

CONSOLIDATED
FINANCIAL
STATEMENTS

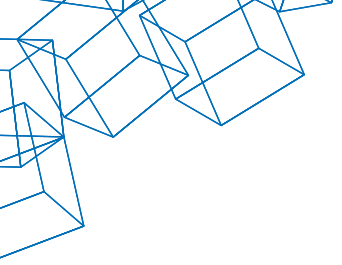
2022





**December 31st
2022**

**Consolidated
Financial
Statements**



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Letter from the Board of Directors

2022. Building a present, designed to have a future

In 2022 we celebrated 85 years of our company's story.

A story that started on the outskirts of Milan when Rodolfo Squinzi decided to found a company supplying materials for the building sector: Mapei, marking the start of a journey that would lead to our Group, also thanks to the vision and entrepreneurial audacity of Giorgio Squinzi, becoming an international reality, a champion of Italian excellence all around the world.

Eighty five years later the Mapei figures tell the story of its evolution: three generations of entrepreneurs, 102 subsidiaries located throughout 57 countries, 90 manufacturing sites operating in 35 countries and more than 11,900 employees.

Ours is a truly solid Group, always looking to the future, guided by a balanced strategy of organic growth and through targeted acquisitions which, in 2022, enabled us to achieve a consolidated turnover of 3,977 million Euros, an increase of 21.9 % against 2021, and a homogeneous, double-figure growth all around the world, particularly North America, Latin America, the Middle East and Africa.

In spite of the difficulties and uncertainties of the global market, over the course of the year we have continued to believe in ourselves and to invest in revamping our existing plants and commissioning new ones to meet the needs of local markets. In 2022 the Group acquired fixed assets for a value of more than 152 million Euros, an increase of 50% on the previous year's figure. Around one half of the investments was focused on developing North America, a market which, with a turnover of 1.2 billion Euros, is second only

to Europe, while the remainder was used to strengthen Mapei's position in Europe, Africa, India and China, in line with that strategy of internationalisation that has always characterised our company.

Also in 2022 we made the most of opportunities offered by the market and extended our portfolio of products and systems for the construction industry by acquiring Profilpas, an Italian group, specialised in technical profiles, skirting, shower systems, spacers and levelling systems for floor and wall coverings, with manufacturing facilities in Italy and Poland and commercial branches in many other European countries.

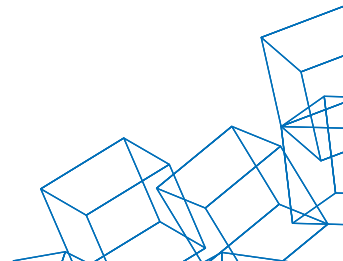
Ours is a company with a high level of innovation that believes in responsible growth, to the benefit of people and with respect for the Planet. Every day in our research laboratories we study cutting-edge solutions to reduce the environmental impact of the Group's activities and to spread a culture of quality building that remains durable over time.

Eleven years ago Mapei was the first company from the sector to introduce fully offset CO₂ emissions for the cementitious ceramic tiling adhesive, Keraflex Maxi S1 Zero, calculated throughout its entire life cycle, through the acquisition of certified environmental credits for renewable energy and reforestation projects. In 2022 a grouting mortar was added: Ultracolor Plus, with an initiative launched on the Italian market and then quickly extended to all our subsidiaries around the world, continuing along a virtuous journey that will involve even more products.

For Mapei growth means investing responsibly: embracing the circular economy, caring about the wellbeing of people, the importance of social inclusion and adopting technologies that improve the quality of life. Training, growth and meritocracy are all part of our way of doing business, all around the world, and are the levers that have enabled us, this year just like before, to attract talent, to help our people grow, and to have a great family of almost twelve thousand members.

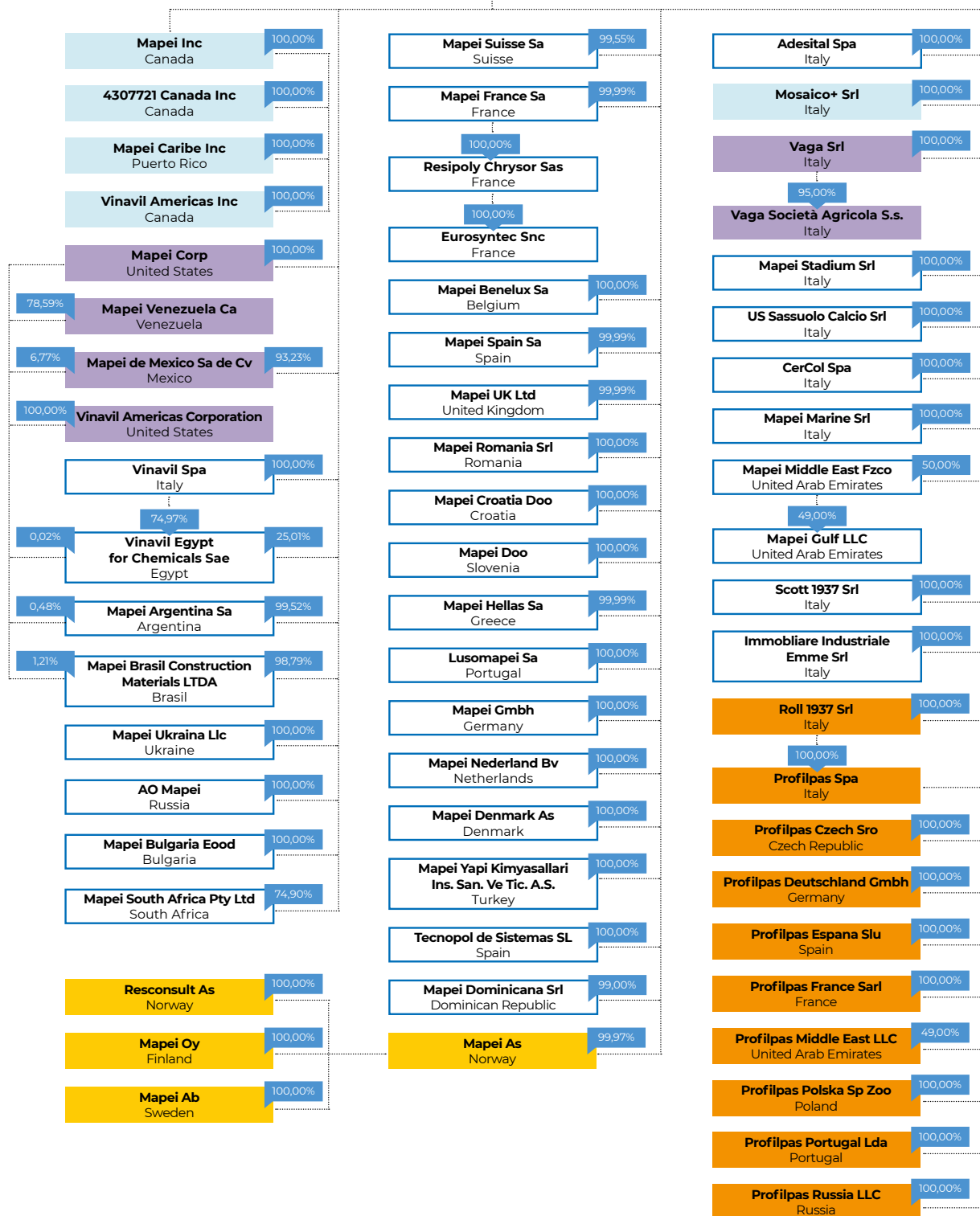
We also bring added value to the communities in which we operate and in 2022 the Group funded projects in the world of culture, sports and social development, always selecting initiatives in line with our values and our passions. And it is precisely the passion for our work that drives us to never stop, to never rest on our laurels and to always think of the next step.

The Board of Directors Mapei Spa

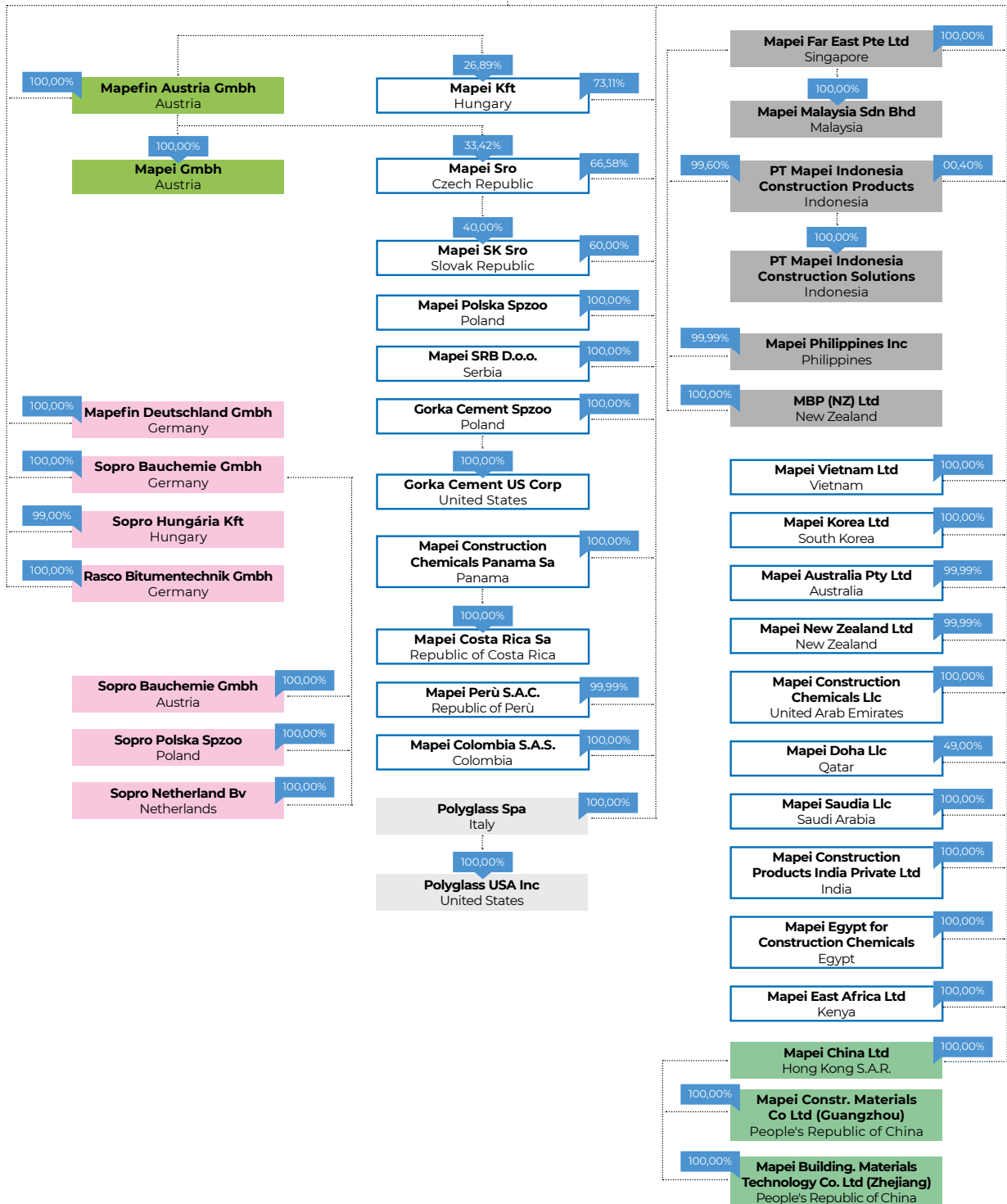


Group Flow Chart

DECEMBER 31ST, 2022

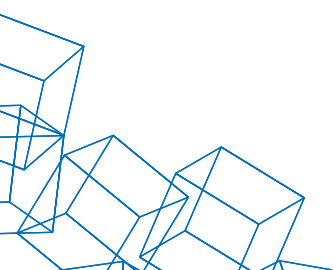


Mapei Spa
Italy



Mapei Group around the world

DECEMBER 31ST, 2022





 Mapei Headquarters

 Mapei main offices with factories

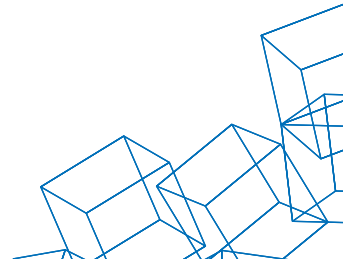
 R&D centres

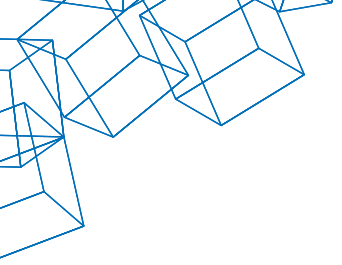
 Mapeiworld Specification Centres

 Mapei commercial branch offices

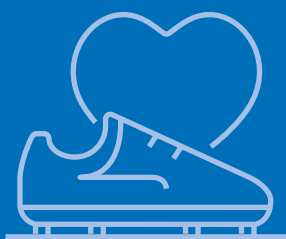
 Main offices with factories of other companies

 Commercial branch offices of other companies





A year with Mapei



A year with Mapei

85
years
1937-2022



Mapei: 85 years,
always looking
to the future
ITALY



Resipoly and Eurosyntec
join the Group
FRANCE

Football, volleyball, rally,
driving... right up to the
excellence of the Mapei Centre
INTERNATIONAL



Mapei Hellas, a hub for
Mediterranean countries
GREECE

Q1

2022



La Scala Opera House, Santa
Cecilia, the Guggenheim
Collection: the bond becomes
even stronger
ITALY



Increased
leadership:
celebrations to
mark 20 years of
Mapei Croatia
CROATIA



New manufacturing plants,
markets and projects:
30 years of Polyglass
USA



Giorgio Squinzi posthumously
named "Tile Person of the Year"
USA

Q2



Six "CLEARselect Awards"
for Mapei Corp.
USA



Gold Award for the best
systems for hotels
GERMANY



Laying of the first stone for the head-office of the subsidiary Sopro
GERMANY



Mapei plays host to the "David with harp" statue from Milan Cathedral
ITALY



New facilities in the USA and Portugal
USA - PORTUGAL



3D printing for an innovative construction mortar
USA



Sailing across the Atlantic, Ambrogio Beccaria's success in the "Route du Rhum"
FRANCE

Q3



Mapei grows and strengthens its position through the acquisition of Profilpas
ITALY



World Cycling Championships: sport... and more
AUSTRALIA

2022

Alongside children in need of care and schooling
VIETNAM - INDIA



Maritime industry: Cruise Ship Interiors Expo
UNITED KINGDOM



Red Bull Half Court 2022 World Finals played on Mapecoat TNS courts
EGYPT



Solidarity and commitment in support of the flood victims
MALAYSIA

Q4



CORPORATE

Mapei: 85 years, always looking to the future

ITALY

It was 1937 when Rodolfo Squinzi founded his company to provide materials for the building sector on the outskirts of Milan, with just seven employees and the backing of his wife, Elsa Banfi. The year that saw the birth of Mapei – Materiali Ausiliari Per l'Edilizia e l'Industria (Auxiliary Materials for the Building Sector and Industry) – and the start of a journey that would lead to the company becoming a multinational player and an example of Italian excellence around the world. Eighty five years later the Mapei figures tell the story of its evolution: three generations of entrepreneurs, presence in 57 countries, more than 20 product lines to meet all the needs of the building industry, 90 manufacturing facilities, 4.0 Billion turnover and more than eleven thousand employees. The foresight and passion of Giorgio Squinzi, who headed the company from 1984 to 2019, and the constant support of his sister, Lawyer

Laura Squinzi, and the intuitions of his wife Adriana Spazzoli, head of Corporate Strategy and Marketing, paved the way and laid the foundations for what have become the cornerstones of the Group: Internationalisation, Research and Development, Specialisation and Sustainability. Thanks to their support of culture and sport, they also created that close bond between business, the territory and society that continues to characterise the Group. Countless projects and initiatives have seen Mapei play a leading role in the development of communities all around the world: from the renovation of iconic buildings such as the Guggenheim Museum in York, the La Scala Opera House in Milan and the Colosseum in Rome, to the construction of important infrastructures such as the Panama Canal, right up to participation in futuristic projects such as the Arena del Futuro.

85
years
1937-2022



CORPORATE

Resipoly and Eurosyntec join the Group

FRANCE

Two new French-based companies enrich and qualify Mapei Group even further. Resipoly and its subsidiary, Eurosyntec, were acquired by the Group and joined Mapei France, which has been operating since 1984. Founded in 1958, Resipoly designs, manufactures and markets resin-based solutions for flooring and for waterproofing and protecting surfaces. Eurosyntec is specialised in the application of these materials. The two companies have 100 employees spread across 3 manufacturing sites. Further proof of Mapei's vocation for internationalisation and the desire to grow through targeted acquisitions.



SPORTING EVENTS



Football, volleyball, rally, driving... right up to the excellence of the Mapei Centre INTERNATIONAL

Our care for people, the importance of constant teamwork and shared values of effort, determination and commitment. Sport has always been an integral part of Mapei's history. We can see it in football, and not just the men's and women's Serie A championships, but also in the constant, ongoing activities to promote junior football, with 13 boy's teams and 9 girl's teams. Mapei also sponsored the Finals of the Coppa Italia Frecciarossa women's volleyball tournament and confirmed its support for Rachele Somaschini, the Lombardy-based titleholder of the Italian Women's Rally Championship and figurehead of the Foundation for Research into Cystic Fibrosis. Without forgetting the numerous activities in the field of sports which have seen the Group play a leading role around the world, from Romania to Argentine and Canada, and lastly the Mapei Centre which, amongst many other activities, handles the tests and preparation of so many female champions, from the Sassuolo women's football teams to the Italian women's Alpine skiing squad.

ARTISTIC AND CULTURAL EVENTS



La Scala Opera House, Santa Cecilia, the Guggenheim Collection: the bond becomes even stronger ITALY

The bond between Mapei and the world of culture, the arts and music is stronger than ever. It is in this context that we see the company's confirmed support for the La Scala Opera House in Milan, of which Mapei is a Founding Member, and a similar commitment to the Santa Cecilia National Academy in Rome and its customary musical season of excellence. Mapei was also partner at the "Maddalena. The mystery and image" exhibition curated by the San Domenico Museum in Forlì, renowned for putting on exhibitions with a high international profile. And in the name of inclusivity, social responsibility and innovation is how support for the Peggy Guggenheim in Venice should be interpreted.



CORPORATE



New manufacturing plants, markets and projects: 30 years of Polyglass

USA

Thirty years of developing and producing cutting-edge, quality products for the US roof waterproofing industry. In 2022 Polyglass USA celebrated a prestigious anniversary. The Zanchetta brothers, Luigi, Romano and Antonio, developed their first modified bitumen-based formula for waterproofing membranes in the 1960's at Ponte di Piave (Treviso). From its foundation in the 1990's, Polyglass USA has always stood out on the local market as leader in the production of innovative materials and technologies (such as ADESO® and CURE®). The company's thirty-year success is largely due to its commitment to continuous innovation and the development of constantly new products, but the real secret is the people, the entire "Polyglass community". Over the following years Polyglass



USA, which is certified according to ISO 9001:2015, expanded its manufacturing operations in North America and extended the range of products for new segments of the market, such as building envelopes.



CORPORATE

Six “CLEARselect Awards” for Mapei Corp.

USA

Mapei Corp., the Group’s US subsidiary, received six “CLEARselect” awards, the prestigious recognition from Clear Seas, a market research company specialised in the flooring industry. Mapei Corp. came out as one of the preferred manufacturers in the adhesives, one-component grouts and sealants categories, as well as for its overall value and best product performance and availability. “These awards”, declared Luigi Di Geso, President and CEO of Mapei Corp., “are a testimony to the spirit of teamwork running through all our departments”.



CORPORATE

Giorgio Squinzi posthumously named “Tile Person of the Year”

USA

Recognition for “The incredible human and entrepreneurial qualities of Giorgio Squinzi, chemist, enlightened businessman, Managing Director of Mapei SpA and Mapei Group CEO until his passing in October 2019”. These were the motivations for which, during Coverings 2022 (North America’s preeminent international trade fair dedicated to the ceramic tile and natural stone industry) held in Orlando, Florida, Giorgio Squinzi was posthumously named “Tile Person of the Year”. Thanks to continuous organic growth and local acquisitions, Mapei Group has become an important presence in America, with 16 Mapei industrial sites and 6 Polyglass sites located throughout the country. “Our intention is to continue to invest”, declared Veronica Squinzi, Mapei CEO, upon receiving the “Tile Person of the Year” award.



