



**Informative material regarding item 4 on the agenda of the General Shareholders' Meeting of 24/25.04.2026
on the Revenue and Expenditure Budget for 2026
and the 2026 Activity Programme**

Revenue and Expenditure Budget for 2026

The income and expenditure budget for 2026 was developed based on an analysis of the company's recent financial performance and strategic directions. The following main elements were taken into account in its substantiation:

- the financial statements for the financial year 2025, including the structure of assets, liabilities and equity, as well as the evolution of income and expenses;
- the structure of the turnover achieved in 2025 and the estimates for 2026, which reflect the continuation of the operational recalibration process and the decrease in production activity;
- the level of personnel expenses recorded in 2025 and the estimation of their reduction in 2026, as a result of the consolidation of internal processes and the optimization of the portfolio of activities;
- an estimated average exchange rate of 5.1 RON/EUR for 2026.

Statement of the income and expenditure budget for 2026:

	Budget 2026 (RON)
Revenue (net turnover)	24,515,566
TOTAL OPERATING INCOME	24,515,566
Expenditure on utilities, raw materials, consumables and other materials	(3,395,000)
Employee expenses	(6,631,085)
Other expenses (services, taxes)	(8,228,846)
OPERATING EXPENSES LESS DEPRECIATION AND AMORTIZATION	(18,254,931)
EBITDA	6,260,635
DEPRECIATION AND AMORTIZATION EXPENSES	(2,988,000)
PROFIT FINANCIAR	4,500,000
PROFIT BEFORE TAX	7,772,635
Corporate income tax	(1,243,621)
NET PROFIT	6,529,014

For 2026, the company estimates a **positive EBITDA of approximately RON 6.26 million** and a **net profit of approximately RON 6.53 million**.

The revenue estimates are based on the effects of the efficiency measures implemented in 2025, which allowed the activity to be oriented towards the segment with higher profitability potential, namely the commercial space and office rental segment. Although a reduction in the total volume of activity compared to the previous year is estimated, determined by the optimization of the product portfolio and the recalibration of the production activity, in order to take into account the competitive position of the company, the company's management aims to maintain a sustainable level of revenues.

ELECTRO MAGNETICA

The main source of income estimated for 2026 is the rental activity of the spaces owned by the company, especially those located in Bucharest, Calea Rahovei no. 266–268, as well as in Vârteju, Măgurele city. In this context, the company is considering a moderate increase in the occupancy rate of the spaces, by attracting new tenants and by indexing the value of rents.

Investment program for 2026

In 2026, the company's investments will be mainly oriented towards maintenance and modernization works of the spaces, especially at the level of the headquarters in Bucharest, Calea Rahovei no. 266–268.

The main objective of these investments is to:

- maintaining the company's assets in optimal operating conditions;
- increasing the attractiveness of rental spaces;
- efficiency of operational costs and improvement of the energy performance of some buildings and installations.

The total estimated value of the investment program for 2026 is approximately 4,100,000 RON, to be financed from the company's own sources.

Operational measures and directions for 2026

In 2026, the company will continue the process of optimizing operational activities and strengthening its financial position, taking into account the following main directions:

Development of the space rental activity

The rental activity of the company's premises will continue to be the main source of income in 2026. In this regard, the company's management will aim to increase the occupancy rate of available spaces, as well as to optimize the existing contractual conditions, by aligning the level of rents with market conditions.

The company will continue to identify and attract new tenants, especially for the available spaces in the locations located in Bucharest, Calea Rahovei no. 266–268, as well as from Vârteju, Magurele city. Also, opportunities to reconfigure or modernize certain spaces will be analyzed, in order to increase their attractiveness for potential tenants and maximize the income generated from this activity.

Efficient management of cash available

Given the level of available liquidity of the company, the management will pursue a prudent and efficient management of these financial resources. In this regard, it is envisaged to maintain a balanced structure of financial investments, so as to ensure both the security of capital and the optimization of the returns obtained from interest and other financial income, in accordance with the company's risk policy.

At the same time, the existing availabilities will allow the company to maintain a high level of financial flexibility, in order to support possible future investments, development projects or other strategic opportunities that may arise during the financial year.

Through these measures, the company aims to efficiently capitalize on its real estate assets and consolidate stable and recurring sources of income.

General Manager
Ștefan George Alin