

Q2

RomReal Limited
Second Quarter 2025 Report
29 August 2025



RomReal is a Company focusing on the Romanian Real Estate market. The Company owns premium properties in the Constanta region.

Highlights Second Quarter 2025

Net Asset Value (NAV)

- Net Asset value was EUR 0.37 (NOK 4.32, before any tax) per share, up 2.2% from Q1 2025. EUR/NOK was 11.83 end of Q2 2025 versus 11.41 by the end of 1Q 2025.

Operational highlights

- The third and fourth apartments on Oasis were sold during June 2025.
- Total infrastructure investments during 2025 were EUR 0.23m, mainly related to Oasis.

Financial Results

- Net Result for the quarter was a gain of EUR 586,000, compared to a loss of EUR 169,000 in 2Q 2024. Net change in cash flow for the quarter was a positive EUR 713,000 compared to positive of EUR 99,000 in the same period last year. This was mainly due to sale of plots and capitalized expenses related to infrastructure.
- At the end of the quarter, the Company had a cash position of EUR 4.0 million plus EUR 1.0m short term bank deposits and a total of EUR 1.2m unsettled receivables related to binding sales agreements, totalling EUR 6.2m, or about EUR 0.15 per share. The outstanding seller financing agreements are followed up with extra attention.
- In May RomReal sold the first plot on Industrial Park. The price was well above the current IFRS valuation. After the end of 1H.2025, two more apartments have been sold, lifting the total to six of in total 36 units.

Macro and real estate market highlights

- The National Bank of Romania policymakers decided to keep the key rate at 6.50% on 8 July. The NBR's decision took into account increasing inflationary pressures, political risk and the ongoing fiscal tightening.
- The annual inflation rate increased to 7.8 percent by the end of July, a jump from 5.6 percent by the end of June 2025. The main reason for this large increase was the removal of the electricity price cap on 1 July 2025. The Central Bank of Romania revised its inflation 2025 prognosis to 8.8 percent following an assumed peak in September 2025 of 9.7 percent.
- Following the May 2025 election and coalition negotiations, Romania has a pro EU and NATO Government. The new Government announced a first fiscal package with both spending cuts and tax increases. This should remove the immediate risk of a sovereign rating downgrade. Further tightening packages are announced and some light industrial action has already taken place by unions.
- Romania's GDP expanded by 0.3 percent in 2Q.25 versus 0.2 percent in 1Q 2025 according to the National Institute of Statistics.
- Asking prices for apartments and houses in Romania increased in the Second quarter of 2025 compared to First quarter of 2025 (EUR 1,818/m²) to EUR 1,854/m² at the end of 2Q 2025 and EUR 1,829/m² at the end of July 2025. In Constanta, average prices increased by 1.7% during the Second quarter of 2025 (EUR 1,866/m² at the end of June 2025 compared to EUR 1,834/m² at the end of March 2025), according to www.imobiliare.ro index.

Key Financial Figures

EUR '000	Q2 2025	Q2 2024
Operating Revenue	913	193
Operating Expenses	(253)	(345)
Other operating income/ (expense), net	(56)	(66)
Net financial income/(cost)	50	69
Pre-tax result	654	149
Result for the period	586	(169)
Total assets	15,431	17,261
Total liabilities	687	275
Total equity	14,744	16,986
Equity %	95.6%	98.4%
NAV per share (EUR)	0.37	0.41
Cash position	3,992	4,005
Short term bank deposits	985	-

Movement in Net Asset Value

The Net Asset Value (NAV) increased to EUR 14,744,000 at the end of Q2 2025 compared to EUR 14,427,000 at the end of Q1 2025.