CORPORATE

Gold Award for the best systems for hotels

GERMANY



SHOWER SYSTEM DECOR by Mapei is one of the best systems for hotels in the “Construction special Hotel+Technology” category. Readers of the magazines Tophotele and Hotel+Technik had no doubts and Mapei was awarded the “Tophotel Star Award in Gold”. SHOWER SYSTEM DECOR is a complete, cutting-edge system for installing decorative, glass fibre wall coverings in bathrooms, showers and damp environments in general. The system includes MAPEGUM WPS, ULTRABONDE ECO DECOR WET and MAPECOAT DECOR PROTECTION.

CORPORATE



Increased leadership: celebrations to mark 20 years of Mapei Croatia

CROATIA

A prestigious history rich with successes dating back to 2002 when Mapei started distributing chemical products for the building sector in Croatia. Mapei Croatia Ltd was founded in 2007 and, in 2009, a new logistics hub was opened in Kerestinec, near Zagreb. All these events gave a powerful boost to Mapei's penetration into the Croatian market and an increase in sales. The subsidiary, which started off with just 2 employees, now has a workforce of 42 and can proudly boast to being the leader on the local market.



A team of sales agents and engineers operates daily throughout the country and is in direct contact with numerous professionals from the construction market, including around 300 architects and design engineers, 200 direct clients and 3,500 companies that use its products. So Mapei Croatia has seen constant growth, thanks to the strong relationships forged with key players from the sector, constant support from the parent company and being able to count on sustainable, cutting-edge products. And it has passed from being almost exclusively a supplier of products for installing ceramic tiles and natural stone to being in a position to meet all the needs for various types of work on sites throughout the country.



CORPORATE



Mapei Hellas, a hub for Mediterranean countries

GREECE

Mapei Hellas celebrated an important stage of its journey towards even more growth: twenty years of being present and operational on a construction market where it has really made a mark. During the celebrations in the splendid surroundings of the Four Seasons Astir Palace Hotel in Vouliagmeni, General Manager Spyros Papagiannakis underlined how, "in Mapei Hellas we feel united, like a family, and part of a multinational group headed by our CEOs, Veronica and Marco Squinzi, the third generation of an important family with a tradition of entrepreneurship". Thanks also to an increase in production capacity, over the last 6 years Mapei Hellas trebled turnover, going from 10 million Euros in 2016 to 30 million at the end of 2022. A result so impressive that the Greek subsidiary received two awards from the Greek Institute of Sales as part of the Sales Excellent Awards initiative: a Gold Award in the category "Sales Area - Industry - Distribution of durable products", and a Silver Award in the category "Outstanding sales performance - Growth in exports - Growth on the international market".



CORPORATE



New facilities in the USA and Portugal

USA – PORTUGAL

The manufacturing facility in Houston will be fully operational by the end of 2023 and will enable the company to provide even better service and meet the needs of clients in the Southern, Western and Central states of the USA, as well as create 80 new jobs. We are talking about the new acquisition by Mapei Corp., the Group's US subsidiary: a structure of around 18,500 square metres which will focus on the production of powdered construction products and liquid admixtures for concrete. Mapei has been present in Texas for a number of years with its manufacturing facility in Garland, while other Mapei Corp. manufacturing sites are being extended with the construction of new structures in Dalton, Georgia and in Fredericksburg in the state of Virginia. In Portugal, in the meantime, the manufacturing facility at company headquarters in Cantanhede is close to completion. This structure will cover all production operations of the Group subsidiary, currently carried out in Anadia. The new facility will enable production capacity to be increased to up to 55,000 tonnes/year, making the supply of the Portuguese mainland and islands and Portuguese-speaking nations in Africa even more efficient, as well as improve the sustainability of the various processes and structures.



CORPORATE



Mapei grows and strengthens its position through the acquisition of Profilpas

ITALY



Proof that internationalisation continues to be one of the cornerstones of Mapei's corporate strategy can be seen with the acquisition of Profilpas, a multinational company specialised in the production and marketing of profiles for floor and wall coverings and ancillary installation items, based in Vigodarzere (Padua) with a workforce of 160.

With this integration the Group now has more than 100 subsidiaries, distributed throughout 57 countries. Veronica Squinzi, Mapei CEO: "The acquisition of Profilpas and its various branches is in line with our growth strategy, which includes targeted acquisitions to strengthen the Group in terms of countries and range of products, and at the same time increases our ability to meet market needs and to be even closer to our clients".



SPORTING EVENTS



Red Bull Half Court 2022 World Finals played on Mapecoat TNS courts

EGYPT

A colourful and top-level sports event, the finals of the Red Bull Half Court 2022 tournament, the most famous 3vs3 street basket tournament in the world, reaffirmed what a solid partnership has been created between Mapei and Red Bull. The matches were held in Cairo on a playing surface designed by the Egyptian artist Ahmed Nofal (Nofal O) and created using resin systems from the MAPECOAT TNS line, which guarantees outstanding performance during play. And in so doing Mapei, official supplier for the event, became the “architect”, along with the players, of victories by the Italian men’s team and the Japanese women’s team.



CHARITY AND SUSTAINABILITY



Solidarity and commitment in support of the flood victims

MALAYSIA

Shah Alam, capital city of the State of Selangor, not far from Mapei Malaysia head office, was hit, along with other Malaysian cities, by violent flooding. The Mapei subsidiary wanted to help the victims of this tragedy. Driven by the closeness of the flooding and a strong spirit of solidarity, 13 volunteers from amongst the staff at Mapei Malaysia were immediately mobilised and took part in cleaning-up operations of homes, clearing them of mud, debris and broken objects and repairing cracks in walls with MAPEGROUT PATCH 218 mortar.



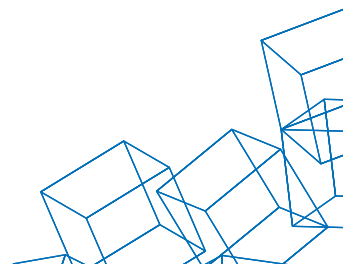
CHARITY AND SUSTAINABILITY



Alongside children in need of care and schooling

VIETNAM – INDIA

Kim An, a Vietnamese baby diagnosed with a congenital heart defect, was successfully operated on thanks to the mobilisation of Mapei Vietnam, which helped fund her hospital treatment. The family was unable to pay for her care but, thanks to an appeal by Vinacapital, an NGO involved in the provision of healthcare for children in need, the Vietnamese subsidiary took part in the “Heartbeat Vietnam” programme which enabled Kim An to be cared for. In the meantime, Mapei India also continued its commitment to social responsibility and the territory. For a number of years it has been supporting the non-profit association “Treasure of Innocence”, which is dedicated to the education of children from poor backgrounds. Mapei India also took part in the refurbishment and renovation of two schools in the state of Uttarakhand: the first one is located in the rural town of Pauri Garhwal and is dedicated to teaching primary-aged children, while the second school in Yamkeshwar provides education to secondary-aged children.



CORPORATE



3D printing for an innovative construction mortar

USA

Construction of the first houses in Virginia using 3D printing technology is the result of a strategic collaboration between Mapei Corp., the Group's US subsidiary, the printer manufacturer, Black Buffalo 3D, and the construction company, Alquist 3D. Thanks to the synergy between the stakeholders and the use of PLANITOP 3D, a brand new product developed by the Mapei Corp. laboratories, Black Buffalo and several independent laboratories, it will soon be possible to build eco-sustainable homes for families living in rural areas. Using 3D printing technology, each layer of PLANITOP 3D cementitious mortar is added to the layer printed previously, enabling buildings to be constructed more quickly and at a lower cost.



CORPORATE



Laying of the first stone for the head-office of the subsidiary Sopro

GERMANY



Five buildings designed by Onsitestudio are under construction near Mainz-Kastel which, once completed, will house the Research & Development laboratories and training facilities for Sopro, a subsidiary of Mapei Group. This new, modern head-office extends over an area of 20,000 m² and was the location of the site-breaking ceremony which was held on 2nd November. In addition, at the beginning of 2023, a new mixing line consisting of 14 silos and a cutting-edge control system was commissioned at the Sopro manufacturing facility in Amöneburg.

CORPORATE



Mapei plays host to the “David with harp” statue from Milan Cathedral

ITALY

Since December 2022, the entrance to Mapei head-office in Milan has been displaying “David with harp”, a sixteenth century statue previously collocated in the southern nave of Milan Cathedral. Employees and visitors are able to admire the statue thanks to “Adopt a Statue”, an initiative launched three years ago by the Veneranda Fabbrica Del Duomo organisation to collect funds to safeguard and promote the sculptures in the Cathedral. By contributing to the restoration work Mapei, similarly to other companies and private donors, will have the restored statue on display at its head-office until at least the end of 2023. “David with harp” was sculpted by a Lombardy artist and represents a biblical figure. “A small commitment but one with enormous symbolic value”, declared Veronica Squinzi, Mapei CEO and member of the Advisory Board of the Veneranda Fabbrica organisation. “Each and every day, as we pass in front of this statue, we will be stimulated to continue giving concrete help towards the conservation and dissemination of our historic, artistic and architectural heritage for the benefit of future generations”.



SPORTING EVENTS



Sailing across the Atlantic, Ambrogio Beccaria's success in the "Route du Rhum"

FRANCE



The yachtsman Ambrogio Beccaria achieved an extraordinary result in the twelfth edition of the "Route du Rhum", the famous transatlantic yacht race. With the backing of Mapei as global sponsor, Beccaria finished second in the Class40 category. A success that confirms the importance of Mapei's decision to support a project that embodies the values of determination, tenacity and strategic ability that characterise both the day to day activities and sports sponsorships of the company. The start line for the race was Saint-Malo in Brittany and the finish was in Guadalupe in the Caribbean. It was Ambrogio Beccaria's debut in a non-stop transatlantic race. Mapei also provided the support of Mapei Sport Research Centre to help prepare Ambrogio Beccaria for the race and to provide medical and nutritional support.

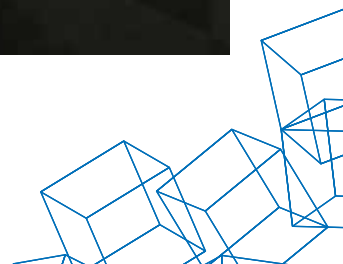
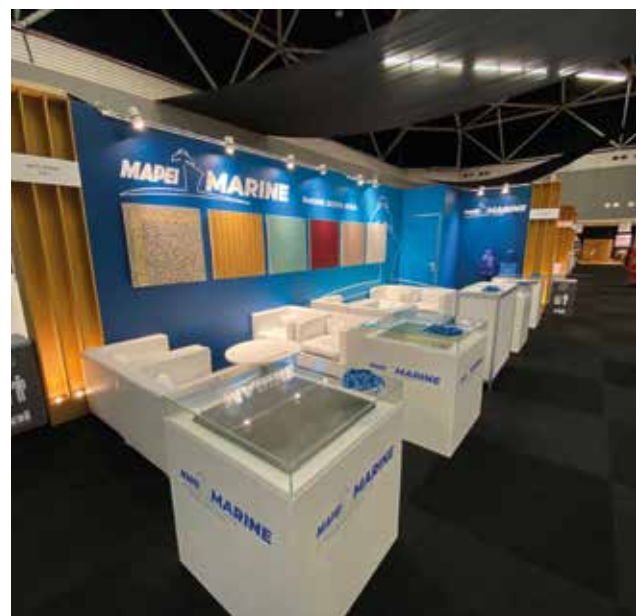
TRADE FAIRS AND PRODUCTS



Maritime industry: Cruise Ship Interiors Expo

UNITED KINGDOM

Cruise Ship Interiors Expo Europe is an exhibition held in London dedicated to the interior design of boats and ships, and visited by architects, interior designers, manufacturers and suppliers from all over Europe, as well as from further afield. Mapei Marine, a division of the Group, took part at the event with a presentation of innovative and reliable solutions to create internal and external environments with the highest aesthetic quality, durability, hygiene and resistance. The resin-based MAPEDECK line of covering products in particular includes options to create elegant surfaces on high-end boats and ships. These products include MAPEDECK TERRAZZO for "Venetian terrazzo" effect floors, MAPEDECK MONODESIGN for decorative internal coverings, MAPEDECK TEAK EVOLUTION for floors with a "super" wood effect finish with low maintenance costs and MAPEDECK MIRUM to cover internal and external vertical and horizontal surfaces.



Major projects in 2022

Le Monde Headquarters Paris

FRANCE

A complete epoxy-based system by Mapei France contributed to create polished terrazzo floor coatings in the new building designed by studio Snøhetta.



M8 Office Building Munich

GERMANY

Mapei adhesives (ULTRABOND ECO TACK TX+ for textile floors and ULTRABOND ECO S940 1K for wood) helped to transform a former industrial building into beautiful and functional offices.



Fonte Algarve residences Almancil

PORTUGAL



Adhesives, grouts and sealants for a state-of-the-art installation of ceramic tiles on walls, floors and swimming pools in a luxurious resort designed by Vasco Viera.

Mirabel towers Vancouver

CANADA

Products from Mapei's Concrete Restoration Systems and Ceramics Installation Line were crucial in the construction of these twin towers in a scenic district of Vancouver.



Helea tower - Puebla

MEXICO

One of the most iconic projects in Puebla and winner of several architectural prizes, the tower was completed with Mapei solutions for preparing substrates and installing ceramic tiles.



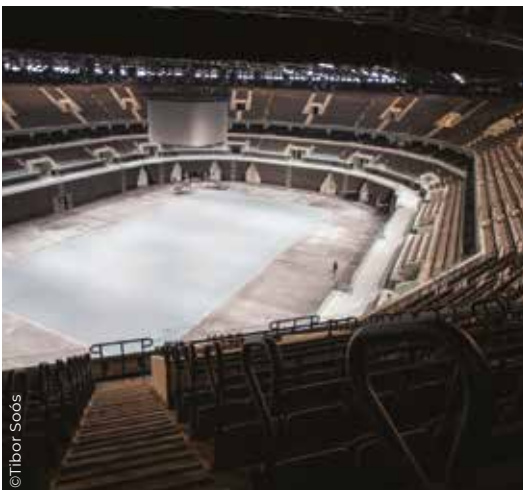
The Université de Montréal's new MIL Science Complex Montreal CANADA



KERAFLEX SUPER and ULTRACOLOR PLUS FA allowed proper bonding and grouting of tiles on a stylish pedestrian bridge that crosses one of the most prestigious Canadian universities.

MVM Dome - Budapest HUNGARY

Mapei products were used for the installation of 30,000 m² of resilient floorings in the largest sports hall of Hungary, that hosted the 2022 European Men's Handball Championship.



The National Museum - Oslo NORWAY

Mapei contributed to the completion of the largest art museum in the Nordic countries by supplying ULTRABOND ECO S955 1K adhesive to bond 15,000 m² of wooden floors.



Changchun Guowen international hospital Changchun CHINA

20,000 m² of Nora rubber floors were bonded in this prestigious, international-level hospital with ULTRABOND ECO 571 2K, after preparing the substrates with PRIMER G and ULTRAPLAN.



Braywick leisure centre Maidenhead UK

Mapei adhesives, grouts, waterproofers and sealants for a safe installation of ceramic tiles in the swimming pools and along the walkways in a large sports and leisure centre in the south of England.



Major projects in 2022

Fortyseven wellness spa Baden SWITZERLAND

Waterproofers, epoxy-based adhesives and grouts ensured a durable installation of ceramic tiles on 8,500 m² in 8 pools subjected to high temperature thermal water and disinfectants.



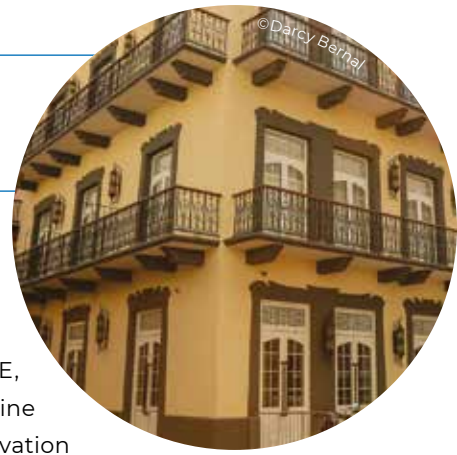
Hywind Tampen The North Sea NORWAY

Mapei AS supplied admixtures for concrete, mortars and epoxy coatings to build the world's first floating wind farm to power offshore oil and gas platforms.



La Compañía hotel PANAMA

Products from the MAPE-ANTIQUE, SILANCOLOR ranges and ceramics line ensured proper restoration and renovation of four 18th century buildings in Panama City's historic district (UNESCO World Heritage Site).



The Londoner Macao HONG KONG (PRC)

KERAFLEX and MAPESTONE contributed to create durable and traffic-resistant stone paving and ceramic floors in this huge British-themed resort enclosing 4 world-class hotels.



Deep tunnel sewerage system SINGAPORE

Innovative admixtures for Microbiological Influenced Corrosion Resistant Concrete (MICRC) were used for Singapore's core wastewater infrastructure.



**IRCCS Galeazzi
Sant’Ambrogio hospital
Milan**
ITALY



©Gianni Dal Magro

This new, 94 metre tall hospital is in the running as one of the tallest structures in Europe and one of the 75 largest hospitals in the world, for which Mapei supplied uncoupling membranes and systems for the installation of large format tiles.

**National Sanctuary
of Aparecida
Aparecida Do Norte**
BRAZIL

KERABOND, ISOLASTIC and MAPENET 150 were used to complete the mosaic (depicting Exodus) on the north façade of the largest Catholic church in Brazil and the second largest in the world.



©BOLA

**Grand Paris Express
Paris**
FRANCE

Mapei supplied solutions for TBM underground works, installing ceramic flooring in all the stations of the four new metro lines, and renovating the ceramic coverings in the stations along line 14.



©RATP

**D4 and R7 motorways
Bratislava**
SLOVAK REPUBLIC



Mapei mortars and sealants were used to build viaducts, bridges and concrete barriers along a road infrastructure providing increased transport capacity for the Slovak capital and the neighboring region.

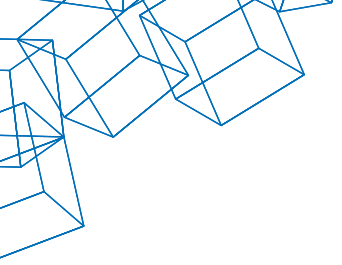
**Water tower
Vukovar**
CROATIA

Constructed between 1963- 1968, the tower has become a symbol of the city of Vukovar. Mapei solutions contributed to converted it into a museum with a restaurant.



©Darko Kešnjur







Management Report

MAPEI GROUP CONSOLIDATED FINANCIAL STATEMENTS AS AT 12.31.2022

Management Report



Dear Shareholder,
 We hereby submit the consolidated financial statements of Mapei Group as at December 31, 2022 to the Shareholders' Meeting. The Group closed the year with a consolidated net profit of Euro 156.7 million, up from Euro 185.0 million in 2021, net of amortisation, depreciation and write-downs for Euro 124.3 million (Euro 119.9 in 2021).

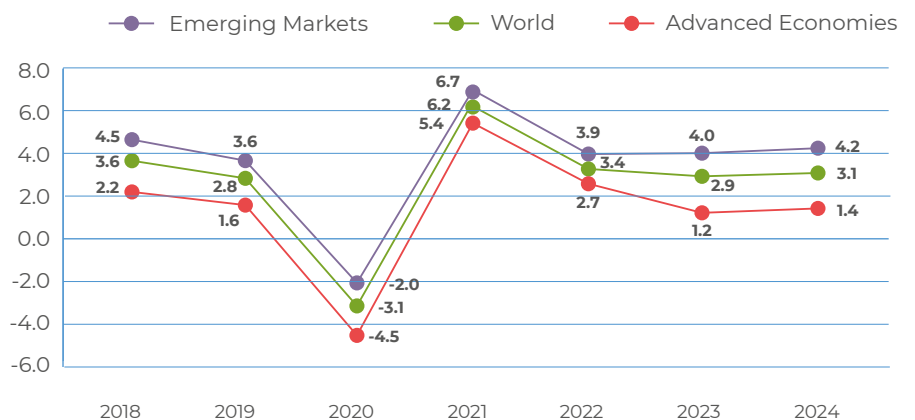
The profit attributable to the Group came in at Euro 156.7 million (Euro 184.9 million in 2021).

GLOBAL ECONOMIC TREND

In 2022, the global economy grew 3.4%, slowing down from 2021 (+6.2%), with different trends between emerging (+3.9%) and advanced economies (+2.7%). According to the forecasts for 2023, world GDP is expected to grow by just under 3%, with mature markets and emerging markets up 1.2% and 4%, respectively. A similar outlook is assumed for 2024.

