall result	396.277	381.887	-3,63%
Share number	3.705.946	3.705.956	0,00%
Earnings per share	0,11	0,1	-9,09%

2. *Consolidated level*

Balance sheet (lei)	31.12.2024	31.03.2025	2025/2024
Total fixed assets	**272.255.370**	**272.330.356**	**0,03%**
Total current assets	**7.728.164**	**9.274.267**	**20,01%**
Advance expenses	**298.816**	**903.977**	**202,52%**
TOTAL ASSETS	**279.983.534**	**282.508.600**	**0,90%**
Share capital	79.152.825	79.152.825	0,00%
Retained earnings	79.446.186	79.020.755	-0,54%
Current result	-507.835	-260.024	-48,80%
TOTAL EQUITY	**189.188.547**	**189.010.927**	**-0,09%**
Non-controlling interests	**1.372.684**	**1.434.968**	**4,54%**
Long-term liabilities - Total	**76.438.311**	**77.610.502**	**1,53%**
Short-term liabilities - total	**12.983.992**	**14.452.203**	**11,31%**

Profit and loss account	31.03.2024	31.03.2025	2025/2024
Income from current activities / turnover	3.535.030	4.074.683	15,27%
Revenue related to the cost of work in progress	1.776.181	125.912	-92,91%
Other operating expenditure	1.541.744	1.736.911	12,66%
Profit / (loss) from operating activities	**941.781**	**459.735**	**-51,18%**
Profit / (loss) before tax	**565.008**	**-6.855**	**-101,21%**
Current and deferred income tax expenses	80.815	190.525	135,75%
Net profit / (loss)(a)	**484.193**	**-197.380**	**-140,76%**
Total overall result	**484.193**	**-197.380**	**-140,76%**
Attributable to non-controlling interests	**88.249**	**62.645**	**-29,01%**
Attributable to owners of the parent company	**395.944**	**-260.025**	**-165,67%**
Number of shares	3.705.956	3.705.956	-
Earnings per share attributable to owners of the parent company	**0,11**	**0**	**-**

NOTES ON THE AVAILABILITY OF THE QUARTERLY REPORT

MECANICA FINA S.A., with registered office at STR. POPA LAZAR, NR. 5-25 S2, BUCUREȘTI, ROMÂNIA, registered with ORC under no. J40/2353/1991, CUI 655, informs investors about the availability of the report for the first quarter of 2025, according to 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, as from 12.05.2025, on the company's website,www.mecanicafina.ro/investitori , as well as on the Bucharest Stock Exchange (www.bvb.ro), symbol MECE. Additional information can be obtained at the e-mail addressoffice@mecanicafina.ro . The report can also be consulted in the link below.

President CA - Director General
Mollo Sergio