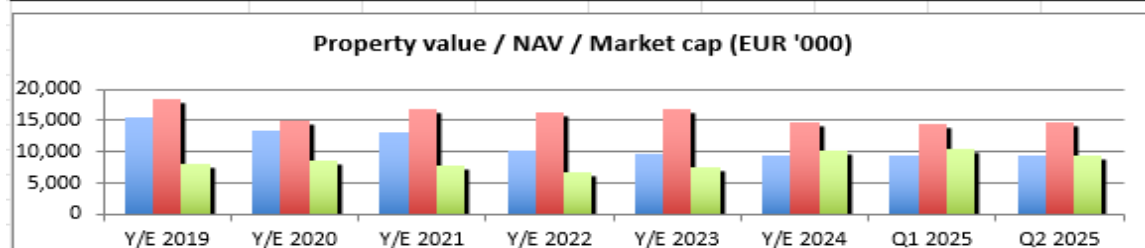
Asset base	Q2 2025			Q1 2025		
	EUR '000	EUR/ share	NOK/share	EUR '000	EUR/ share	NOK/share
Investment property	2,607	0.06	0.76	2,607	0.06	0.74
Assets held for sale	0	0.00	0.00	0	0.00	0.00
Inventories	6,855	0.17	2.01	6,880	0.17	1.95
Cash	3,992	0.10	1.17	3,280	0.08	0.93
Other assets/(liabilities)	1,289	0.03	0.38	1,661	0.04	0.47
Net asset value	14,744			14,427		
NAV/Share		0.37	4.32		0.36	4.09
Change in NAV vs previous quarter	2.2%			-1.8%		

The average number shares used in the NAV calculation above is 40,335,322, shares and unchanged from Q1 2025 (deducted for own shares).

Valuation of Properties

The end of year 2024 independent valuation of the Company's property was executed by Colliers Romania. The property portfolio was evaluated in accordance with the ANEVAR Valuation Standards 2013, which include the International Valuation Standards, issued by the IVSC in 2011. The valuation also complies with the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB); and it is performed in accordance with the RICS Valuation Standards, 8th edition. A new external valuation is scheduled to take place during December 2025.

EUR '000	Y/E 2019	Y/E 2020	Y/E 2021	Y/E 2022	Y/E 2023	Y/E 2024	Q1 2025	Q2 2025
Property value	15,435	13,420	13,192	10,118	9,702	9,309	9,487	9,463
NAV	18,501	15,035	16,826	16,230	16,931	14,692	14,427	14,744
Market cap	8,184	8,687	7,860	6,826	7,570	10,326	10,568	9,358
Market cap/NAV	44%	58%	47%	42%	45%	70%	73%	63%



Cash Flow

EUR '000	Q2 2025	Q2 2024
Net cash flow from operating activities	(394)	(354)
Net cash flow used in investing activities	1,106	453
Net cash flows from financing activities	-	-
Net cash change during period	713	99

Operating cash flow for Q2 2025 was positive EUR 713,000 compared to a positive EUR 99,000 in the same quarter last year. The net positive change is mainly explained by the cash collected from sale of plots and capitalized expenses made during the quarter. The net cash from investing activities includes the collections made in respect of the sold plots.

Market Facts – Macro-Politics

The National Bank of Romania policymakers decided to keep the key rate at 6.50% on 8 July. The NBR's decision took into account inflationary pressures, political risk and the ongoing fiscal policy uncertainty.

Following the May 2025 election and coalition negotiations, Romania has a new pro EU and NATO Government. The new Government announced a first fiscal package with both spending cuts and tax increases. This should remove the immediate risk of a sovereign rating downgrade. Further tightening is announced and some light industrial action has already taken place by certain unions.

In Q2.25 with a GDP of 0.3 percent according to INS data of 14 August 2025. This was as expected and in line with the Romanian economic sentiment indicator by Eurostat.

The annual inflation rate increased to 7.8 percent by the end of July, a jump from 5.6 percent by the end of June 2025. The main reason for this large increase was the removal of the electricity price cap on 1 July 2025. The Central Bank of Romania upped its inflation 2025 prognosis to 8.8 percent following an assumed peak in September 2025 of 9.7 percent.

Fiscal consolidation aim to ensure that Romania continues to receive the billions of EU recovery and development euros (70 billion-plus by 2027) vital to underpinning the country's infrastructure investment and ensuring its economic growth.

Real Estate market facts

According to Colliers, the investment volumes in H1.2025 increased by 53 percent to EUR 5.3 billion in the CEE region. Due to the political situation and expected austerity, the only exception among the CEE countries was Romania where investment volumes declined by 3 percent y-o-y. Poland and Czech Republic amounted to about 75 percent of the total.