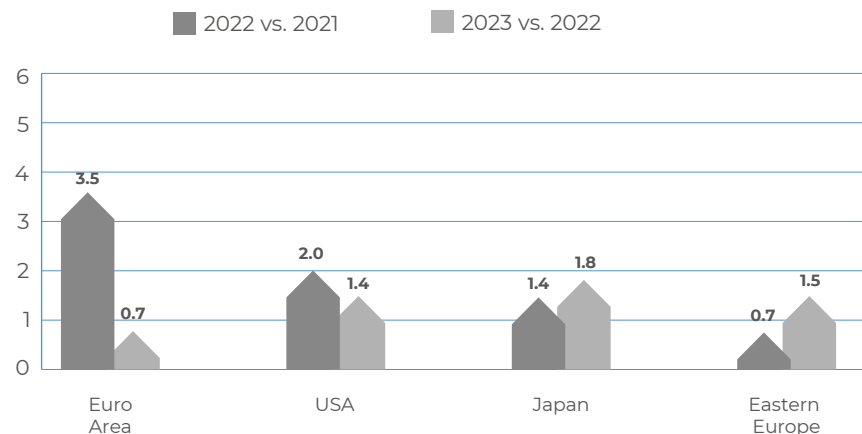
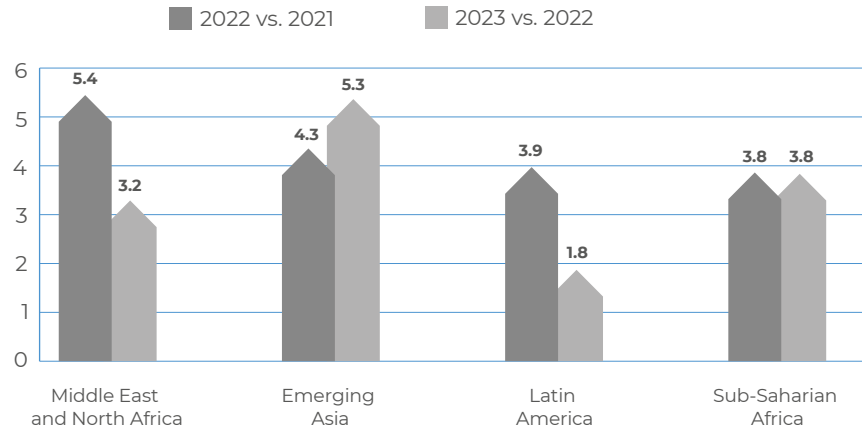
World GDP trend

Source: International Monetary Fund, January 2023



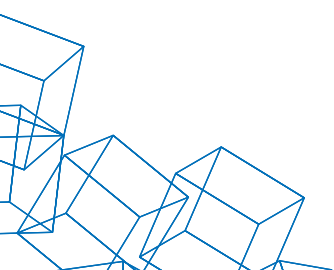
The graph shows the GDP trend recorded in the various geographical areas:

Estimated trend in GDP by geographical area
 Percentage change on the previous year



Last year, countries taking part in the Single Currency rose 3.5%. In Germany, GDP increased by 1.9%, while French GDP increased by 2.6%. In 2022, the Italian economy grew 3.9%, outperforming the Euro Area and the average in advanced economies. With respect to the large European economies, Spain recorded the highest growth rate, where GDP grew 5.2% last year. In 2023, the Euro Area economy is expected to grow 0.7%. Germany's GDP should face a period of substantial stagnation, Italy and France may experience very modest growth rates, while Spain's GDP is estimated to grow by 1.1%.

In 2022, the economic growth rate of Eastern Europe stood at 0.7% as a consequence of the recession in Russia's GDP, which contracted by 2.2%. On the other hand, Poland, Turkey and Hungary grew at rates ranging between 4% and 5%. In 2023, assuming an improvement in the economic situation in Russia, the growth rate of Eastern Europe's GDP could increase on 2022.



The International Monetary Fund estimates a 1.5% increase for the region's economy.

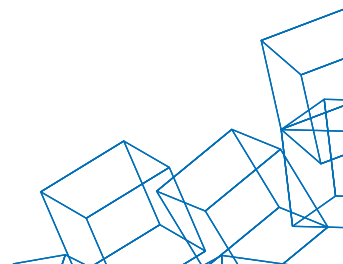
Last year, Asia's emerging countries recorded a sustained economic growth rate which is estimated at 4.3%. The slowdown in China's GDP was offset by strongly expansionary trends in India and Indonesia. In 2023, the economic situation is expected to improve in all the emerging markets in the region.

In the United States, GDP grew 2% in 2022, falling below the average rate for advanced economies. Forecasts for the current year indicate economic growth of 1.4%, back in line with that of developed countries.

Last year, the Latin American economy grew 3.9%, in line with the average of emerging markets. In Brazil, the main economy in the area, the economic development rate stood at 3.1%, while in Argentina GDP grew by over 4%. During the year, the economic situation should slow down considerably. Brazil's GDP is expected to grow 1.2% and an even more modest development is forecast for Argentina. Overall, the Latin American economy is expected to grow at a rate of 1.8%.

The Middle East and North Africa region recorded the highest economic growth rate worldwide in 2022: +5.3%. The region's positive momentum was driven by the strong GDP growth in Saudi Arabia, Egypt and the United Arab Emirates, three of the region's largest markets. In 2023, the economic growth rates are expected to moderate in all countries of the region. According to the International Monetary Fund, GDP is expected to grow by 3.2% overall.

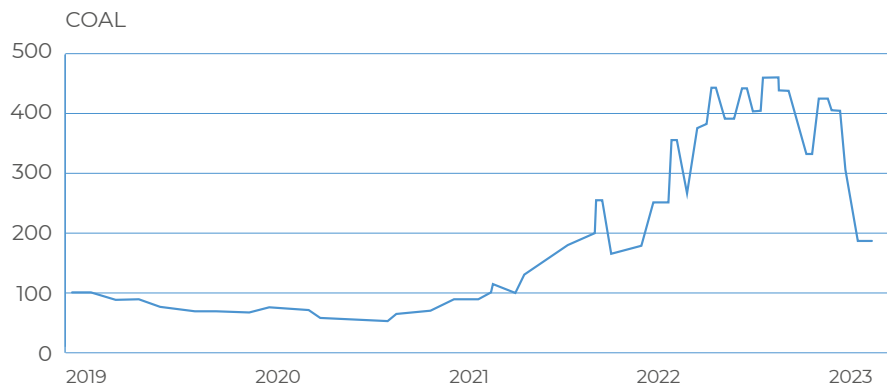
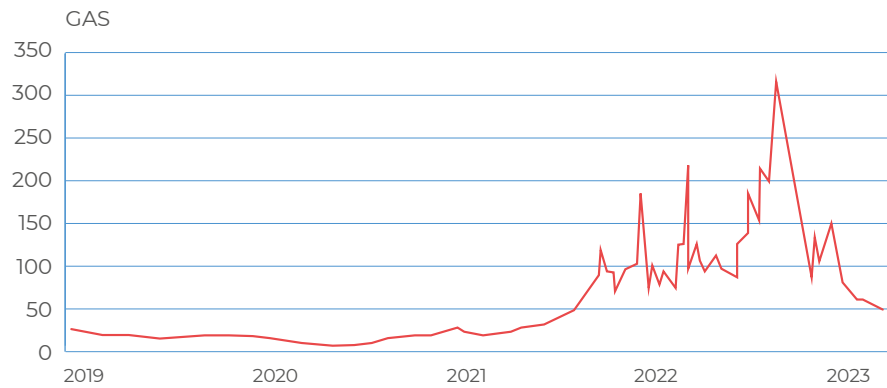
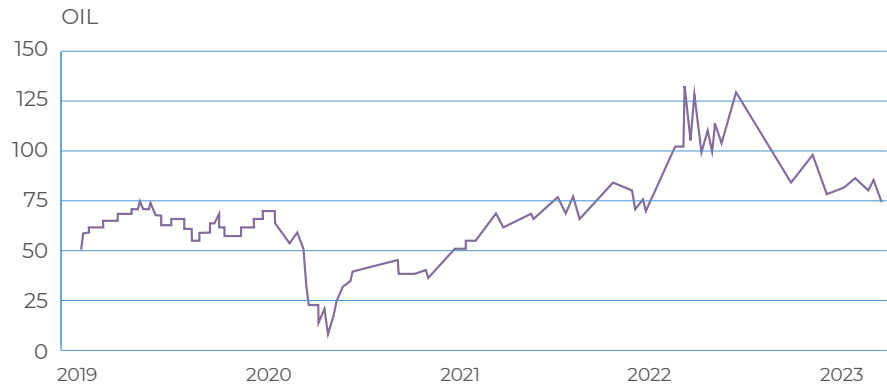
In 2022, economic dynamics in sub-Saharan Africa have been moderately positive. The region's GDP grew by 3.8%, in line with the average rate of emerging markets. The economy in Nigeria and South Africa grew at rates close to 3%, while the other markets in the region achieved higher growth rates. Overall, the region is expected to continue to develop during the year. The slowdown in South Africa's economic growth should be offset by an improvement in the economy in the other countries of the region.



Some of the negative elements that had already characterised 2021, such as rising energy prices and inflation trends, peaked in 2022 and subsequently declined near year end and early 2023 as shown below:

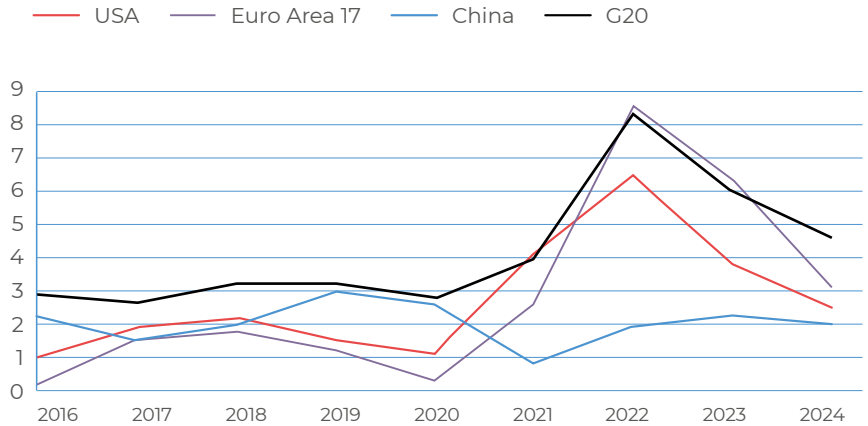
Rise in energy prices

Source: OECD, March 2023



Headline inflation

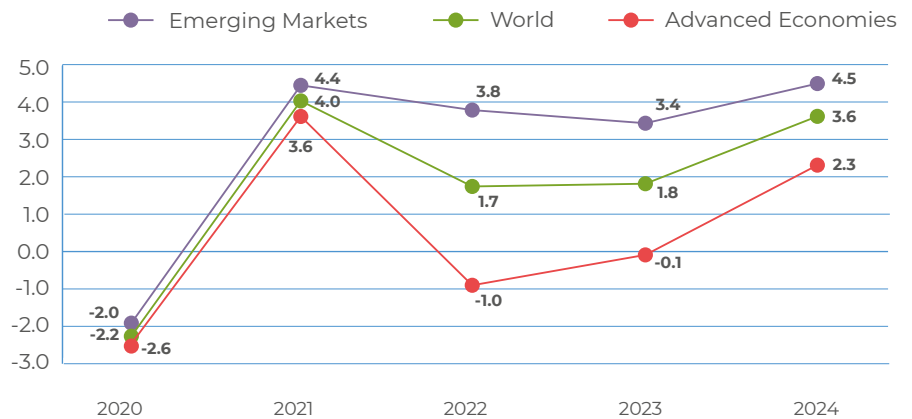
Percentage change on the previous year
Source: OECD, March 2023



In 2022, the global construction market grew by an estimated 1.7%, slowing down on 2021, when investments had recorded a 4% increase. The development of the construction sector was significantly lower than that of the world economy, which, according to the IMF, was equal to 3.4%. The chart below shows the historical trend of the construction market and the forecasts until 2024.

Global construction market trend

Percentage change on the previous year
Source: Global Data

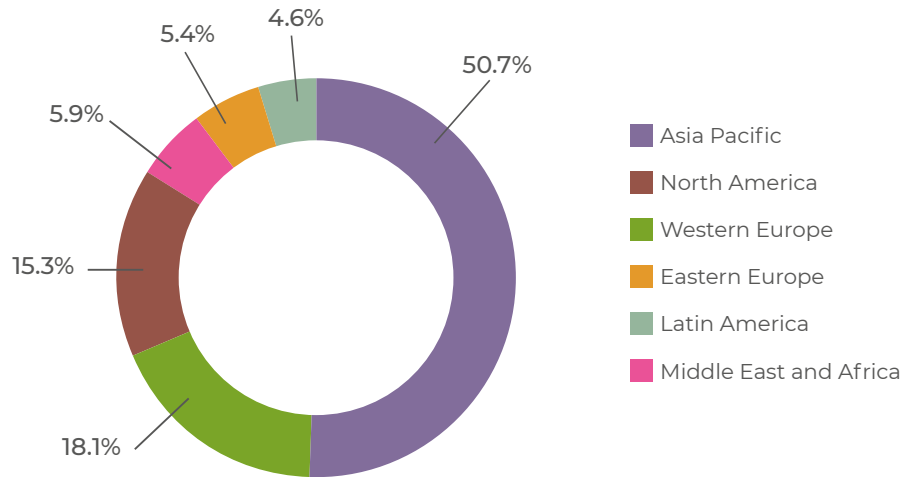


Last year, advanced economies showed a decrease in the value of the construction industry of about 1%, while in emerging countries the growth of the construction market stood at 3.8%.

The table and chart illustrate the value of investments in construction in each region and the breakdown of the global construction industry by geographical area.

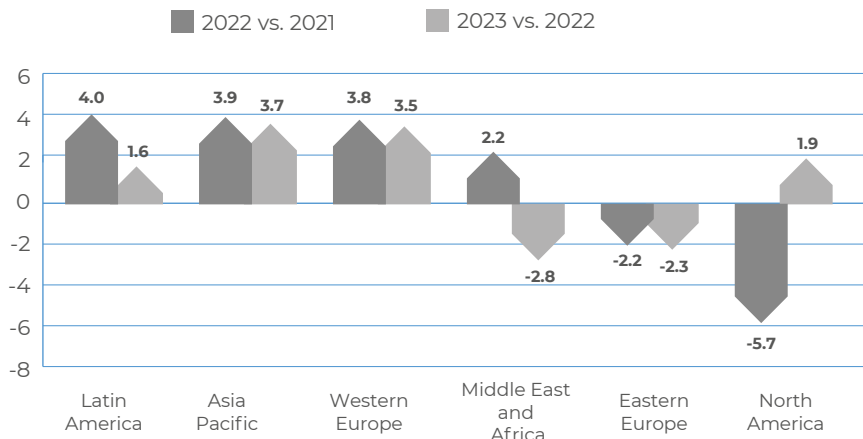
GEOGRAPHICAL AREA	INVESTMENTS IN CONSTRUCTION IN 2022 (Billion Dollars)
Asia Pacific	6,042
Western Europe	2,153
North America	1,824
Middle East and Africa	708
Eastern Europe	649
Latin America	549
TOTAL	11,925

2022 split by geographical area of the global construction industry



The chart below summarises the estimated trend in investments in construction:

Trend in construction market
Percentage change on the previous year



GROUP OPERATING PERFORMANCE

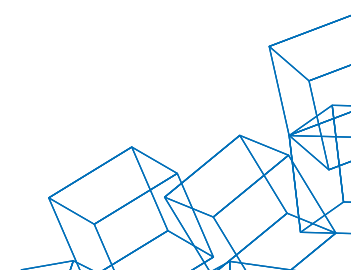
The financial statements as at December 31, 2022 fully consolidated U.S. Sassuolo Calcio Srl and Mapei Stadium Srl, which do not operate in the core business of Mapei; these two companies contributed Euro 58.9 million (Euro 66.7 million in 2021) to Group turnover in 2022.

The main financial indicators for 2022 and 2021 are summarised in the table below:

INCOME STATEMENT (€ M)	2022	2021	%DIFF
REVENUES	3,977.2	3,263.8	21.9%
EBITDA	384.0	384.6	-0.2%
<i>% of revenues</i>	9.7%	11.8%	
EBIT	257.6	262.7	-2.0%
<i>% of revenues</i>	6.5%	8.1%	
Profit before tax	225.2	251.0	-10.3%
<i>% of revenues</i>	5.7%	7.7%	
Net profit	156.7	185.0	-15.3%
<i>% of revenues</i>	3.9%	5.7%	
BALANCE SHEET			
Net invested capital	2,054.4	1,630.7	26.0%
Group equity and minority interests	1,547.0	1,370.8	12.9%
Financial position (Surplus)/Deficit	507.4	259.9	95.3%
HEADCOUNT	11,914	11,179	6.0%

In 2022, Mapei Group recorded consolidated turnover of Euro 3,977.2 million, with a 21.9% increase compared to 2021. Unlike 2021, performance was positively influenced by exchange rates (USD and Dollar area currencies in particular): real growth at constant exchange rates was +17.8%, -4 pp compared to growth at nominal rates. Excellent sales performance was recorded in all regions where Mapei Group operates, with a double-digit growth.

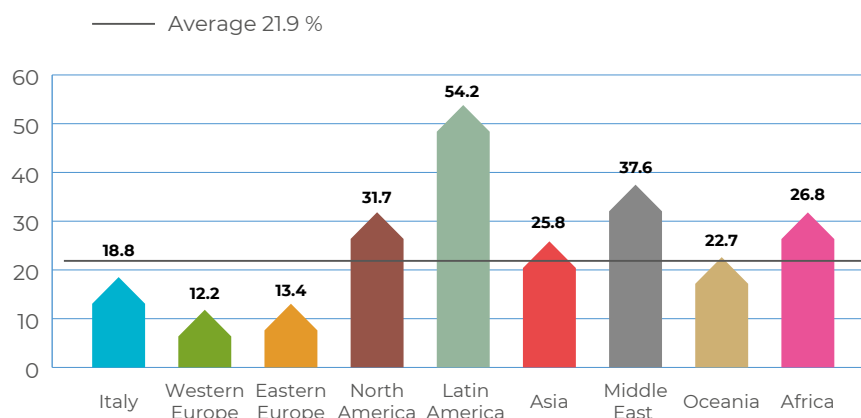
Net profit came in at Euro 156.7 million compared to Euro 185.0 million in 2021. Although it decreased by approximately 1.8 pp on turnover, the Group maintained a satisfactory level of profitability despite the exceptional situation affecting the procurement market (raw materials, energy, transport), both in terms of availability and price increases.



GROUP TURNOVER

In 2022, the Group recorded an increase in turnover in all regions (in particular Italy, Africa, Latin America and Asia). The percentage change in the various areas, compared to the previous year, is shown in the chart below:

% increase in macro-areas turnover in 2022 compared to 2021



The consolidated turnover of Mapei Group in 2022 (€M) broken down by geographical area is summarised in the table below, shown with changes compared to the previous year and the percentage of single areas out of total sales:

GEOGRAPHICAL AREA	12.31.2022	12.31.2021	% DIFFERENCE	% INCIDENCE 2022	% INCIDENCE 2021
Italy	902.9	759.9	18.8%	22.7%	23.3%
Western Europe	936.1	834.0	12.2%	23.5%	25.5%
Eastern Europe	408.9	360.7	13.4%	10.3%	11.1%
North America	1,205.5	915.1	31.7%	30.3%	28.0%
South America	130.9	85.0	54.2%	3.3%	2.6%
Asia	171.7	136.6	25.7%	4.3%	4.2%
Middle East	66.9	48.6	37.7%	1.7%	1.5%
Oceania	80.7	65.8	22.7%	2.0%	2.0%
Africa	73.6	58.1	26.7%	1.8%	1.8%
TOTAL	3,977.2	3,263.8	21.9%	100.0%	100.0%

Mapei Group consolidates 95 operating companies and is present in five continents with 50 manufacturing companies operating at 89 plants, each with its own quality control laboratory, 33 trading companies, 12 service companies and 32 research centres.

A brief analysis of our companies' sales and profitability in the various macro geographical areas follows, including observations on the local economy and a specific focus on the construction industry.

ITALY



GROUP COMPANIES:

Adesital Spa
Cercol Spa
Immobiliare Industriale Emme Srl
Mapei Marine Srl
Mapei Spa
Mapei Stadium Srl
Mosaico+ Srl
Polyglass Spa
Profilpas Spa
Roll 1937 Srl
Scott 1937 Srl
U.S. Sassuolo Calcio Srl
Vaga Società Agricola Ss
Vaga Srl
Vinavil Spa

The Group consolidates 14 companies in Italy: 7 manufacturing companies with 11 plants, 2 trading companies and 5 service companies. It also has 6 research centres located in Italy. In 2022, Profilpas Spa, a profile manufacturer acquired in September to integrate the product portfolio and included in the income statement for three months, which is held via Roll 1937 Srl, and Immobiliare Industriale Emme Srl, which owns some industrial land, joined the Italian region.

Group turnover in Italy grew 18.8%, from Euro 759.9 million in 2021 to Euro 902.9 million in 2022 thanks to a very lively construction market (+11.5%), also helped by the government's support policies. The operating performance was particularly positive, improving on 2021.

After growing 6.7% in 2021, the Italian economy rose by a significant 3.9% in 2022, outperforming the Euro Area (+3.5%) and the world GDP (+3.4%). In 2023, the economy is expected to slow down sharply, achieving modest growth: approximately +0.6% in 2023 and +1% in 2024.

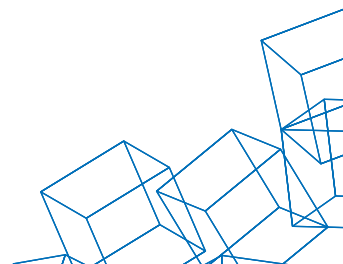
In 2022, the inflation rate was extremely high, peaking at 8.1%. Households' consumption increased by more than 4%, while investment in machinery rose 7.2%. Exports also performed extremely well in 2022, up 11.3%.

As mentioned earlier, the construction industry contributed significantly to GDP growth in 2022, up by an estimated 11.5%. During the year, the construction sector is expected to benefit from an improved economic situation compared to the overall national economy. Indeed, investments are estimated to grow by 1.4%. This rate can be considered positively given the extremely strong growth recorded in the 2021-2022 two-year period. In 2024, investments are expected to face a period of substantial stagnation.

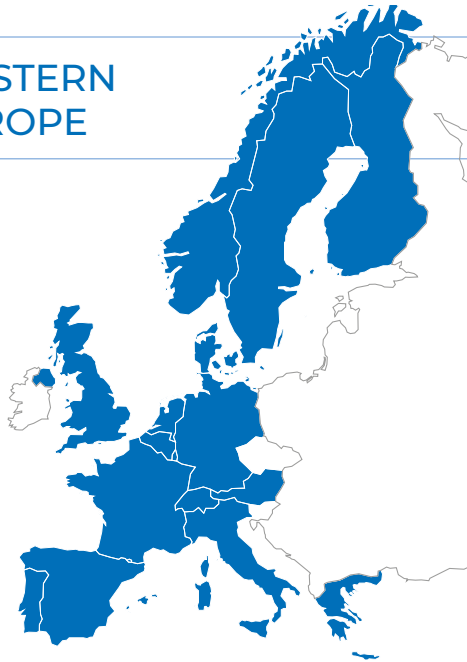
The table below summarises the estimates for the different components of the construction market. As the changes are based on constant values, they exclude the effects of inflation:

INVESTMENTS IN CONSTRUCTION IN ITALY - PERCENTAGE CHANGE ON THE PREVIOUS YEAR

	2021	2022	2023	2024
CONSTRUCTION	22.3	11.5	1.4	-0.3
NEW RESIDENTIAL BUILDINGS	13.0	4.0	1.5	-7.5
REDEVELOPMENT	25.9	16.0	-2.0	-9.0
NON RESIDENTIAL BUILDINGS	16.0	8.0	1.0	2.0
CIVIL ENGINEERING	23.0	12.0	9.5	14.0



WESTERN EUROPE



GROUP COMPANIES:

- Eurosyntec Snc
- Lusomapei Sa
- Mapefin Austria Gmbh
- Mapefin Deutschland Gmbh
- Mapei Ab
- Mapei As
- Mapei Benelux Sa
- Mapei Denmark As
- Mapei France Sa
- Mapei Gmbh (A)
- Mapei Gmbh (D)
- Mapei Hellas Sa
- Mapei Nederland Bv
- Mapei Oy
- Mapei Spain Sa
- Mapei Suisse Sa
- Mapei UK Ltd
- Profilpas Deutschland Gmbh
- Profilpas France Sarl
- Profilpas Espana Slu
- Profilpas Portugal Lda
- Rasco Bitumenteknik Gmbh
- Resconsult As
- Resipoly Chisor Sas
- Sopro Bauchemie Gmbh (A)
- Sopro Bauchemie Gmbh (D)
- Sopro Nederland Bv
- Tecnopoli Sistemas SL

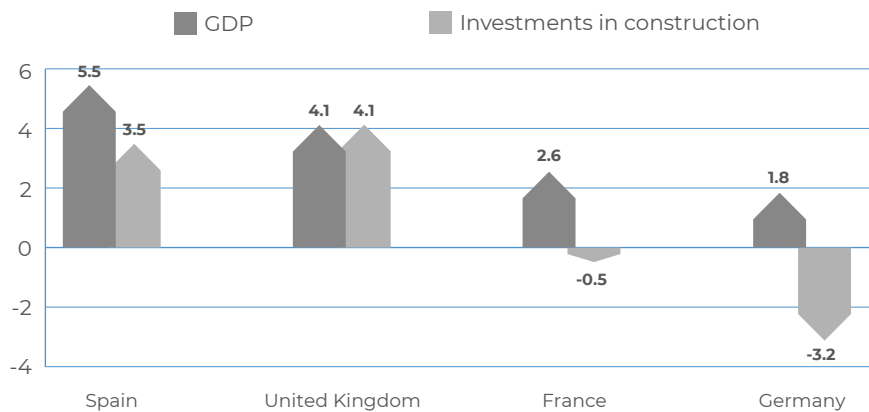
Western Europe is the geographical area with the highest number of companies in our Group – 28 in total – and saw the inclusion of the French, German, Spanish and Portuguese branches of the Profilpas Group in 2022. The total of 28 includes 14 manufacturing companies with 21 plants, 10 trading companies and 4 service companies. There are also 9 research centres operating in the area.

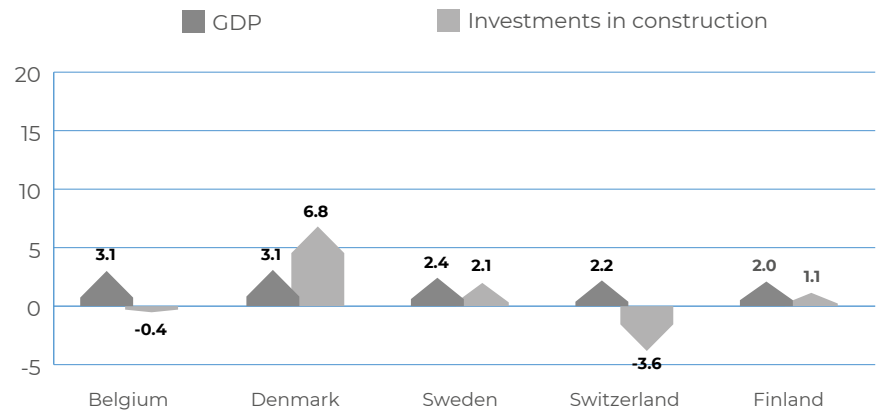
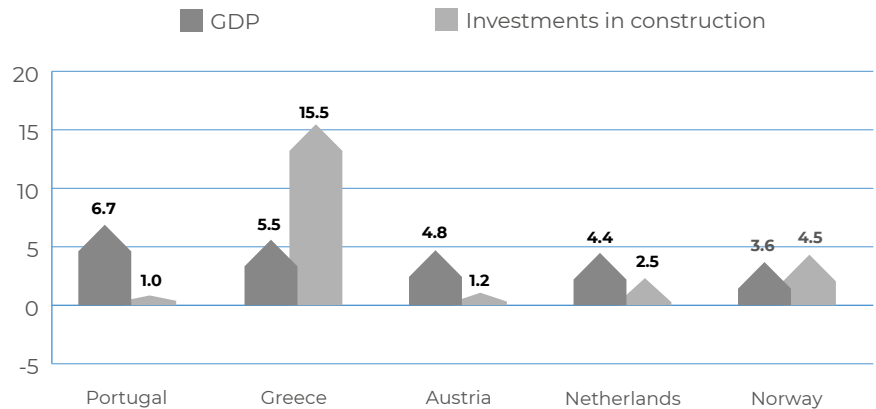
Turnover in the area increased from Euro 834 million in the previous year to Euro 936.1 million in 2022, with 12.2% growth. The positive trend in countries such as Spain, Portugal, Greece and the UK is noteworthy. Operational profitability decreased considerably, mainly due to the significant increase in raw materials and energy and gas costs, which were not fully passed on to the market despite the price increase policies implemented during the year.

The charts below show estimates of the trend in GDP and investments in construction for 2022 in the main European economies:

Trend in GDP and investments in construction in Western Europe

Percentage change on the previous year



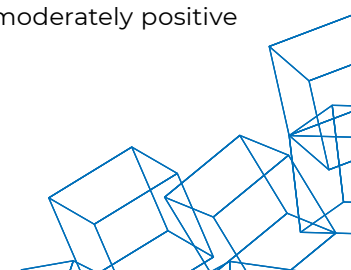


EASTERN EUROPE



The Group is present in Eastern Europe with 18 companies, up by 3 on 2021 following the consolidation of the 3 branches of the Profilpas Group. Overall, in the region, there are 8 manufacturing companies with 11 plants, and 10 trading companies. There is also one research centre located in the area.

Turnover rose from Euro 360.7 million in 2021 to Euro 408.9 million in the year under review, with an increase of 13.4%, a double-digit growth that involved most companies. The operating profit of the region was satisfactory, in line with the previous years, except for the areas hit by the current crisis. Last year, the economy of this region grew modestly by an estimated 0.7%. The collapse of the Ukrainian market and the recession in Russia had a negative impact on this figure, while the other countries in the region confirmed a positive economic trend: Poland, Turkey and Hungary recorded a growth rate of 5%, Romania's GDP rose 4.5% and the Czech Republic and Slovakia showed a moderately positive economic situation.



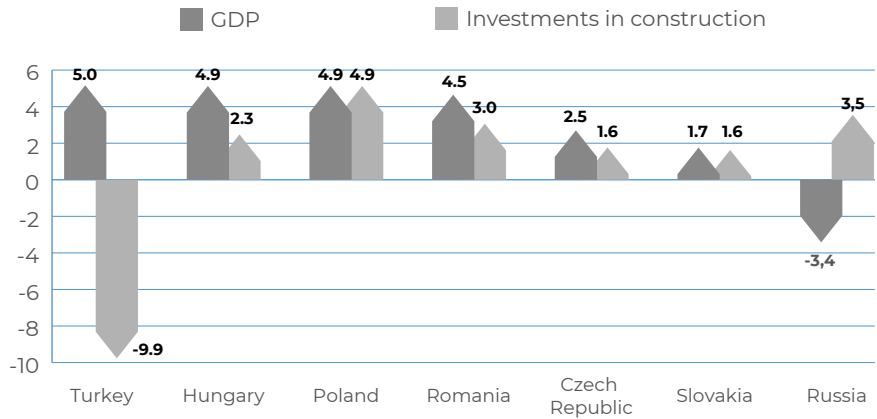
GROUP COMPANIES:

AO Mapei
Gorka Cement Spzoo
Mapei Bulgaria Eood
Mapei Croatia Doo
Mapei Doo
Mapei Kft
Mapei Polska Spzoo
Mapei Romania Srl
Mapei Sk Sro
Mapei Srbija Doo
Mapei Sro
Mapei Ukraina Llc
Mapei Yapi Kimyasallari Ins. San. Ve Tic. As
Profilpas Czech Sro
Profilpas Polska Sp Zoo
Profilpas Russia Llc
Sopro Hungaria Kft
Sopro Polska Spzoo

In Eastern Europe, investments in construction decreased by more than 2% compared to the previous year. This indicates that the construction sector performed worse than the economy as a whole:

Trend in GDP and investments in construction in Eastern Europe

Percentage change on the previous year



NORTH AMERICA



We have 9 companies in the region, 7 of which are operational: 4 manufacturing companies with 24 plants, 1 trading company and 2 service companies. We also have 6 research centres located in the area.

Group turnover in North America reached Euro 1,205.5 million, compared to Euro 915.1 million in 2021, up by a significant 31.7%. The increase was driven by the positive performance of the dollar: at constant exchange rates, growth would be equal to approximately 20%. With respect to profitability, although still largely positive, 2022 saw a further worsening in terms of profit margins due to the rise in the purchase costs of raw materials and transport costs, which were not fully passed on to the market.

The US economy grew moderately in 2022 (+2%), showing a decrease on the +2.7% estimated on average for advanced economies. The economy was more favourable in Canada, where GDP grew 3.5% last year. In 2023, the US and Canadian

GROUP COMPANIES:

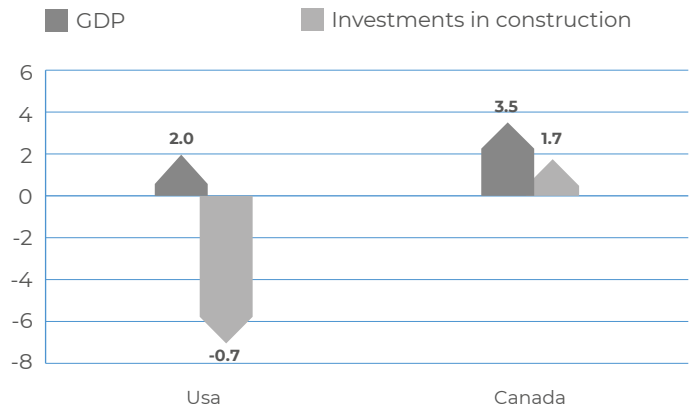
4307721 Canada Inc
Gorka Cement US Corp
Mapei Caribe
Mapei Corp
Mapei Dominicana Srl
Mapei Inc
Polyglass Usa Inc
Vinavil Americas Corp
Vinavil Americas Inc

Trend in GDP and investments in construction in North America

Percentage change on the previous year

economies are expected to grow at a similar rate, estimated at 1.4% and 1.5% respectively.

With respect to the construction market, the two countries performed differently: the US contracted by 7% as a result of inflation and rising interest rates, while Canada rose 1.7%, as shown in the chart below:



LATIN AMERICA



GROUP COMPANIES:

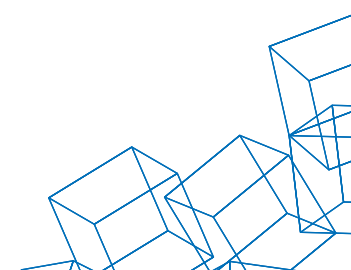
Mapei Argentina Sa
Mapei Brasil Construction Materials Ltda
Mapei Colombia Sas
Mapei Conctruction Chemicals Panama Sa
Mapei Costa Rica Sa
Mapei Mexico Sa de Cv
Mapei Perù Sac
Mapei Venezuela Ca

We have 8 companies in the region, 7 of which are operational: 5 manufacturing companies with 8 plants, and 2 trading companies. There are also 3 research centres located here. Mapei Venezuela is currently not operational.

In Latin America, the Group recorded a turnover of Euro 131 million, up 54.2% from the previous year (Euro 85 million). This region was affected by a negative currency impact, especially in Argentina: at constant exchange rates, growth would be equal to 60%. Profitability is clearly improving, having now reached the operating break-even point.

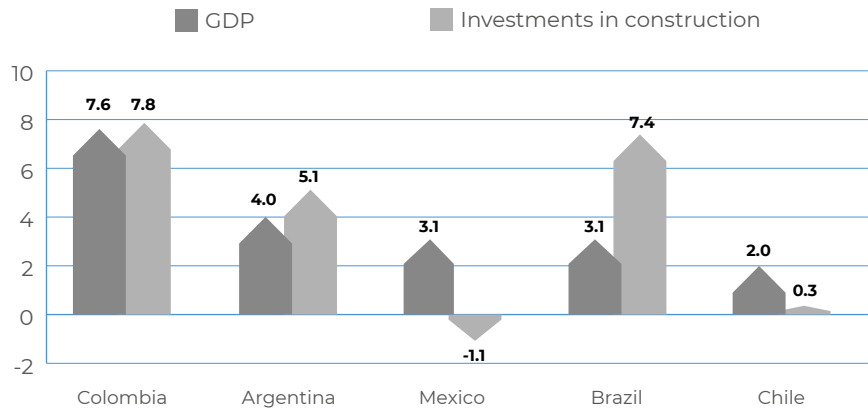
In 2022, the region's GDP performed positively, growing by 3.9%. Brazil and Mexico, the region's main economies, recorded identical growth rates of 3.1%. Colombia's GDP rose by 7.6% while Argentina's growth rate was 4%.

Estimates for 2023 point to a marked slowdown in economic development in the region, with GDP growth estimated at 1.8%. In 2022, this region recorded the highest increase in construction investment worldwide, up by almost 4% compared to the previous year:



Trend in GDP and investments in construction in Latin America

Percentage change on the previous year



MIDDLE EAST



We are present in the region with 4 companies: 1 manufacturing company with 1 plant, 3 trading companies and 1 research centre.

Turnover in the region rose by 37.6%, increasing from Euro 48.6 million in 2021 to Euro 66.9 million in 2022, also advantaged by positive exchange rates. The operating income of our companies at year-end is positive and improved over the previous year.

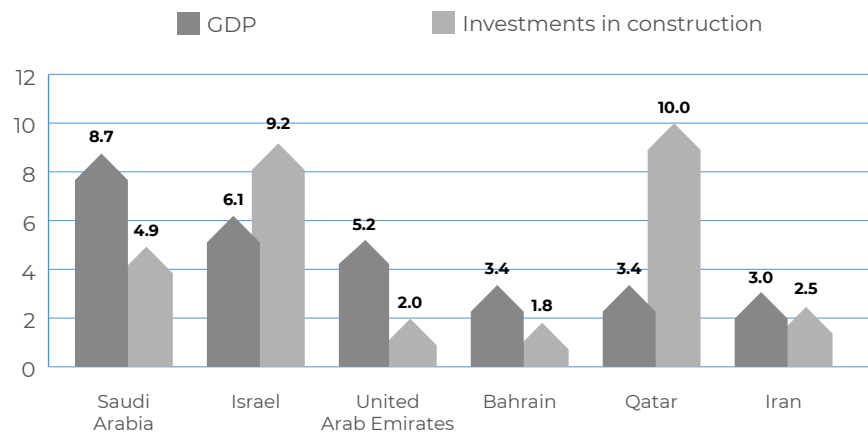
In 2022, the economy of the Middle East region grew at high rates, estimated at around 5%. Furthermore, all major construction markets in this region performed positively, though at different growth rates, as shown below:

GROUP COMPANIES:

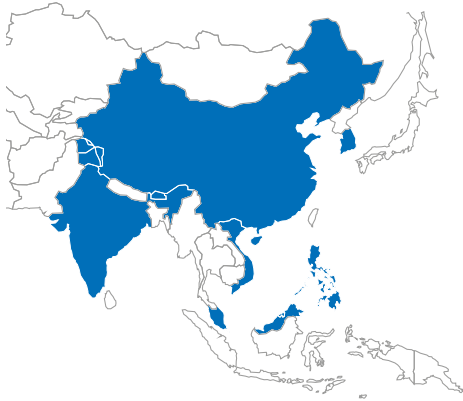
- Mapei Construction Chemical Llc - One Person Company Llc
- Mapei Doha Llc
- Mapei Saudia Llc
- Profilpas Middle East LLC

Trend in GDP and investments in construction in the Middle East

Percentage change on the previous year



ASIA



GROUP COMPANIES:

Mapei Building Materials Technology Co. Ltd (Zhejiang)
Mapei China Ltd
Mapei Construction Materials Company Ltd (Guangzhou)
Mapei Construction Products India Ltd
Mapei Far East Pte Ltd
Mapei Indonesia Construction Products Pt
Mapei Indonesia Construction Solutions Pt
Mapei Korea Ltd
Mapei Malaysia Sdn Bhd
Mapei Philippines Inc
Mapei Vietnam Ltd

We are present in Asia with 11 companies: 8 manufacturing companies with 10 plants, and 3 trading companies. We also have 5 research centres in the region.

Turnover rose from Euro 136.6 million in 2021 to Euro 171.7 million in 2022, up 25.7%. Operating profit continued to grow, mainly as a result of the performance of the Group companies in China, India and Malaysia.