The industrial and logistics segment reclaimed its position as the most favoured property segment in the CEE region with 32 percent of the total volume. The office sector also saw a solid 9 percent increase year on year. Retail was the only segment within CEE with a modest decline in volumes of 4 percent. Residential investments is emerging as a growing segment and Poland stands out as the regional leader attracting investments of about EUR 280m in 1H.25.

For RomReal the Industrial-Logistics and the Residential markets are the most important. The market for leasable stock passed 8 million m² by the end of first half this year versus 7.4 million m² by the end of last year. In spite of economic uncertainty the market has been relatively strong and the bulk of the new space is leased. The decline in residential building permits is filtering through to deliveries with a 3 percent reduction in 1Q.25. This trend is expected to be extended for the rest of 2025 and increased VAT from 9 to 21 percent on agreements signed after 1 August 2025.

Operational Overview

Lake Side (No.1 on the table) – the two houses are still for sale but some modest upgrades are required in order to make them more attractive. The final transfer of the agreed land (promenade area), about 700m², to the municipality of Ovidiu is planned to take place end 2025.

Oasis (No. 2 on the table) – The asphaltting of roads and parking area was completed mid July 2025. Common areas like a playground, a minor marina and a social area (inside/outside) is expected to be completed before the end 2025. The sales and marketing/advertising activities have commenced, and so far six apartments are sold. On the second apartment structure, vital external works like hydro isolation is finished. Interior works will not start before a satisfactory sales progress is realised in the first apartment block.

Industrial Park (No. 3 on the table) – The project is still advertised for sale. The development activity in the neighbourhood is expanding including various NATO/Romanian defence projects. The works to renew the infrastructure building permit is expected before the end of the Q3 2025. The cost to bring the electricity including a transformer to the property is expected to cost about EUR 200,000. The Company has recently experienced an uptick in

the number of enquires by potential buyers of plots on the land and sold in May this year 11,500 m2 to an international company.

Balada Market (No. 5 on the table) – The project is for sale and some enquiries are on-going. The Company has completed the works for a new PUZ application, and the documents have been sent to the local building authorities in the municipality of Constanta. The initial feedback from the relevant authorities is received, and the architects are complying with the initial response.

Ovidiu Residence 3 (No. 4 in the table, 7,100 sqm) – The project is for sale. The Company has terminated the process to regulate the plot (a new PUZ for industrial use) to minimise costs.

The Property Portfolio

The Company's land bank consists at the end of June 2025 of 5 plots with a total size of 146,948 m2:

Plot name	Location	Size (m2)
1 Ovidiu Lakeside	Constanta North/Ovidiu	1,126
2 Ovidiu (Oasis)	Constanta North/Ovidiu	21,418
3 Centrepont	Constanta North/Ovidiu	110,116
4 Ovidiu Residence 3	Constanta North/Ovidiu	7,100
5 Balada Market	Central Constanta	7,188
Total		146,948

Shareholder Information

Updated list from 12 August 2025

Rank	Name	Holding	Ownership
1	SIX SIS AG	10,335,747	24.98%
2	GRØNSKAG, KJETIL	6,023,006	14.56%
3	THORKILDSEN, WENCHE	5,392,985	13.04%
4	SAGA EIENDOM AS	3,386,636	8.19%
5	AUSTBØ, EDVIN	2,108,500	5.10%
6	Danske Bank A/S	1,740,488	4.20%
7	GRØNLAND, STEINAR	1,382,648	3.34%
8	Kvaal Invest	1,290,280	3.12%
9	Energi Invest as	1,253,008	3.03%
10	Orakel as	1,101,000	2.66%
11	RomReal Ltd	1,032,461	2.50%
12	Spar Kapital Investor as	940,236	2.27%
13	THORKILDSEN INVEST AS	829,478	2.01%
14	Arild Persson	722,912	1.75%
15	Anders Hoen	689,557	1.67%
16	AKSEL MAGDAHL	379,573	0.97%
17	Citibank	220,000	0.53%
18	Jo Egil Aalerud	166,864	0.40%
19	Eurotrade AS	161,952	0.39%
20	Nordnet Bank	124,309	0.30%
	TOP 20	39,281,640	95.01%

The total issued number of shares at the end Q2 2025 was 41,367,783.