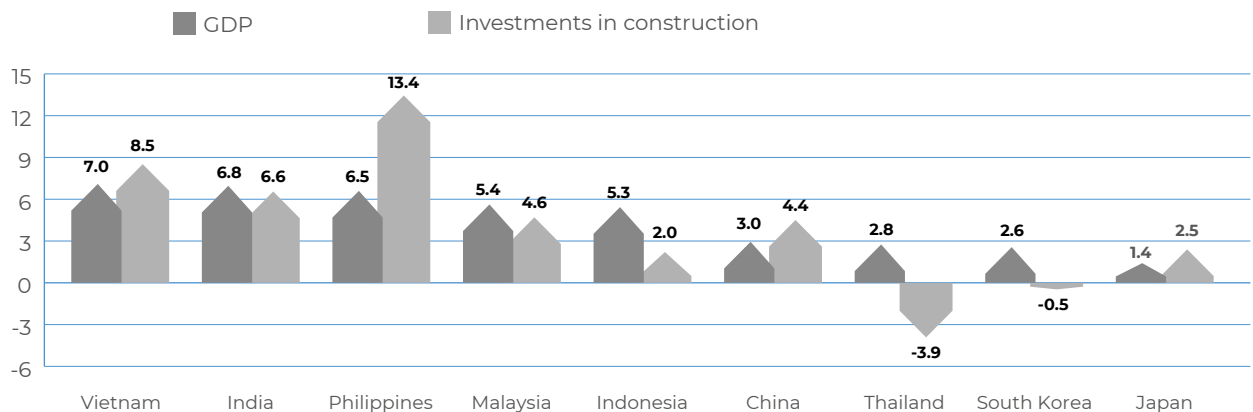
2022 was characterised by a sharp slowdown in China's economy, whose growth rate dropped from 8.4% in 2021 to 3% last year. China's GDP was hit by a new wave of Covid and the related containment measures. In India, economic development was particularly high, close to 7%. In the other major emerging Asian economies, GDP rose significantly last year: Vietnam, the Philippines, Malaysia and Indonesia showed GDP growth rates of between 5.3% and 7%.

Over the past few years, Asia has played a dominant position in the global construction industry. Five of the world's top ten markets are in Asia. Furthermore, it is estimated that China and India together account for more than 37% of the global construction output.

Overall, the construction market was positive in the region:

Trend in GDP and investments in construction in Asia

Percentage change on the previous year



OCEANIA



GROUP COMPANIES:

- Mapei Australia Pty Ltd
- Mapei New Zealand Ltd (in liquidation)
- MBP

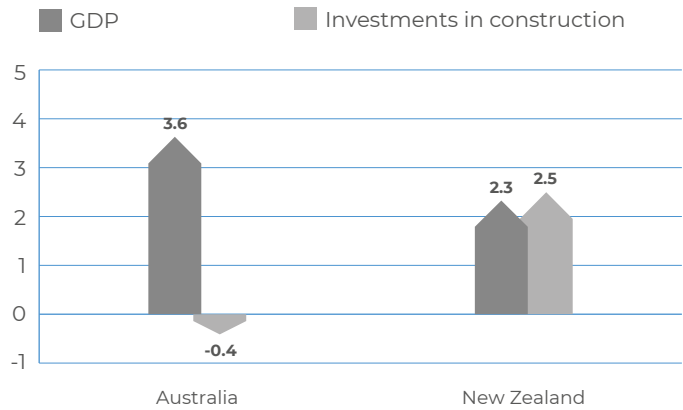
Trend in GDP and investments in construction in Oceania

Percentage change on the previous year

We are present in Oceania with 3 companies, 2 of which are operational: 1 manufacturing company, Mapei Australia Pty Ltd, which includes a quality control laboratory, 1 research centre and 1 trading company, MBP.

Turnover was up 22.7%, reaching Euro 80.7 million, compared to Euro 65.7 million in 2021. The profitability of the two operational companies remained optimal.

In 2022, GDP in the region grew positively, while the construction market showed mixed results in the two countries: substantially stagnating investments in Australia were offset by moderate growth in New Zealand:



AFRICA



We are represented by 4 companies in Africa: 2 manufacturing companies with 2 plants and 2 trading companies.

Turnover in the region grew from Euro 58.1 million in 2021 to Euro 73.6 million in 2022 (+26.8%). Profitability improved considerably, also thanks to significant investments in production and organisation.

GDP and the construction market in the region recorded a generally positive trend in the region.

GROUP COMPANIES:

- Mapei East Africa Limited
- Mapei Egypt for Constr.Chemicals Sae
- Mapei South Africa Pty Ltd
- Vinavil Egypt for Chemicals Sae

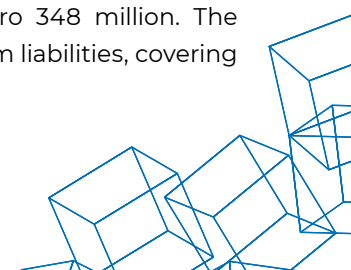
DISCLOSURE PURSUANT TO ARTICLE 2428 OF THE ITALIAN CIVIL CODE AND LEGISLATIVE DECREE 32/2007

For a better understanding of the Group's economic and financial position and results, the table below shows the main items of the financial statements as at December 31, 2022, compared with the figures as at December 31, 2021, with the balance sheet reclassified by functional area and the income statement reclassified on a management accounting basis:

RECLASSIFIED BALANCE SHEET AS AT DECEMBER 31	2022	2021	% CHANGE
NET FIXED ASSETS			
Intangible assets	245.8	145.3	69.2%
Tangible assets	920.7	804.9	14.4%
Financial assets	4.6	4.2	8.8%
Total	1,171.1	954.4	22.7%
NET WORKING CAPITAL			
Inventories	703.1	523.9	34.2%
Receivables	951.1	828.4	14.8%
Other assets	10.0	11.4	(11.6%)
Payables	(667.8)	(587.4)	13.7%
Other liabilities	(26.7)	(16.2)	64.8%
Total	969.8	760.1	27.6%
PROVISIONS FOR RISKS AND STAFF SEVERANCE FUND			
Provisions for risks and charges	(71.5)	(70.3)	1.8%
Staff severance fund	(15.0)	(13.5)	11.7%
Total	(86.5)	(83.8)	3.3%
NET INVESTED CAPITAL (NIC)	2,054.4	1,630.7	26.0%
NET FINANCIAL POSITION			
Cash and cash equivalents	(271.1)	(170.4)	59.1%
Short-term borrowings	371.5	243.7	52.5%
Medium/long-term borrowings	406.9	186.6	118.0%
Total	507.4	259.9	95.3%
EQUITY	1,547.0	1,370.8	12.9%
TOTAL SOURCES OF FINANCING	2,054.4	1,630.7	26.0%

A comparison of the 2022 and 2021 balance sheets shows that the significant increase in net invested capital (+ Euro 424 million), due to major investments in fixed assets, and the increase in working capital to support growth, was partly financed by the improvement in the net financial position (+ Euro 247 million) and partly by the profits and cash flow generated (+ Euro 176 million increase in equity).

Total financial liabilities increased by Euro 348 million. The increase was more significant for long-term liabilities, covering



the significant investments made. The balance between short and long-term financial sources continues to benefit from the substantial and continuous increase in equity. All items are better illustrated in the Notes.

RECLASSIFIED STATEMENT OF INCOME AS AT DECEMBER 31	2022	2021	% CHANGE
Sales	3,977.2	3,263.8	21.9%
Internal production	94.8	74.7	27.1%
VALUE OF PRODUCTION	4,072.0	3,338.5	22.0%
External operating costs	(2,878.2)	(2,230.1)	29.1%
GROSS MARGIN	1,193.8	1,108.4	7.7%
Personnel costs	(809.9)	(723.8)	11.9%
EBITDA	383.9	384.6	(0.2%)
Amortisation/depreciation and provisions	(126.3)	(121.8)	3.7%
EBIT	257.6	262.8	(2.0%)
Other revenues/(costs)	13.0	5.0	159.7%
Financial income/(loss)	1.3	1.0	25.7%
ADJUSTED EBIT	271.9	268.8	1.2%
Financial expenses	(46.7)	(17.8)	161.7%
PROFIT BEFORE TAX	225.2	251.0	(10.3%)
Income taxes	(68.5)	(66.0)	3.9%
NET PROFIT	156.7	185.0	(15.3%)

FINANCIAL RATIOS

The key financial ratios generally recognised by financial markets are shown below. The ratios compare the results for the year with those for the previous year.

a) Capital ratios

2022 2021

Equity to fixed assets ratio (Equity / Fixed assets)	1.32	1.44
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This ratio, which decreased slightly as a result of the significant investments made (partially financed by debt), highlights the Group's financial strength. In fact, equity is sufficient to finance fixed assets.

Fixed assets coverage [(Equity + Consolidated liabilities) / Fixed assets]	1.74	1.72
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The [(Equity + Consolidated liabilities) / Fixed assets] ratio was essentially stable. Indeed, the increase in fixed assets was proportionally offset by the rise in equity and long-term borrowings.

b) Leverage ratios **2022** **2021**

Total debt-equity ratio [(Consolidated liabilities + Current liabilities / Equity)]	1.01	0.82
Financial debt-equity ratio (Net financial position / Equity)	0.33	0.19

However, these two ratios, both rising slightly, show a very low debt/equity ratio.

c) Profitability ratios **2022** **2021**

Net ROE (Net profit / Equity)	10.1%	13.5%
Gross ROE (Gross profit / Equity)	14.6%	18.3%

While remaining at good levels, both ratios are affected by the slight reduction in the Group's profitability.

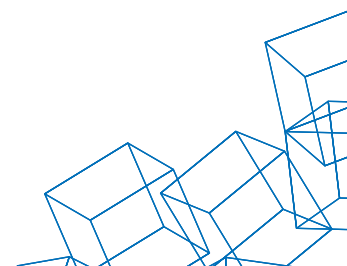
ROI [EBIT/ (NIC - Operating liabilities)]	12.8%	16.7%
ROS (EBIT / Revenues)	6.5%	8.1%

These two ratios also show the slight deterioration in the Group's operating results.

d) Liquidity ratios **2022** **2021**

Current ratio (Current assets / Current liabilities)	1.82	1.81
Quick ratio [(Trade and other receivables + Cash and cash equivalents) / Current liabilities]	1.16	1.19

These two ratios are substantially unchanged and confirm the level of coverage of current liabilities.



CAPITAL EXPENDITURE

In 2022, our Group invested significantly, to a greater extent compared to the previous year (+50%) and despite the global market's uncertainties and challenges, with the acquisition of tangible assets for over Euro 152 million. The investments related to all the macro-regions in which Mapei operates. Specifically, about half of the investments refer to North America and approximately Euro 30 million was invested in production in Italy.

The main investments are analysed below, divided by geographical area:

Italy:

- Mapei Spa - two new lines for the production of fibres for concrete reinforcement at the San Cesareo sul Panaro site, expansion of the paint production line and upgrading works in some production departments and common areas at the Mediglia site.
- Vinavil Spa - construction of the new acrylic line, the new vinyl line, automatic powder packaging at the Villadossola site and the new reactor at the Ravenna site.
- Polyglass Spa - new trigeneration plant and maintenance work on the other lines.
- Mapei Stadium Srl - structural renovation of parts of the stadium, as well as television facilities and the playing field.
- Vaga Srl - new premix plant at the Costa De' Nobili site.

Europe:

- Sopro Group - new powder production line and new building of Sopro Bauchemie GmbH in Wiesbaden.
- Lusomapei Sa - new plant and powder line in Cantanhede.
- Mapei Hellas Sa - expansion of the warehouse and installation of the grout production line at the Ritsona site.
- Mapei OY - purchase of land for the construction of the new site in Tuusula.
- Mapei Doo - purchase of land and design costs for a new warehouse and offices.
- Mapei Kft - office and warehouse extension in Soskut.

North America:

- Mapei Corp - building and facilities at the Houston, TX manufacturing site and warehouse and third powder line at the Wildwood, FL manufacturing site.
- Mapei Inc - construction of the new warehouse and powder line at the Laval site.
- Polyglass Usa Inc - production line for carrierless products in Texas, upgrading of the packaging system at the Hazleton, PA site, and refurbishment of the offices in Deerfield Beach, FL.

Asia:

- Mapei Construction Product India Private Ltd - construction of the new manufacturing site in Kosi.
- Mapei Building Materials Technology Co. Ltd (Zhejiang) - completion of the new site in Huzhou with a plant for the production of powders, liquids and pastes.

Africa:

- Mapei Egypt for Construction Chemicals - construction of the new plant in Cairo.

It should be noted that the change in the scope of consolidation, due to the acquisition of the Profilpas Group and to the first consolidation of Immobiliare Industriale EMME Srl, increased the value of assets by Euro 26.5 million.

The decrease during the year of approximately Euro 2.8 million, net of the use of provisions, concerned disposals related to the items 'Land and buildings', 'Equipment' and 'Other assets' of various companies.

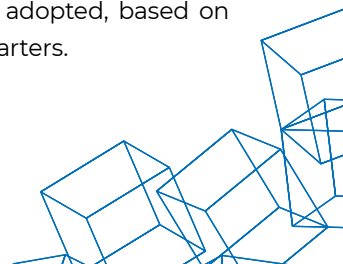
In previous years, the tangible assets of Mapei Spa, Vinavil Spa, Adesital Spa and Cercol Spa were subject to monetary revaluations carried out in accordance with specific laws (576/75 – 72/83 – 413/91– 342/00 – 350/03 – 266/05 – 185/08 – 126/2020), as shown below (values in Euro):

ASSETS SUBJECT TO REVALUATION	REVALUATIONS
Land and buildings	85,787,028
Plant and machinery	135,009,371
Industrial and commercial equipment	11,592,187
Other assets	268,266

RESEARCH & DEVELOPMENT

Our Group continued research and development activities in 2022, focusing its efforts on projects we have always considered as promising such as the analysis, research, design, prototyping and development of new products, and the improvement of existing products and related technologies.

R&D activities were also focused on ensuring long-lasting products, while reducing the related environmental impact. In order to assess the carbon footprint, i.e., the emissions of GHG (greenhouse gases) in kg of CO₂, and all other environmental impacts on the individual products being developed, the Life Cycle Assessment (LCA) methodology was adopted, based on specific software in use at the Milan headquarters.



This methodology identifies the areas where actions could be taken to reduce the impacts of the Group's products, from the raw materials produced internally, such as latex and redispersible powders, to cements and aggregates. Indeed, LCA studies focus not only on the final formulations, but also on calculating the impacts on the raw materials produced by subsidiaries. Therefore, the formulas can be fine-tuned to obtain products with the same quality and durability, safe for applicators and end users, and with a reduced impact on the environment.

The research project in which the Group participates with other players in the ceramics supply chain, financed by the NRRP, which is aimed at designing low-carbon solutions for the ceramics market, is an example.

LCA calculations are subsequently checked by Certiquality, and certified through Environmental Product Declarations (EPDs), type III environmental declarations in accordance with ISO 14025 standard.

At present, more than 230 Group products have specific EPDs, while more than 500 are covered by industry EPD models (FEICA and EFCA).

Furthermore, the Group also started offsetting the residual CO₂ emissions associated with some iconic products by purchasing certified credits.

Mapei Group also continued to develop additives and innovative solutions for concrete with a lower carbon footprint by reducing the cement content or using new blended cements with low clinker content or reactive mineral additions.

Research & Development is carried out centrally at the Mapei Spa laboratories and relies on the support of an additional 31 Research Centres run by our main companies for the performance of activities. More specifically, there are 5 additional research centres located in Italy, 9 in Western Europe, 1 in Eastern Europe, 6 in North America, 3 in Latin America, 1 in the Middle East, 5 in Asia and 1 in Oceania.

Collaboration with the scientific community continued, which combined with the exceptional multidisciplinary skills within the Group, allows Mapei to update its basic knowledge and keep improving all of its products.

This bilateral relationship has already achieved important results for the Group in the past and we are confident that it will lead to further success in the future. Innovandi, an international consortium made up of universities and industries which study concrete, is an example. Again, many studies and collaborations are focused on the quality of a type of concrete that is increasingly more environmentally friendly by using additives developed in the Group's main laboratory.

Today, Mapei's strength lies in its unique knowledge, developed centrally and made available to all subsidiaries, ranging from polymer-cement chemical interaction to the polymerisation of emulsions and redispersible powders, the synthesis of polyurethanes and epoxy hardeners, the production of polymer-modified bitumen and synthetic polyolefin, the extrusion and injection of plastic material.

Thanks to this knowledge, today Mapei has a competitive edge over its competitors, which can only use raw materials developed for everyone and never specifically for them. In particular, Mapei can change its formulations in real time based on the availability of raw materials on the markets and, as already mentioned, in order to optimise its recipes for products which are increasingly environmentally friendly. Moreover, thanks to the interaction between our research laboratories and the Engineering and Process Optimisation departments, it was possible to quickly adapt capacity from our plants, making it possible to satisfy even the sudden and significant increase in demand from our customers.

ENVIRONMENT, HEALTH AND SAFETY

For Mapei Group, attention to the environment, health and safety is of fundamental importance. Consequently, it has formalised these issues in the **QHSE** (Quality, Health and Safety, Environment) **Policy**, introduced in 2020 and applicable at a global level. This policy underlines the Group's commitment to promoting a culture focused on the environment, health and safety of all stakeholders, in compliance with current regulations. The declared objective is the pursuit of continuous improvement of processes and products and the constant implementation of the Management System, in addition to Quality (**ISO 9001**), Occupational Health and Safety (**ISO 45001**) and Environment (**ISO 14001**).

At present, following the certification obtained in 2022 by the following five companies: **Mapei Yapi Kimyasallari Ins. San. ve Tic. A.S.**, **Mapei Polska Spzoo**, **Mapei Malaysia Sdn Bhd**, **Mapei Caribe Inc** and **Polyglass Spa**, Mapei Group has 40 ISO 45001-certified plants (48% of the total), at a global level.

Furthermore, operational health and safety guidelines were formalised and issued at corporate level and apply to all Group companies globally, such as: risk assessment, correct use of PPE, behaviour response during emergencies, securing machinery and safety measures to be taken in confined spaces.

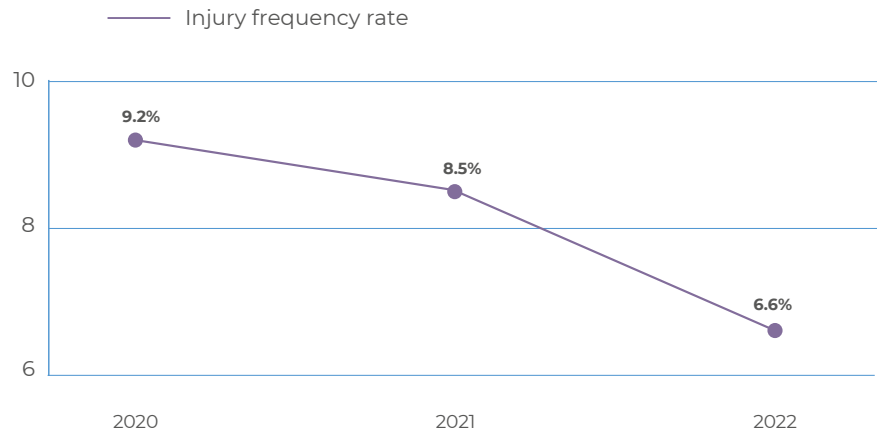
With respect to the environment, in 2022, the ISO 14001 certification was achieved for the manufacturing sites of **Mapei Yapi Kimyasallari Ins. San. ve Tic. A.S.**, **Mapei Polska Spzoo**



and **Mapei Corp** (for the **West Chicago** and **Dalton G5** sites in North America): following the completion of these certification procedures, the Group plants currently certified under the ISO 14001 standard number 55 (or 65% of all the Group's production sites). On the other hand, **Mapei Construction Products India Private Ltd, Vaga Srl** and the Group's **German companies** are currently being certified.

Globally, in 2022, Mapei recorded **108 work-related injuries** down considerably from 2021 (132 injuries) and 2020 (164 injuries). Furthermore, of the injuries recorded in 2022, none had high consequences. In 2022, the injury frequency rate was 6.6, again decreasing compared to the past two years (8.5 in 2021 and 9.2 in 2020). These figures confirm the quality of the Group's health and safety policies and measures.

Group injury frequency rate trend



In addition to ensuring the safety of its employees, Mapei also protects the safety of non-employee workers. In this respect, **17 injuries** took place in 2022, none of them with high consequences. Once again, this is a decrease compared to 2021 and 2020, when 22 and 17 injuries were recorded, respectively. Furthermore, similarly to 2021, in 2022, there were no cases of occupational disease (2020: six). Finally, during the three-year reporting period, there were no fatalities due to occupational disease or work-related injuries.

Despite the waning of the Covid 19 pandemic in almost all countries around the world, and the consequent easing of policies and measures to contain the virus in the workplace, Mapei has nevertheless maintained a high level of attention to ensure the safety of its own people, supplying all the PPE required and always complying with the provisions of the local authorities.