(13) Thorkildsen Invest AS is a Company controlled by the Kay Thorkildsen family.

(2) Chairman Kjetil Grønskag owns directly and indirectly 6,023,006 shares corresponding to 14.56%.

The above list is the 20 largest shareholders according to the Euronext VPS print out; please note that shareholders might use different accounts and account names, adding to their total holding.

(11) RomReal owns 2.50% of its own shares.

Outlook

The parliamentary stability of the coalition Government is to be monitored on a regular basis, as more austerity is announced and needed. This was underlined by the large increase in the annual inflation rate to 7.8 percent by the end of July. The country's strategic position coupled with strong anchors in EU and NATO membership, low government debt as well as a healthy gap between labour costs and productivity mean that the economy should remain one of the most dynamic in Europe, when and if this tough period is overcome.

With this backdrop, RomReal will continue its careful cost focus and modest risk. The Board would hope improved consumer confidence and a gradual key rate/inflation reduction will materialise ahead. No key rate cuts are expected in 2025.

INFORMATION ON FINANCIAL CONDITION AND OPERATING RESULTS

Accounting Principles

The condensed consolidated interim financial statements for the Second quarter of 2025, which have been prepared in accordance with IFRS as adopted by EU and IAS 34 Interim Financial Reporting, give a true and fair view of the Company's consolidated assets, liabilities, financial position and results of operations. The accounting policies applied in the preparation of the quarterly result are consistent with the principles applied in the financial statements for the year to 31 December 2024. The financial statements have been prepared on a going concern basis.

To information presented in the interim report for the Second quarter of 2025 includes a fair review of important events that have occurred during the period and their impact on the condensed financial statements, the principal risks and uncertainties for the remaining of 2025, and major related party transactions.

Comparative data for Q2 2025 and Q2 2024

The interpretations below refer to comparable financial information for Q2 2025 and Q2 2024. They are prepared for RomReal on a consolidated basis and use consistent accounting policies and treatments.

Operating Revenue

The operating revenue during Q2 2025 was EUR 913,000 compared to a total of EUR 193,000 reported in Q2 2024. This consists of the revenue resulting mainly from the disposals made during the quarter as well as the rent earned by the Company in respect of some of the plots.

Operating Expenses

Total operating expenses amounted to a negative EUR 253,000 in Q2 2025 compared to a total negative EUR 345,000 in Q2 2024. The main elements of cost relate to the administrative expenses (EUR 266,000) and the payroll costs (EUR 89,000). The unrealised gain in respect of the inventories portfolio was EUR 131,000.

Other operating income/ (expense), net

The other operating income/ (expense) during the quarter was a loss of EUR 56,000, compared to a loss of EUR 66,000 during the same period of the previous year. The vast part of the total amount is represented by the cost of the disposed assets.

Profit/ (loss) from operations

During Q2 2025, RomReal generated an operating gain of EUR 604,000, compared to a loss of EUR 218,000 in Q2 2024.

Financial Income and expense

Financial result for Q2 2025 was a net gain of EUR 50,000 compared to a net financial gain of EUR 69,000 in Q2 2024. During the quarter the RON lost 2.02% compared to EUR.

The Company's policy is to hedge these effects by retaining most of its cash in Lei, receiving negotiated interest from the bank and by denominating all receivables in Euros. Although not reflected from an accounting perspective, practice in real-estate is that transactions are denominated in EUR and payments made at the exchange rate ruling at the date of payment, hence reducing the risk of cash losses due to exchange rate movements.

Result before tax

The result before tax in Q2 2025 was a gain of EUR 654,000 compared to a loss before tax of EUR 149,000 in Q2 2024.

Cash and cash equivalents

The Company's cash and cash equivalents position at end of Q2 2025 was EUR 3,992,000 plus EUR 985,000 short term bank deposits, totalling EUR 4,977,000 compared to EUR 4,005,000 as at end of Q2 2024.

RomReal portfolio / sale transactions to be completed in 2025 - 2026.

Romreal portfolio / sale transactions to be completed in 2025-2026						
No Plot name	Location	Agreed sale value (EUR)	Installments received@ 18.08.2025	To cash 2025	To cash 2026	
1 Ovidiu 7.900 sqm plot	Ovidiu Constanta	474,000	474,000			
2 Ovidiu 5 ha plot 40.054 sqm	Ovidiu Constanta	2,958,480	2,560,024	398,457		
3 Ovidiu 5 ha plot 9.946 sqm	Ovidiu Constanta	795,680	729,374	66,306		
4 Ovidiu Oasis plot Cocorilor 2	Ovidiu Constanta	125,000	125,000			
5 Ovidiu Oasis plot Cocorilor 4	Ovidiu Constanta	125,000	10,000		115,000	
6 Ovidiu Ind park 15.534 sqm Promissory	Ovidiu Constanta	554,190	346,369	69,274	138,548	
7 Ovidius Oasis block J ap.3 Promissory	Ovidiu Constanta	114,496	62,682	17,255	34,559	
8 Ovidius Oasis block J ap.26 Promissory	Ovidiu Constanta	99,500	38,798	18,349	42,353	
9 Ovidius Oasis block J ap.15 Promissory	Ovidiu Constanta	96,330	3,670	92,661		
10 Ovidius Oasis block J ap.29 Promissory	Ovidiu Constanta	119,633	3,670	115,963		
11 Ovidiu Oasis block J ap.18	Ovidiu Constanta	100,000	20,000	20,000	60,000	
12 Ovidiu Oasis block J ap.22	Ovidiu Constanta	90,000	82,645	2,450	4,906	
Total		5,652,309	4,456,231	800,714	395,365	5,652,310

Taxation

The Company is required to calculate its current income tax at a flat rate of 16%. Starting 2024 all Group companies are subject to 16% tax on taxable profits.

The Company accounts for deferred tax on all movements in the fair values of its investment properties at a flat rate of 16%. Any change in the deferred tax liability or change in the deferred tax asset is reflected as an element of income tax in the profit and loss statement. The Company recognises deferred tax asset for the amount of carried forward unused tax losses to the extent that it is probable that future taxable profits will be available against which the unused tax losses can be utilised.

CONSOLIDATED INCOME STATEMENT (UNAUDITED)

Figures in thousand EUR

	Q2 2025	Q2 2024	YTD 2025	YTD 2024
Rent revenue	67	60	130	122
Revenue from sale of assets	846	133	846	1,572
Operating revenue	913	193	976	1,693
Payroll expenses	(89)	(88)	(174)	(175)
Management fees	(29)	(31)	(59)	(62)
Inventory (write off)/reversal	131	10	135	3
General and administrative expenses	(266)	(236)	(462)	(403)
Operating expenses	(253)	(345)	(560)	(636)
Profit/ (loss) before other operating items	660	(152)	417	1,057
Other operating income/(expense), net	(56)	(66)	(54)	(990)
Profit from operations	604	(218)	362	67
Financial income	38	60	95	140
Financial costs	-	-	0	0
Foreign exchange, net	13	9	15	18
Result before tax	654	(149)	473	225
Tax expense	(69)	(20)	(145)	(163)
Result of the period	586	(169)	327	63

CONSOLIDATED BALANCE SHEET



Figures in thousand EUR

ASSETS	Jun 30, 2025	Jun 30, 2024	Dec 31, 2024
Non-current assets			
Investment properties	2,607	2,377	2,607
Property, plant and equipment	43	52	44
Non-current trade receivables	115		200
Deferred tax asset	-	55	0
Total non current assets	2,766	2,484	2,852
Current assets			
Inventories	6,855	7,025	6,701
Short term investments	985	-	603
Other short term receivables	832	3,747	1,805
Cash and cash equivalents	3,992	4,005	3,255
Total current assets	12,664	14,777	12,365
Assets held for sale	-	-	0
TOTAL ASSETS	15,431	17,261	15,216
EQUITY AND LIABILITIES	Jun 30, 2025	Jun 30, 2024	Dec 31, 2024
Equity			
Share capital	103	103	103
Contributed surplus	87,117	87,117	87,117
Treasury shares	(186)	-	(186)
Other reserves	160	160	160
Retained earnings	(75,961)	(74,702)	(74,268)
Result of current period	327	63	(1,694)
FX reserve	3,183	4,245	3,458
Total equity	14,744	16,986	14,692
Non current liabilities			
Deferred income tax	127	97	122
Total non current liabilities	127	97	122
Current Liabilities			
Other payables	515	179	403
Contract liabilities	-	-	0
Tax payable	45	0	0
Total current liabilities	559	179	403
TOTAL EQUITY AND LIABILITIES	15,431	17,261	15,216

STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)

Figures in thousand EUR

	Jun 30, 2025	Dec 31, 2024	Jun 30, 2024
Profit for the year	327	(1,694)	63
Other comprehensive income			
Exchange differences on translation of foreign operations	(1,062)	-795	681
Other comprehensive income for the year, net of tax	(1,062)	(795)	681
Total comprehensive income for the year, net of tax	(734)	(2,489)	744

CASH FLOW STATEMENT (UNAUDITED)

Figures in thousand EUR

	Jun 30, 2025	Dec 31, 2024	Jun 30, 2024
Net cash flow from operating activities	(678)	(1,804)	(534)
Net cash flow from investing activities	1,415	1,579	1,060
Net cash flows from financing activities	-	-	-
Net cash change during period	737	(225)	526
Cash at beginning of period	3,255	3,480	3,480
Cash and cash equivalents at end of the period	3,992	3,255	4,005

STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

Figures in thousand EUR

	Jun 30, 2025	Dec 31, 2024	Jun 30, 2024
Equity at the beginning of the period	14,692	16,931	16,931
Result for the period	327	(1,694)	63
Other changes	(275)	(546)	(8)
Equity at the end of the period	14,744	14,692	16,986

Responsibility Statement

We confirm that, to the best of our knowledge, the condensed consolidated interim financial statements for the Second quarter of 2025, which have been prepared in accordance with IFRS as adopted by EU and IAS 34 Interim Financial Reporting, give a true and fair view of the Company's consolidated assets, liabilities, financial position, and results of operations. To the best of our knowledge, the interim report for the Second quarter of 2025 includes a fair review of important events that have occurred during the period and their impact on the condensed financial statements, the principal risks and uncertainties for the remaining period of 2025, and major related party transactions.

30 August 2025

The Board of Directors RomReal Limited Hamilton, Bermuda:

Kjetil Grønskag (Chairman & CEO), Bendt Thorkildsen (Director) and Heidi Sørensen Austbø (Director).

Questions should be directed to: Kjetil Grønskag: Chairman & CEO, +44 776 775 4119

CONTACT INFORMATION

RomReal Limited

Postal address: Burnaby Building, 16 Burnaby street, Hamilton HM11, Bermuda Telephone:

Tel- +1-441-293-6268 Fax +1-441-296-3048 | www.RomReal.com

Visiting address: 54 Cuza Voda street, Constanța, Romania

Tel: +40-241-551488 Fax: +40-241-551322

IR

Kjetil Gronskag

+44 776 775 4119 | investors@RomReal.com

For further information on RomReal, including presentation material relating to this interim report and financial information, please visit www.RomReal.com.

DISCLAIMER

The information included in this Report contains certain forward-looking statements that address activities, events or developments that RomReal Limited ("the Company") expects, projects, believes or anticipates will or may occur in the future. These statements are based on various assumptions made by the Company, which are beyond its control and are subject to certain additional risks and uncertainties. The Company is subject to a large number of risk factors including but not limited to economic and market conditions in the geographic areas and markets in which RomReal is or will be operating, counterparty risk, interest rates, access to financing, fluctuations in currency exchange rates, and changes in governmental regulations. For a further description of other relevant risk factors, we refer to RomReal's Annual Report for 2024. As a result of these and other risk factors, actual events and our actual results may differ materially from those indicated in or implied by such forward-looking statements. The reservation is also made that inaccuracies or mistakes may occur in the information given above about current status of the Company or its business. Any reliance on the information above is at the risk of the reader, and RomReal disclaims any and all liability in this respect.