QUALITY

In 2022, the coordination activities of Group companies continued in order to improve processes and Management Systems. Work continued on updating and publishing corporate procedures to facilitate their implementation in the various Group companies, and analyses, mapping and computerisation activities of various corporate processes are also being carried out to simplify them and speed up the Group companies' response to new market needs.

In 2022, the project to optimise and streamline ISO certification bodies continued, in order to shift from local bodies to the certification bodies already used at Group level, thereby achieving a standard approach to the third-party audit process. 48 Group companies have obtained SGQ certification, in Italy (8), Europe (21), North and Latin America (7) and Asia, Australia and Africa (12). The certification process of Mapei de Mexico Sa de Cv (including the Zimapan site) and Mapei Indonesia was completed. The recently-acquired Resipoly ChrySOR Sas was also included in this count.

The Quality Management System is currently being implemented in Mapei Philippines Inc, Mosaico + Srl, Tecnopoli de Sistemas SL and Profilpas Spa (acquired by the Group in 2022) as well as in two new plants in North America.

The need for technical qualification of new products, suppliers and materials remained high, although not at the levels of the past two years. The related activities were essentially focused on keeping the certifications up-to-date.

All certifications for Mapei Spa's products are available in the corporate's internal "**Product Certifications Portal**", based on a sophisticated repository developed in-house that allows for the certifications' expiry dates to be kept under control, and knowledge sharing.

During the year, the portal feeding, already available for consultation to all Group companies, was extended to the branches of North America, Mapei Spain and Mapei Poland. In 2023, there are plans to extend the portal's feeding to another 17 Group companies, covering the whole of Europe.

Brexit also had a major impact on the company, committing human and financial resources to obtaining and applying the UKCA marking on over a hundred products.

Attention to customers remained a priority for Mapei, also thanks to the Group's customer complaint management. In 2022, the implementation of complaint management software (CMS) at various Group subsidiaries continued, which, through local and online training, enabled the use of the software at 58 branches all over the world.

Mapei Group has the opportunity to share important information on the same platform, making it possible to monitor risk situations and seize opportunities to improve products and services.



SUSTAINABILITY

Mapei Group's commitment to building a sustainable future is reflected in the design of increasingly sustainable products, the attention to environment and the safety of those who are part of the Mapei family.

Since this year, also in view of the forthcoming European regulations, the Sustainability report has covered the entire scope of Mapei Group, in order to measure and report the ESG (Environment, Social, Governance) performance of the holding company and all the branches worldwide.

Every day, through research and innovation, Mapei studies sophisticated quality solutions that are long-lasting and have a smaller environmental impact.

The Life Cycle Assessment (LCA) methodology is used to measure the environmental impacts of products, considering all life stages (raw materials, production, packaging, use and disposal). The related results are checked, reported and published in certified documents, Environmental Product Declarations (EPDs) in accordance with ISO 14025 and EN 15804 standards.

In 2022, the Environmental Sustainability department developed 20 new product-specific EPDs, for a total of 95 EPDs at Group level, certifying a total of 235 products (about 13% more than in 2021).

In continuity with 2021, in 2022, the Group purchased carbon credits to offset all CO₂ emissions resulting from the production of Keraflex Maxi S1 Zero, in Italy, and Ultracolor Plus worldwide. As it plans to increasingly extend this offsetting scheme, Mapei decided to embark on a gradual process of purchasing credits for at least one adhesive for each Group company globally, starting with Italian adhesives for ceramics (Keraflex Easy S1 Zero, Keraflex Extra S1 Zero, Ultralite S1 Flex Zero) and mortars (Mapefer 1K Zero, Mapefill Zero, Mapegrout 430 Zero, Mapegrout Hi-Flow Zero, Mapegrout Easy Flow Zero, Mapegrout Thixotropic Zero, Mapegrout Easy Repair Zero, Planitop Smooth & Repair Zero, Planitop Smooth & Repair R4 Zero), an adhesive from North America and an additional four from Germany and Austria.

The CO₂ emissions of Zero line products are measured using the LCA methodology and are certified with EPDs.

Overall, in 2022, Mapei offset 60,000 tonnes of CO₂ by supporting two sustainable projects which contribute to the development and conservation of ecosystems in two developing countries: Vietnam and Indonesia.

The market is shifting towards a new type of sustainable construction. This is also confirmed by the growing demand for products that meet the requirements of sustainable construction protocols, such as LEED and BREEAM.

Mapei Group is aware of its importance in the development of the communities in which it operates, owing to its size and widespread presence in the five continents. Consequently, the Group is actively committed on a daily basis to contributing to increasing their wellbeing through initiatives and investments focused on the development of sports, cultural, solidarity and local activities.

Specifically, in 2022, Mapei Group earmarked significant resources to communities all over the world for the implementation of projects in the world of sports, the promotion of art and culture and solidarity initiatives, focusing, in particular, on the enhancement of cities and territories. Mapei's commitment to the scientific community also continues in order to contribute to the innovation and progress of the countries in which it operates.

INFORMATION TECHNOLOGY

2022 was a year of continuity with the previous one in terms of optimisation and improvement of processes (and related systems) and infrastructure.

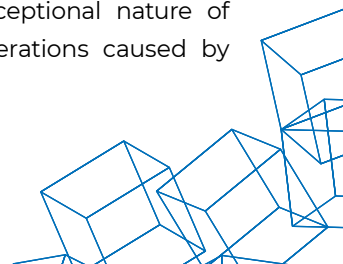
Even more than in previous years, in 2022, the commitment to security-related projects rose significantly. The importance of cybersecurity reached an all-time high this year. All indicators show that this will also be a crucial topic in the next few years. With respect to the adoption of the same ERP system (Microsoft Dynamics 365FFO) at Group level, 2022 ended with a total of 21 companies adopting this new system, with more than 1,000 users.

As in previous years, the innovation process also involved many other systems that support the business, releasing new functions for quality, safety, Business Intelligence and logistics management systems.

The goal in 2023 will continue to be the implementation of the new ERP, the review of processes and systems with a view to continuous improvement. As already mentioned, the focus will be on cybersecurity.

HUMAN RESOURCES

2022 ended with a considerable investment in terms of Human Resources: a 6.5% growth in personnel at the global level was recorded over the previous year, reaching over 11,900 employees. The increase was concentrated mainly in Italy (also as a result of the acquisition of Profilpas Group), Western Europe and Asia. After two years characterised by the exceptional nature of the pandemic and the non-recurring operations caused by



the Covid-19 emergency, 2022 finally marked the beginning of a return to normality. However, where still necessary, all Group companies continued to adopt the Covid-19 emergency procedures, ensuring compliance with safety protocols in the workplace.

In 2022, implementation of the Oracle HCM management system was completed in Asia Pacific. In the branches in Europe, Latin America, North America and the Middle East / Africa, the use of this management system was consolidated. Furthermore, Oracle HCM was integrated with the existing systems, such as Windows Active Directory, and became the primary source of master/HR data of the Group's employees. This new centralised management of increasingly standardised data facilitates the analyses and the adoption of the necessary corrective actions and generates continuous synergy with local HR.

With respect to the HR projects carried out at corporate level, during the year, six seminars were organised, covering certain HR topics which were deemed relevant to this historical period. These topics included the Great Resignations, how the post-pandemic way of working has changed and HR procedures.

Training remains a key asset of Mapei. The team responsible for the online training platform (Docebo) and for creating new e-learning courses continued developing, expanding and improving the training offer. New technical courses on products, video tutorials on the Group systems and courses on Mapei procedures were added.

The ongoing synergy between the Corporate HR and Corporate Marketing departments further strengthened the image of Mapei Group as a Global Top Employer. By increasing its presence on digital platforms, such as LinkedIn, the Group enhanced the attractiveness of its brand and the visibility of its values internationally, with **100K followers** on the official Mapei Spa page.

At the same time, despite the uncertainties of the pandemic, international mobility projects continued in this scenario, enabling career growth at an international level with a view to sharing know-how and best practices.

In line with the past, efforts were made to ensure that the principles of the Mapei Group's Code of Ethics were constantly upheld.

Below is a breakdown of human resources at the Mapei Group by geographical area:

GEOGRAPHICAL AREA	12.31.2022			12.31.2021		
	Blue-collars	White-collars	Total	Blue-collars	White-collars	Total
Italy	1,108	1,745	2,853	1,038	1,519	2,557
Western Europe	757	1,756	2,513	739	1,617	2,356
Eastern Europe	590	1,363	1,953	531	1,359	1,890
North America	1,276	1,072	2,348	1,239	1,039	2,278
Latin America	195	558	753	170	548	718
Asia	339	570	908	276	544	820
Middle East	27	143	170	27	133	160
Oceania	47	108	155	18	125	143
Africa	121	141	262	126	131	257
TOTAL	4,459	7,455	11,914	4,164	7,015	11,179

Once again, we feel obliged to thank all the Employees and Collaborators who helped our Group to achieve very satisfactory results.

RISK MANAGEMENT

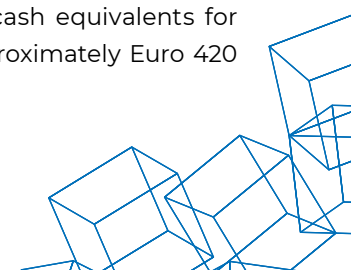
Our Group operates in the building sector and is exposed to the general risks and uncertainties typical of this market, which are listed below:

Financial Requirements and Cash Management Risks

Corporate Treasury constantly monitors this risk and keeps financial requirements under control in collaboration with the finance teams of the individual companies and Corporate Finance and Controlling, in order to promptly take action if necessary, with the aim of ensuring the proper management of available resources.

In addition to the operating cash flow generated, the Group's main sources of financing at the reporting date were short-term borrowings, medium long-term borrowings, and loans from global banks mainly granted to the Holding Company, which are used to support the development of our business. Some of these loans are subject to covenants, which were respected as at December 31, 2022. Any available liquidity is temporarily held in bank accounts or temporarily invested in readily saleable financial instruments (e.g. fixed-term deposits) to be promptly used to support the business.

In the Notes, we highlighted the exposure to the banking system broken down by company under the paragraph "Payables to banks". It should also be noted that, at the reporting date, in addition to cash and cash equivalents for Euro 270 million, the Group also had approximately Euro 420



million of unused credit lines, immediately available, granted by leading banks.

Interest Rate Risks

Our Group is exposed to the risk of fluctuations in interest rates leading to unexpected changes in the financial charges arising from variable rate loans.

The interest rate risk management policy aims to limit financial charges and their volatility by streamlining financial liabilities and entering into derivative contracts to optimise the debt structure with an adequate degree of flexibility.

As at December 31, 2022, Mapei Spa had entered into just one derivative contract with leading banks worth a notional value of Euro 7.5 million, against Euro 33.5 million in the previous year. These hedging instruments relate to the use of short and medium-term credit lines by Mapei Spa. All financial income and charges from banks in relation to these transactions were accounted for during the year.

Exchange Rate Risks

Due to its geographical diversification, the Group is exposed to the risk of exchange rates between the accounting currency and the other currencies generating unexpected changes in the economic and balance sheet figures reported in the respective financial statements.

In terms of commercial transactions, this risk is evident in the few cases in which companies outside the Euro area, operating in economies particularly prone to inflationary trends, purchase in foreign currency from plants or suppliers in other locations or countries; sales prices lists are constantly and rigorously monitored for these branches in order to make timely and commensurate adjustments to market prices.

With regard to loans in foreign currency, our Corporate Treasury Department constantly monitors currency fluctuations together with the finance departments of the individual companies and the Corporate Finance and Controlling function, in order to promptly intervene if necessary.

Credit Management Risks

This significant risk is monitored according to clear and precise guidelines implemented centrally and distributed to all finance departments of the Group companies, which aim to assess the solvency of customers by setting credit limits on the basis of internal and external ratings. The maximum exposure to this risk is equal to the amount of trade receivables shown in the financial statements.

In 2022, we continued our collaboration with companies specialising in credit assessment and insurance and used the procedures for monitoring credit indicators in all the regions. It should be noted that these indicators have improved.

In this regard, the credit quality of our sales is considered satisfactory. There are no major credit positions resulting in excessive credit concentration.

Environmental Risks

Our Group pays great attention to environmental protection and workplace health and safety, complying with all environmental and safety regulations. Group companies have specific departments dedicated to the management of these issues. At a corporate level, the HSE (Health, Safety and Environment) Department is responsible for coordinating the operations of the individual companies.

Litigation Risks

There are some minor disputes pending, which are monitored by the competent departments and managed by the lawyers of the companies involved; in the cases deemed appropriate, insurance coverage stipulated both locally and at a Group level has been activated.

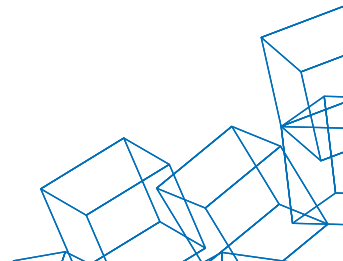
Some disputes involving the subsidiary Mapei New Zealand Ltd, which went into liquidation in May 2021, are still pending. In accordance with New Zealand law, the appointed liquidators have taken control and frozen the company's assets. The liquidators rejected some requests and are waiting for the settlement of some litigations before preparing the liquidation plan.

TRANSACTIONS WITH SUBSIDIARIES, ASSOCIATED COMPANIES AND RELATED PARTIES

All transactions with subsidiaries and associated companies are illustrated in the Notes. There were no significant transactions with other related parties.

TRANSACTIONS INVOLVING TREASURY SHARES OR HOLDING COMPANY SHARES

Mapei Spa and its subsidiaries and associated companies do not hold any shares of the holding company, nor did they purchase or sell shares of the same during the year. As at December 31, 2022, its subsidiaries and associated companies did not hold any shares of Mapei Spa.



2023 BUSINESS OUTLOOK

In the first four months of the year, the Group's sales have continued to grow, even though the construction market, especially in Europe, showed signs of slowing down.

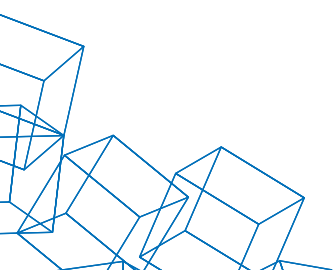
Latin America, the Middle East, Asia Pacific, and North America recorded an outstanding performance.

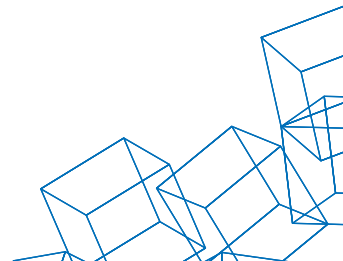
The Group's profitability is improving, even if the profit margins are still affected by the inflationary trends that began in 2022 and the market is still surrounded by uncertainty. However, we believe that the Group can fully overcome the current difficulties, thanks to its skills, internal resources and team spirit that have always been one of its distinctive features. If, during the rest of the year, the market situation remains stable, we hope to close the year with a profit in line with 2022.

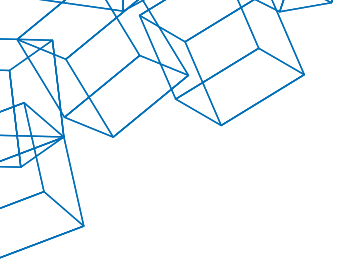
Milan, May 12, 2023

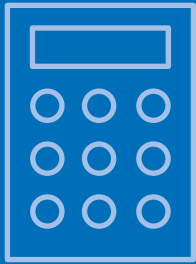
*Chairman of the Board of
Directors*

Laura Giovanna Squinzi









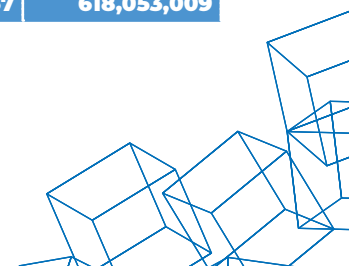
Balance Sheet and Statement of Income

BALANCE SHEET AS AT DECEMBER 31, 2022

ASSETS		12.31.2022	12.31.2021	Difference
B) FIXED ASSETS				
I Intangible assets				
1)	start-up and development costs	1,352	10,387	(9,035)
3)	industrial patents	15,477,378	17,000,324	(1,522,946)
4)	Government concessions, know-how, licenses, trademarks and similar rights	4,320,639	4,556,814	(236,175)
5)	goodwill	113,861,449	46,114,416	67,747,033
6)	assets in progress and advances	3,146,512	2,428,069	718,443
7)	other intangible assets	109,041,234	75,228,168	33,813,066
TOTAL INTANGIBLE ASSETS		245,848,564	145,338,178	100,510,386
II Tangible assets				
1)	land and buildings	548,818,192	485,902,683	62,915,509
2)	plant and machinery	217,655,124	202,836,586	14,818,538
3)	industrial and commercial equipment	21,336,388	20,091,021	1,245,367
4)	other tangible assets	17,641,702	17,719,923	(78,221)
5)	assets in progress and advances	115,256,537	78,317,330	36,939,207
TOTAL TANGIBLE ASSETS		920,707,943	804,867,543	115,840,400
III Financial assets				
1)	investments in			
	a) subsidiaries	92,248	222,843	(130,595)
	d) other companies	594,011	512,692	81,319
	d bis) others	1,406,850	1,038,008	368,842
3)	other securities	2,496,389	2,444,869	51,520
TOTAL FINANCIAL ASSETS		4,589,498	4,218,412	371,086
TOTAL B) FIXED ASSETS		1,171,146,005	954,424,133	216,721,872
C) CURRENT ASSETS				
I Inventories				
1)	raw materials, packaging and supplies	325,488,153	248,289,423	77,198,730
2)	work in progress and semi-finished goods	18,078,671	13,957,655	4,121,016
3)	work in progress on a contract basis	15,103	9,567	5,536
4)	finished products and merchandise	354,939,930	256,566,791	98,373,139
5)	advances	4,617,445	5,054,069	(436,624)
TOTAL INVENTORIES		703,139,302	523,877,505	179,261,797
II Receivables				
1)	from customers	754,700,128	649,249,879	105,450,249
2)	from subsidiaries	0	245,707	(245,707)
5 bis)	from tax offices	41,953,795	32,772,300	9,181,495
5 ter)	deferred tax assets	22,926,610	20,341,451	2,585,159
5 quater)	others			
	a) repayable within 12 months	58,172,010	57,787,343	384,667
	b) repayable after 12 months	72,233,390	68,006,305	4,227,085
TOTAL RECEIVABLES		949,985,933	828,402,985	121,582,948
III Other current assets				
6)	other securities	1,088,494	6,334	1,082,160
TOTAL OTHER CURRENT ASSETS		1,088,494	6,334	1,082,160
IV Cash and cash equivalents				
1)	bank and postal accounts	268,280,376	166,810,428	101,469,948
3)	cash on hand	2,792,250	3,545,227	(752,977)
TOTAL CASH AND CASH EQUIVALENTS		271,072,626	170,355,655	100,716,971
TOTAL C) CURRENT ASSETS		1,925,286,355	1,522,642,479	402,643,876
D) ACCRUALS AND PREPAYMENTS		10,037,816	11,350,555	(1,312,739)
TOTAL ASSETS		3,106,470,176	2,488,417,167	618,053,009

BALANCE SHEET AS AT DECEMBER 31, 2022

EQUITY AND LIABILITIES		12.31.2022	12.31.2021	Difference
A) EQUITY				
I	Share Capital	100,000,000	100,000,000	0
III	Revaluation reserves	165,476,439	163,746,380	1,730,059
IV	Legal reserve	20,000,000	20,000,000	0
VI	Other reserves, separately indicated	10,868,942	9,917,768	951,174
	Translation reserve	2,493,662	(23,077,690)	25,571,352
	Consolidation reserve	1,223,292	1,223,292	0
VII	Cash flow hedge reserve	142,846	(153,852)	296,698
VIII	Profit/(Loss) brought forward	1,089,722,053	913,882,912	175,839,141
IX	Group Profit/(Loss)	156,655,914	184,900,321	(28,244,407)
TOTAL GROUP EQUITY		1,546,583,148	1,370,439,131	176,144,017
	Minority interests and reserves	360,308	300,030	60,278
	Profit/(Loss) attributable to minority interests	59,234	83,094	(23,860)
TOTAL A) EQUITY		1,547,002,690	1,370,822,255	176,180,435
B) PROVISIONS FOR RISKS AND CHARGES				
1)	pension funds	33,467,065	32,149,905	1,317,160
2)	taxation	15,921,030	16,630,835	(709,805)
3)	financial derivatives	0	190,774	(190,774)
4)	other provisions	22,131,744	21,396,253	735,491
TOTAL B) PROVISIONS FOR RISKS AND CHARGES		71,519,839	70,367,767	1,152,072
C) STAFF SEVERANCE FUND		15,045,929	13,471,387	1,574,542
D) PAYABLES				
4)	to banks			
	a) repayable within 12 months	343,330,729	198,346,828	144,983,901
	b) repayable after 12 months	404,055,832	183,060,360	220,995,472
5)	to other financial institutions			
	a) repayable within 12 months	20,203,627	37,241,146	(17,037,519)
	b) repayable after 12 months	2,867,800	3,581,132	(713,332)
6)	advances	8,835,679	7,635,740	1,199,939
7)	to suppliers	430,606,293	393,712,111	36,894,182
8)	drafts and promissory notes	1,061,326	1,124,450	(63,124)
9)	to subsidiaries	0	192,331	(192,331)
11)	to holding company	8,000,000	8,000,000	0
12)	to tax offices			
	a) repayable within 12 months	71,020,310	46,706,353	24,313,957
	b) repayable after 12 months	518,555	1,037,110	(518,555)
13)	to social security institutions			
	a) repayable within 12 months	16,531,264	20,025,640	(3,494,376)
	b) repayable after 12 months	0	0	0
14)	other payables			
	a) repayable within 12 months	103,618,306	100,274,439	3,343,867
	b) repayable after 12 months	35,600,528	16,646,425	18,954,103
TOTAL D) PAYABLES		1,446,250,249	1,017,584,065	428,666,184
E) ACCRUALS AND PREPAYMENTS		26,651,468	16,171,692	10,479,776
TOTAL EQUITY AND LIABILITIES		3,106,470,176	2,488,417,167	618,053,009

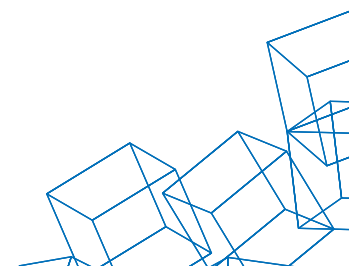


STATEMENT OF INCOME AS AT DECEMBER 31, 2022

		12.31.2022	12.31.2021	Difference
A) VALUE OF PRODUCTION				
1)	net sales	3,977,201,532	3,263,797,418	713,404,114
2)	increase/(decrease) in inventory of work in progress, semi-finished and finished products	94,814,663	73,939,855	20,874,808
3)	increase/(decrease) of work in progress on a contract basis	(125,593)	457,830	(583,423)
4)	capitalised costs	189,452	253,433	(63,981)
5)	other revenues	73,446,318	54,487,636	18,958,682
TOTAL A) VALUE OF PRODUCTION		4,145,526,372	3,392,936,172	752,590,200
B) COSTS OF PRODUCTION				
6)	purchase of raw materials, packaging and supplies	(2,240,546,485)	(1,751,381,169)	(489,165,316)
7)	purchase of services	(681,398,629)	(528,387,903)	(153,010,726)
8)	rentals and leases	(46,434,637)	(42,101,960)	(4,332,677)
9)	labour costs			
	a) wages and salaries	(632,079,118)	(569,482,624)	(62,596,494)
	b) social security contributions	(106,294,229)	(95,372,311)	(10,921,918)
	c) staff severance fund	(11,309,916)	(9,923,214)	(1,386,702)
	d) pension funds	(12,133,770)	(8,194,334)	(3,939,436)
	e) other costs	(48,035,012)	(40,806,762)	(7,228,250)
	Total labour costs	(809,852,045)	(723,779,245)	(86,072,800)
10)	amortisation, depreciation and write-downs			
	a) amortisation of intangible assets	(47,442,671)	(49,039,483)	1,596,812
	b) depreciation of tangible assets	(70,333,076)	(64,492,881)	(5,840,195)
	c) other write-downs of fixed assets	0	(67,149)	67,149
	d) write-down of receivables recognised as current assets and cash and cash equivalents	(6,491,445)	(6,339,759)	(151,686)
	Total amortisation, depreciation and write-downs	(124,267,192)	(119,939,272)	(4,327,920)
11)	increase/(decrease) in inventory of raw materials, packaging and supplies	90,213,168	91,794,434	(1,581,266)
12)	provisions for risks	(2,006,627)	(1,908,330)	(98,297)
13)	other provisions	(73,899)	0	(73,899)
14)	other operating costs	(60,484,991)	(49,496,978)	(10,988,013)
TOTAL B) COSTS OF PRODUCTION		(3,874,851,337)	(3,125,200,423)	(749,650,914)
DIFFERENCE BETWEEN VALUE AND COSTS OF PRODUCTION		270,675,035	267,735,749	2,939,286

STATEMENT OF INCOME AS AT DECEMBER 31, 2022

		12.31.2022	12.31.2021	Difference
C) FINANCIAL INCOME AND EXPENSES				
16)	other financial income			
	b) term securities	11,189	935	10,254
	c) marketable securities	2,548	(58,153)	60,701
	d) other proceeds	1,280,194	986,611	293,583
17)	interest paid and other financial expenses	(16,283,229)	(9,679,628)	(6,603,601)
17) bis	gains and losses on exchange rates	(30,373,794)	(8,047,229)	(22,326,565)
TOTAL C) FINANCIAL INCOME AND EXPENSES		(45,363,092)	(16,797,464)	(28,565,628)
D) ADJUSTMENTS TO FINANCIAL ASSETS				
19)	write-downs			
	b) write-down of other financial assets	(63,122)	0	(63,122)
TOTAL D) ADJUSTMENTS TO FINANCIAL ASSETS		(63,122)	0	(63,122)
PROFIT BEFORE TAX		225,248,821	250,938,285	(25,689,464)
20) a	income taxes	(69,246,158)	(70,017,037)	770,879
20) b	income taxes related to previous years	0	(32,657)	32,657
20) c	deferred tax assets (liabilities)	712,485	4,094,824	(3,382,339)
	Total taxes	(68,533,673)	(65,954,870)	(2,578,803)
21)	PROFIT/(LOSS) FOR THE YEAR	156,715,148	184,983,415	(28,268,267)
	Profit/(Loss) attributable to minority interests	59,234	83,094	(23,860)
GROUP PROFIT/(LOSS)		156,655,914	184,900,321	(28,244,407)

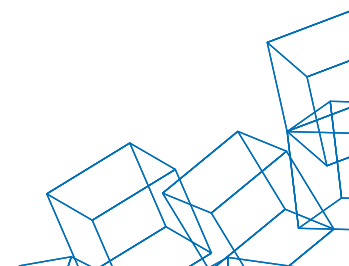


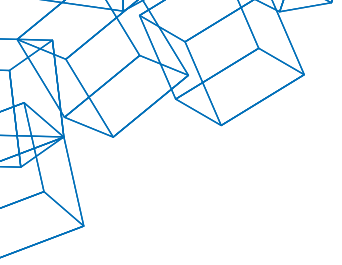
CASH FLOW STATEMENT

	2022	2021	Difference
A) CASH FLOWS FROM OPERATING ACTIVITIES (INDIRECT METHOD)			
PROFIT / (LOSS) FOR THE YEAR	156,715,148	184,983,415	(28,268,267)
Income taxes	68,533,673	65,954,870	2,578,803
Interest expense/(income)	14,989,298	8,750,235	6,239,063
1) PROFIT / (LOSS) FOR THE YEAR BEFORE INCOME TAXES, INTERESTS, CAPITAL GAINS / (LOSSES)	240,238,119	259,688,520	(19,450,401)
ADJUSTMENTS OF NON-MONETARY ITEMS THAT WERE NOT RECOGNISED AS A COMPONENT OF NET WORKING CAPITAL	153,349,117	127,803,292	25,545,825
Depreciation of tangible assets	70,333,076	64,492,881	5,840,195
Amortisation of intangible assets	47,442,671	49,039,483	(1,596,812)
Changes in staff severance fund	1,558,991	320,581	1,238,410
Changes in provisions	7,137,436	813,826	6,323,610
Write-downs / (write-ups)	(137,520)	67,149	(204,669)
Other changes in reserves due to consolidation	27,014,463	13,069,372	13,945,091
2) CASH FLOWS BEFORE CHANGES IN NET WORKING CAPITAL	393,587,236	387,491,812	6,095,424
CHANGES IN NET WORKING CAPITAL	(196,179,709)	(194,906,791)	(1,272,918)
(Increase)/Decrease in net trade receivables	(90,895,733)	(87,467,558)	(3,428,175)
(Increase)/Decrease in final inventories	(183,776,424)	(169,333,843)	(14,442,581)
(Increase)/Decrease in other receivables	(23,573,872)	(20,524,972)	(3,048,900)
Increase/(Decrease) in trade payables	38,995,569	88,867,606	(49,872,037)
Increase/(Decrease) in other payables	63,070,751	(6,448,024)	69,518,775
3) CASH FLOWS AFTER CHANGES IN NET WORKING CAPITAL	197,407,527	192,585,021	4,822,506

CASH FLOW STATEMENT

	2022	2021	Difference
OTHER ADJUSTMENTS			
Interest earned/(paid)	(14,989,298)	(8,740,375)	(6,248,923)
(Income taxes paid)	(76,072,377)	(73,301,011)	(2,771,366)
TOTAL OTHER ADJUSTMENTS	(91,061,675)	(82,041,386)	(9,020,289)
CASH FLOWS FROM OPERATING ACTIVITIES (A)	106,345,852	110,543,635	(4,197,783)
B) CASH FLOWS FROM INVESTING ACTIVITIES	(339,144,396)	(112,428,943)	(226,715,453)
Intangible assets	(147,652,081)	(2,452,181)	(145,199,900)
Tangible assets	(191,622,910)	(109,976,762)	(81,646,148)
Investments	130,595	0	130,595
RECEIVABLES RECOGNISED AS FIXED ASSETS	(136,211)	(489,804)	353,593
CASH FLOWS FROM INVESTING ACTIVITIES (B)	(339,280,607)	(112,918,747)	(226,361,860)
C) CASH FLOWS FROM FINANCING ACTIVITIES			
INCREASE/(DECREASE) IN EQUITY	(7,752,375)	(4,466,225)	(3,286,150)
Dividends paid	(8,000,000)	(4,800,000)	(3,200,000)
Allocations to provisions and equity reserves	247,625	333,775	(86,150)
INCREASE/(DECREASE) IN LOANS AND BORROWINGS	341,404,101	(123,080,746)	464,484,847
Loans and other borrowings	218,090,204	(155,313,673)	373,403,877
Banks and other financial institutions	123,313,897	32,232,927	91,080,970
CASH FLOWS FROM FINANCING ACTIVITIES (C)	333,651,726	(127,546,971)	461,198,697
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A+B+C)	100,716,971	(129,922,083)	230,639,054
Cash and cash equivalents at 1/1/2022	170,355,655	300,277,738	
Cash and cash equivalents at 12/31/2022	271,072,626	170,355,655	







Notes to the Consolidated Financial Statements

CONSOLIDATED FINANCIAL STATEMENTS OF MAPEI
GROUP AT 12.31.2022

Notes to the Consolidated Financial Statements



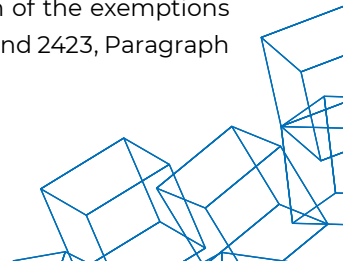
STRUCTURE AND CONTENTS OF THE BALANCE SHEET AND INCOME STATEMENT

The Consolidated Financial Statements as at December 31, 2022 consist of the Balance Sheet, the Income Statement and the Notes to the Financial Statements and were drawn up in accordance with the regulations introduced by Legislative Decree No. 127 of 9 April 1991, as subsequently amended. These rules have been interpreted and supplemented by the standards prepared by the CNDCC (National Board of Chartered Accountants) and by the OIC (Italian Accounting Standard Setter).

These Notes, drafted according to the provisions of Articles 2427 and 2427-bis of the Italian Civil Code, analyse and supplement the items of the financial statements with the complementary information deemed necessary to provide a true and fair view of the data shown.

Any items not expressly reported in the Balance Sheet and the Income Statement, pursuant to Articles 2424 and 2425 of the Italian Civil Code, or in the Cash Flow Statement, pursuant to accounting standard OIC 10, have a balance of zero. These items may only be omitted if they show a zero balance for both the current and the previous financial year.

The accounting policies set forth in Article 2426 of the Italian Civil Code are the same as those used for the preparation of the previous year's financial statements. No exceptional events took place requiring the application of the exemptions pursuant to Articles 2423-bis, Paragraph 2 and 2423, Paragraph



5, of the Italian Civil Code.

Furthermore, the standards and recommendations published by the OIC (Italian Accounting Standard Setter), supplemented where lacking by the IAS/IFRS standards issued by the IASB, were also observed, where applicable, in order to provide a true and fair view of the Company's financial position and results of operations.

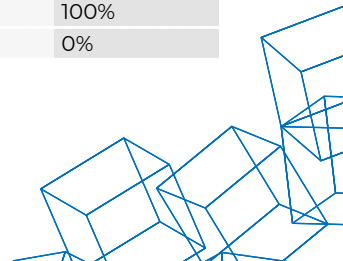
No balance sheet assets or liabilities were recorded under multiple items of the financial statements.

SCOPE OF CONSOLIDATION AND VARIATIONS THAT OCCURRED DURING THE YEAR

In accordance with Articles 38 and 39 of Legislative Decree 127/1991, below is a list of the investments in directly or indirectly controlled companies, consolidated on a line-by-line basis:

COMPANY	HEADQUARTER	CURRENCY	SHARE CAPITAL	DIRECT SHARE-HOLDING	INDIRECT SHARE-HOLDING
Adesital Spa	Fiorano	EUR	1,600,000	100%	0%
Ao Mapei	Moscow	RUR	934,100,000	100%	0%
Cercol Spa	Sassuolo	EUR	520,000	100%	0%
Eurosyntec Snc	Villeneuve le Roi	EUR	150,000	0%	100%
Gorka Cement Spzoo	Trzebinia	PLN	10,000,000	100%	0%
Gorka Cement US Corp	Walbridge	USD	160,000	0%	100%
Immobiliare Industriale Emme Srl	Milan	EUR	10,000	100%	0%
Lusomapei Sa	Anadia	EUR	4,503,993	100%	0%
Mapefin Austria Gmbh	Nußdorf	EUR	8,500,000	100%	0%
Mapefin Deutschland Gmbh	Wiesbaden	EUR	25,000	100%	0%
Mapei Ab	Stockholm	SEK	11,728,000	0%	100%
Mapei Argentina Sa	Buenos Aires	ARS	2,327,632,030	100%	0%
Mapei As	Sagstua	NOK	24,148,950	100%	0%
Mapei Australia Pty Ltd	Brisbane	AUD	8,400,000	100%	0%
Mapei Benelux Sa	Liège	EUR	1,215,990	100%	0%
Mapei Brasil Construction Materials Ltda	São Paulo	BRL	49,531,086	99%	1%
Mapei Building Materials Technology Co.Ltd	Huzhou	RMB	50,368,050	0%	100%
Mapei Bulgaria Eood	Ruse	BGN	12,869,230	100%	0%
Mapei Caribe Inc	Puerto Rico	USD	4,601,000	0%	100%
Mapei China Ltd	Hong Kong	HKD	90,882,970	100%	0%
Mapei Colombia Sas	Antioquia	COP	91,689,000,000	100%	0%
Mapei Construction Chemicals Panama Sa	Panama City	PAB	4,200,000	100%	0%
Mapei Construction Chemicals Llc	Dubai	AED	43,000,000	100%	0%
Mapei Construction Materials Co Ltd	Canton	RMB	56,350,000	0%	100%
Mapei Construction Products India Private Ltd	Bangalore	INR	750,441,500	100%	0%
Mapei Corp	Ft. Lauderdale	USD	80,697,440	100%	0%
Mapei Costa Rica Sa	San José	CRC	5,381,300	0%	100%
Mapei Croatia Doo	Zagreb	HRK	1,250,000	100%	0%
Mapei Denmark As	Fredriksberg	DKK	502,200	100%	0%
Mapei Doha Llc	Doha	QAR	200,000	49%	0%
Mapei Doo	Ljubljana	EUR	208,646	100%	0%

COMPANY	HEADQUARTER	CURRENCY	SHARE CAPITAL	DIRECT SHARE-HOLDING	INDIRECT SHARE-HOLDING
Mapei East Africa Limited	Nairobi	KES	606,962,000	100%	0%
Mapei Egypt for Construction Chemicals Sae	Cairo	EGP	145,340,224	100%	0%
Mapei Far East Pte Ltd	Singapore	SGD	26,000,000	100%	0%
Mapei France Sa	Saint Alban	EUR	5,000,000	100%	0%
Mapei Gmbh (A)	Nußdorf	EUR	210,000	0%	100%
Mapei Gmbh (D)	Erlenbach	EUR	3,500,000	100%	0%
Mapei Hellas Sa	Athens	EUR	10,600,000	100%	0%
Mapei Inc	Montreal	CAD	3,794,499	100%	0%
Mapei Indonesia Construction Products Pt	Bekasi	IDR	83,340,800,000	0%	100%
Mapei Indonesia Construction Solutions Pt	Bekasi	IDR	13,224,300,000	0%	100%
Mapei Kft	Budaors	HUF	400,000,000	73%	27%
Mapei Korea Ltd	Chungbuk	KRW	5,000,000,000	100%	0%
Mapei Malaysia Sdn Bhd	Selangor	MYR	32,500,000	0%	100%
Mapei Marine Srl	Milan	EUR	500,000	100%	0%
Mapei Mexico Sa de cv	Queretaro	MXN	606,849,811	93%	7%
Mapei Nederland Bv	Almelo	EUR	4,700,000	100%	0%
Mapei New Zealand Ltd	Auckland	NZD	1,800,000	100%	0%
Mapei Oy	Helsinki	NOK	7,568	0%	100%
Mapei Perù Sac	Lima	PEN	31,563,771	100%	0%
Mapei Philippines Inc	Laguna	PHP	10,000,000	0%	100%
Mapei Polska Spzoo	Gliwice	PLN	35,000,000	100%	0%
Mapei Romania Srl	Bucharest	RON	4,014,140	100%	0%
Mapei Saudia LLC	Riyad	SAR	30,000,000	100%	0%
Mapei Sk Sro	Bratislava	EUR	497,910	60%	40%
Mapei Spain Sa	Barcelona	EUR	7,662,904	100%	0%
Mapei Srb Doo	Belgrade	RSD	55,375,000	100%	0%
Mapei Sro	Olomouc	CZK	75,100,000	67%	33%
Mapei South Africa Pty Ltd	Johannesburg	ZAR	471,675,520	75%	0%
Mapei Stadium Srl	Reggio Emilia	EUR	20,000	100%	0%
Mapei Suisse Sa	Sorens	CHF	4,000,000	100%	0%
Mapei UK Ltd	West Midlands	GBP	7,300,000	100%	0%
Mapei Ukraine LlC	Kiev	UAH	88,008,849	100%	0%
Mapei Venezuela Ca	Caracas	USD	2,287,743	0%	79%
Mapei Vietnam Ltd	Danang	VND	68,869,400,000	100%	0%
Mapei Yapi Kimyasallari Ins.San. Ve Tic. As	Ankara	TRY	369,822,947	100%	0%
MBP (NZ) Ltd	Auckland	NZD	1,200,000	0%	100%
Mosaico+ Srl	Modena	EUR	1,600,000	100%	0%
Polyglass Spa	Ponte di Piave	EUR	47,713,457	100%	0%
Polyglass Usa Inc	Ft. Lauderdale	USD	7,500,934	0%	100%
Profilpas Spa	Cadoneghe	EUR	500,000	0%	100%
Profilpas Czech Sro	Prague	CZK	200,000	0%	100%
Profilpas Deutschland Gmbh	Obersontheim	EUR	25,000	0%	100%
Profilpas Espana Slu	Castellon	EUR	108,000	0%	100%
Profilpas France Sarl	Bois d'Arcy	EUR	7,625	0%	100%
Profilpas Middle East LLC	Dubai	AED	300,000	0%	49%
Profilpas Polska Sp Zoo	Kutno	PLN	50,000	0%	100%
Profilpas Portugal Lda	Alto do Forte	EUR	5,000	0%	100%
Profilpas Russia LLC	Putilkovo	RUR	10,266	0%	100%
Rasco Bitumentchnik Gmbh	Augustdorf	EUR	25,000	0%	100%
Resconsult As	Nord Odal	NOK	120,000	0%	100%
Resipoly ChrySOR Sas	Villeneuve le Roi	EUR	3,900,000	0%	100%
Roll 1937 Srl	Milan	EUR	10,000	100%	0%



COMPANY	HEADQUARTER	CURRENCY	SHARE CAPITAL	DIRECT SHARE-HOLDING	INDIRECT SHARE-HOLDING
Scott 1937 Srl	Milan	EUR	10,000	100%	0%
Sopro Bauchemie GmbH (D)	Wiesbaden	EUR	18,000,000	0%	100%
Sopro Bauchemie GmbH (A)	Asten	EUR	2,617,167	0%	100%
Sopro Hungaria Kft	Budakeszi	HUF	37,000,000	0%	100%
Sopro Nederland Bv	Nieuwegein	EUR	18,000	0%	100%
Sopro Polska Spzoo	Warsaw	PLN	26,714,500	0%	100%
Tecnopol de Sistemas SL	Barcelona	EUR	30,000	100%	0%
US Sassuolo Calcio Srl	Sassuolo	EUR	5,000,000	100%	0%
Vaga Srl	Stradella	EUR	2,900,000	100%	0%
Vinavil Americas Corporation	Ft. Lauderdale	USD	10	0%	100%
Vinavil Americas Inc.	Montreal	CAD	100	0%	100%
Vinavil Egypt for Chemicals Sae	Suez I.Z.	EGP	66,000,000	25%	75%
Vinavil Spa	Milan	EUR	6,000,000	100%	0%
4307721 Canada Inc	Laval	CAD	100	0%	100%

The Consolidated Financial Statements of Mapei Group as at December 31, 2022 were prepared using the financial statements of the Holding Company and of the Italian and foreign subsidiaries under the control of Mapei Spa.

The companies Mapei Saudi LLC, owned by Mapei Spa and operational as of 2022, as well as the companies Scott 1937 Srl, Immobiliare Industriale Emme Srl and Roll 1937 Srl, held by Mapei Spa and established or acquired during the year, were consolidated for the first year using the line-by-line consolidation method. In 2022, also the companies belonging to the Profilpas Group and owned by Roll 1937 Srl were acquired. To complete the streamlining of the Group's corporate structure, it should also be noted that, following the sale of the business unit to Mapei UK Ltd, Polyglass Gb Ltd was definitively liquidated in January 2022.

The companies Mapei Middle East Fzco, 50% owned by Mapei Spa, and Mapei Dominicana Srl, 99% owned by Mapei Spa, were excluded from the scope of consolidation and valued at cost since not operational in 2022.

Given its irrelevance, Vaga Società Agricola Ss, 90% owned by Vaga Srl, was also excluded from the scope of consolidation and valued at cost.

CONSOLIDATION PRINCIPLES

The financial statements of the investees included in the scope of consolidation are consolidated on a line-by-line basis regardless of the percentage of ownership by the Group. In addition, costs and revenues of the subsidiaries included in the scope of consolidation are recognised from the date of inclusion in the Consolidated Financial Statements.

In particular, as regards the companies consolidated on a line-by-line basis:

- 1) the book value of investments included in the scope of consolidation is eliminated against the equity of the subsidiaries according to the global integration method and, if the direct or indirect investment is lower than 100%, minority interests and their share of profits are indicated;
- 2) any positive differences between the acquisition cost and the equity of the subsidiary at the time of acquisition are allocated to specific assets of the investees and residually, if necessary, to a 'Consolidation difference' amortised on a straight-line basis according to the useful life of the investment;
- 3) any negative differences arising from elimination are recorded under equity in a 'Consolidation reserve' or, if resulting from the forecast of unfavourable economic results, set aside in a provision for risks and charges.

In addition, the following were eliminated:

- receivables and payables, as well as costs and revenues, between the consolidated companies;
- capital gains deriving from the transfer of fixed assets between consolidated companies;
- profits deriving from transactions between consolidated companies, if significant;
- the intragroup portion of dividends received.

FINANCIAL STATEMENTS USED FOR CONSOLIDATION

The Consolidated Financial Statements were prepared on the basis of the financial statements as at December 31, 2022 of the subsidiaries included in the scope of consolidation, approved by the respective Boards of Directors and suitably adjusted for alignment with the accounting standards adopted by the Group. Pursuant to Article 2426, Paragraph 1, Point 8-bis of the Italian Civil Code, monetary assets and liabilities in currencies other than the accounting currency of the financial statements are recorded, after initial recognition, at the spot exchange rate on the reporting date. Any exchange rate gains or losses are recorded in the income statement under item C17-bis) 'Gains and losses on exchange rates' and any net profit, which contributes to the result for the year, is allocated to a specific non-distributable reserve until realised.

For Income Statement items, on the other hand, conversion is based on the average exchange rates for the year.

Exchange differences arising from the conversion of financial statements denominated in foreign currencies are recognised in accordance with the provisions of accounting standard OIC 17 'Consolidated financial statements and the equity method',



directly under the Equity item 'Translation reserve'.

The following exchange rates were applied for these financial statements:

CURRENCY	AVERAGE RATE	FINAL RATE
Panamanian Balboa	0.95091	0.93756
Costa Rican Colon	0.00147	0.00158
Czech Koruna	0.04072	0.04147
Danish Krone	0.13442	0.13447
Norwegian Krone	0.09906	0.09511
Swedish Krona	0.09432	0.08991
Serbian Dinar	0.00852	0.00852
U.A.E. Dirham	0.25893	0.25529
U.S. Dollar	0.95091	0.93756
Australian Dollar	0.65956	0.63723
Canadian Dollar	0.73053	0.69252
Hong Kong Dollar	0.12146	0.12025
Singapore Dollar	0.68940	0.69930
New Zealand Dollar	0.60324	0.59531
Vietnamese Dong	0.00004	0.00004
Hungarian Forint	0.00256	0.00249
Swiss Franc	0.99564	1.01554
Ukrainian Hryvnia	0.02985	0.02562
Croatian Kuna	0.13271	0.13269
Bulgarian Lev	0.51130	0.51130
Egyptian Pound	0.05026	0.03788
Turkey Lira	0.05825	0.05009
New Romanian Leu	0.20424	0.20204
Nuevo Sol	0.24786	0.24716
Argentinian Peso	0.00744	0.00530
Colombian Peso	0.00022	0.00019
Philippine Peso	0.01745	0.01686
Mexican Peso	0.04731	0.04795
South African Rand	0.05820	0.05525
Brazilian Real	0.18432	0.17735
Chinese Renminbi	0.14131	0.13590
Malaysian Ringgit	0.21714	0.21284
Qatar Riyal	0.26124	0.25757
Saudi Riyal	0.25358	0.25001
Russian Ruble	0.01375	0.01267
Indian Rupee	0.01210	0.01134
Indonesian Rupiah	0.00006	0.00006
Kenya Shilling	0.00806	0.00760
Pound Sterling	1.17321	1.12748
South Korean Won	0.00074	0.00074
Polish Zloty	0.21353	0.21364

PREPARATION CRITERIA

In line with the provisions of Article 2423 of the Italian Civil Code, the financial statements were drawn up according to the principle of transparency and provide a true and fair view of the Company's financial position and result of operations.

The recognition, measurement, presentation and disclosure of items may differ from the provisions of law on financial statements in cases where non-compliance has negligible effects on the true and fair representation of the Company's financial position and result of operations. In this regard, information is considered relevant on the basis of qualitative and/or quantitative aspects if the omission or misstatement of the same could reasonably influence the decisions made by users on the basis of the Company's financial statements. Additional specific criteria adopted to clarify the concept of irrelevance are indicated in the comments on the individual items affected. The relevance of individual items is assessed in the context of other similar items.

The principles set forth in Article 2423-bis of the Italian Civil Code were also observed, as illustrated below.

The items of the financial statements were measured prudentially and on a going-concern basis, also taking into account the substance of the underlying transaction or contract. The substance of each company transaction, operation or event was identified regardless of origin, and the interdependence of multiple contracts forming part of complex transactions was assessed.

Only profit realised as at the reporting date were stated in the financial statements.

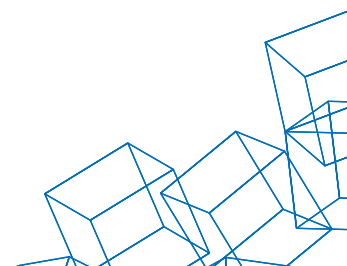
Income and expenses are recognised on an accrual basis, regardless of the payment or collection date.

All risks and losses pertaining to the year were taken into account, even if they arose after the reporting date.

Miscellaneous elements included under the individual items were measured and recorded separately.

The financial statements and all comments and statements contained in these Notes are expressed in Euros.

Information on these Notes relating to the items of the Balance Sheet and the related items of the Income Statement are presented in the same order in which the entries are shown in the Balance Sheet and in the Income Statement, pursuant to Article 2427, Paragraph 2, of the Italian Civil Code.



CHANGES TO ACCOUNTING STANDARDS

Any changes to accounting standards are recognised in the financial year in which they are adopted and the related operations and transactions are recorded in accordance with the new standard, the effects of which apply retroactively. This involves the accounting recognition of these effects on the opening balance of equity for the year without restatement of the comparative data for the previous year, if considered irrelevant; otherwise, the comparative balances are also restated, provided they can be determined. It should be noted that no accounting standards were introduced or amended in 2022.

ACCOUNTING POLICIES

The accounting policies set forth in Article 2426 of the Italian Civil Code are the same as those used for the preparation of the previous year's financial statements and are illustrated in these Notes. It should be noted that no exceptional events took place requiring the application of the exemptions pursuant to Articles 2423-bis, Paragraph 2 and 2423, Paragraph 4, of the Italian Civil Code.

Intangible assets

Intangible assets are recognised at cost, including any ancillary charges, and are amortised on a straight-line basis over their estimated useful life. The following amortisation rates are applied:

	TAX RATE
Trademarks	20%
Goodwill	10%
Other intangible assets	20%
Know-how	5-50%

Given the sector the Group operates in, goodwill is amortised over a period of 10 years is considered representative of the estimated useful life.

As regards leasehold improvements, amortisation is determined on the basis of the residual duration of the underlying contracts, or if lower, on the residual useful life of the relevant asset.

Other intangible assets also include "Players' registration rights", which are recorded at historical purchase cost, inclusive of any directly attributable ancillary charges.

These amounts are stated net of amortisation charges, which are calculated on a straight-line basis in relation to the duration

of the contracts signed with the individual professional football players.

Intangible assets are written down in case of impairment losses. For more details, please refer to the section 'Write-downs due to the impairment of tangible and intangible assets'.

Tangible assets

Tangible assets are stated at purchase cost, including any directly attributable ancillary charges, adjusted according to monetary revaluation laws in the cases specified in the comments on individual items. Plants and buildings under construction are entered under 'Assets in progress and advances' for the amount of costs incurred up to the reporting date and are not subject to depreciation since the assets are not yet placed in service.

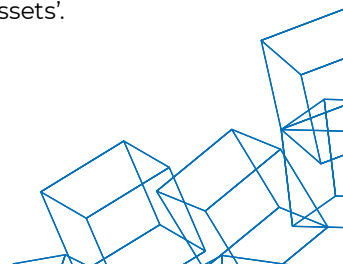
Tangible assets are systematically depreciated each year on a straight-line basis according to depreciation rates based on their residual useful life. The following depreciation rates are applied:

	TAX RATE
Land and buildings	3-4%
Plant and machinery	10-11.5%
Industrial equipment	40%
Forklifts	20%
Small buildings	10%
Office equipment	20%
Office furniture	12%
Trucks	20%
Cars	25%

Ordinary maintenance costs are directly charged to the Income Statement for the year in which they are incurred, whereas extraordinary maintenance costs that increase the value of the same rates applied to the underlying assets.

Finance leases are recorded according to the financial method, pursuant to Paragraph 105 of accounting standard OIC 17: the value of the tangible asset is recorded under the related balance sheet item, the residual debt with the leasing company is recorded under liabilities and interest, and depreciation are recorded in the Income Statement.

Tangible assets are written down in case of impairment losses. For more details, please refer to the section 'Write-downs due to the impairment of tangible and intangible assets'.



Write-downs due to the impairment of tangible and intangible assets

Write-downs due to the impairment of tangible and intangible assets are recorded according to the provisions of accounting standard OIC 9.

At each reporting date, the Company assesses whether there are any indicators that suggest that fixed assets have suffered impairment losses, and if so, it estimates the recoverable amount of the asset.

If the recoverable amount of the asset (i.e. the higher of value in use and fair value) is lower than its book value, the asset is recorded at this lower value. The difference is recognised in the Income Statement as 'Other write-downs of fixed assets' under item B10c).

In order to assess whether an asset has suffered impairment, the Company verifies the existence of certain indicators, such as:

- whether the market value of the asset has decreased significantly during the financial year, more than expected as a result of the passing of time or the normal use of the asset in question;
- whether significant changes occurred during the year, or could occur in the near future, with a negative impact for the Company in the technological, market, economic or regulatory context in which it operates, or in the target market of the asset;
- whether market interest rates or other rates of return on investments increased during the year, and these increases are likely to affect the discount rate used to calculate the value in use of an asset, thus reducing its recoverable value;
- whether the obsolescence or physical deterioration of the asset is greater than expected;
- whether significant changes with a negative impact on the Company (such as non-use of the asset, plans for disposal or restructuring, redefinition of the asset's useful life) occurred during the year, or could occur in the near future, regarding the extent or the way the asset is used or expected to be used.

If the recoverable value of an individual asset cannot be estimated, the recoverable value of the cash-generating unit (CGU) to which the asset belongs is determined. This occurs when the individual asset does not generate cash flows independently from other assets. Under this assumption, if the recoverable value of the CGU is lower than its book value, the goodwill allocated to the assets of the CGU and, subsequently, the other assets are written down proportionally based on the book value of each asset of the CGU.

In the absence of indicators of potential impairment, recoverable value is not determined.

Impairment is reversed if the reasons for the write-down no longer apply, without exceeding the value of the asset if impairment had never occurred.

Write-downs booked to goodwill and capitalised expenses cannot be reversed, since not permitted by current regulations.

Derivative financial instruments

Derivative financial instruments are recognised from the date the contract is signed, which is when the Company becomes subject to the related rights and obligations.

In accordance with the provisions of Article 2426, Paragraph 1, Point 11-bis of the Italian Civil Code and accounting standard OIC 32, derivative financial instruments are measured at fair value at the date of initial recognition and at each subsequent reporting date, even if presented as a part of other financial assets. Recognition and changes in fair value compared to the previous year are recorded differently depending on whether or not the transaction involving derivative financial instruments qualifies (and is designated) as a cash flow hedge.

Transactions that cannot be qualified (or designated) as hedging

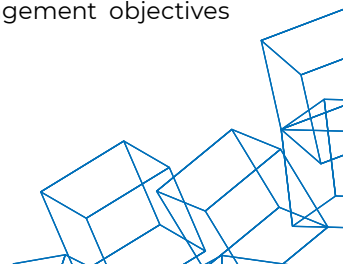
If the transaction cannot be qualified (or classified) as hedging, changes in fair value are recorded in the Income Statement under section D) 'Adjustments to financial assets'. Pursuant to Article 2426, Paragraph 1, Point 11-bis of the Italian Civil Code, gains deriving from the valuation of derivative financial instruments not classified as hedges are allocated to non-distributable equity reserves.

Transactions that can be qualified (and designated) as hedging

The Company may carry out transactions involving derivative financial instruments to hedge interest rate risk or exchange rate risk.

Transactions involving derivative financial instruments are designated as hedging when:

- a) the hedging relationship consists exclusively of hedging instruments and hedged elements eligible pursuant to accounting standard OIC 32;
- b) there is a strict and documented link between the characteristics of the hedged instrument or transaction and those of the hedging instrument, pursuant to Article 2426, Paragraph 1, Point 11-bis of the Italian Civil Code; the documentation concerns the formalisation of the hedging relationship, the Company's risk management objectives and hedging strategy;



- c) the hedging relationship meets all of the following hedge effectiveness requirements:
- i. there is an economic relationship between the hedged item and the hedging instrument;
 - ii. if the credit risk is not the hedged risk, the effect of the counterparty credit risk of the derivative financial instrument and the hedged item must not dominate the value changes resulting from the economic relationship;
 - iii. the hedge ratio is equal to the relationship between the quantity of the derivative financial instrument used and the quantity of the hedged item (such as to avoid hedge ineffectiveness ex ante).

The hedging relationship is assessed in terms of quality, verifying whether the critical terms of the hedging instrument and the hedged item match or are only slightly different, and in terms of quantity. When hedging transactions relate to derivative financial instruments that match the hedged item (defined a 'simple hedge') and the derivative financial instrument is subscribed at market conditions, hedge effectiveness is assessed by simply verifying that the critical terms (nominal amount, settlement date of cash flows, maturity and underlying variable) of the hedging instrument and the hedged item match or are closely aligned and that the counterparty credit risk is not such as to significantly affect the fair value of both the hedging instrument and the hedged instrument.

Assessment of the eligibility criteria is carried out on an on-going basis and at each reporting date the Company assesses whether the hedging relationship still meets the effectiveness requirements.

The Company prospectively ceases hedge accounting when:

- a) the hedging instrument expires, is sold or terminated (without replacement already envisaged in the original hedging strategy);
- b) the hedge no longer meets the hedge accounting requirements.

If changes in the economic relationship between the hedged item and the hedging instrument results in the termination of the hedging relationship and the risk management objective for the designated hedging relationship remains the same, the Company evaluates the possibility of revising the hedging ratio. The Group has cash flow hedging contracts in place.

This type of hedge is activated when the hedging objective is to limit exposure to the risk of changes in cash flows attributable to balance assets or liabilities, irrevocable commitments or highly probable planned transactions. The Company recognises the cash flow hedge relating to the balance sheet asset or liability,

the irrevocable commitment or the highly probable planned transaction in the Balance Sheet at fair value, with the effective hedging component recorded under item A) VII 'Cash flow hedge reserve' and the ineffective component, calculated for hedging relationships that do not qualify as simple, recorded under section D) of the Income Statement.

Fair value measurement

In order to measure the fair value of derivative financial instruments in the financial statements, the Company has defined their key (or most advantageous) market and the most appropriate measurement criteria considering the fair value hierarchy which classifies the parameters and assumptions used by market operators to determine the price of the derivative financial instrument, including risk assumptions, presuming that market operators act in the best way to meet their own economic interests.

In particular, for the measurement of fair value, the Company maximised the use of relevant observable inputs and minimised the use of unobservable inputs, as required by the fair value hierarchy, identifying the same on the basis of the market information available at the reporting date for the derivative instruments subscribed by the Company.

Investments in other companies, investments in subsidiaries that are not yet operational and non-equity securities are recognised at purchase cost, written-down for impairment as necessary. If the reasons for the write-down no longer apply, impairment is reversed.

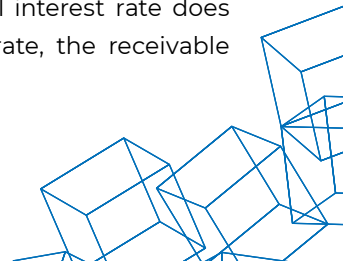
Inventories

Inventories of raw and ancillary materials, consumables and finished products are stated at purchase or production cost, determined according to the weighted average cost method.

If the realisable value based on market trends is lower than the value determined using the weighted average cost method, recognition of a provision for inventory obsolescence, taking into account any obsolete or slow-moving inventories and their estimated realisable value.

Receivables

Receivables are classified under fixed assets or current assets depending on their use and/or origin with respect to the core business, and are recognised at their estimated realisable value. Pursuant to Article 2426, Paragraph 8 of the Italian Civil Code, receivables are recognised on an accrual basis according to the amortised cost method. If the contractual interest rate does not differ significantly from the market rate, the receivable



is initially recorded at nominal value, net of any premiums, discounts and allowances and inclusive of any costs directly attributable to the underlying transaction.

Receivables are recorded in the balance sheet net of a provision for doubtful debts to cover any positions deemed uncollectible as well as the generic risk for the remaining receivables, using estimates made on the basis of past experience, the seniority of past-due receivables, the general economic situation, sector and country risk, as well as events occurring after year-end with an impact on the values as at the balance sheet date.

Cash and cash equivalents

Bank and postal account deposits are recognised according to the general principle of estimated realisable value, which coincides with nominal value in the absence of unrecoverable positions.

Cash on hand and tax stamps are recorded at nominal value.

Accruals and deferrals

These items recognise income and expenses attributable to two or more financial years on an accrual basis, regardless of when the monetary transaction occurs. Based on this criterion, accruals and deferrals are recognised when the following conditions are met:

- the contract starts in one year and ends in the next year;
- the consideration for services provided over two or more consecutive years is contractually prepaid or deferred;
- the amount of accruals and deferrals changes over time.

Income and expenses pertaining exclusively to the current financial year or to subsequent financial years are not recognised under accruals and deferrals.

At the end of each financial year, the Company verifies whether the conditions for the initial recognition of the accrual or deferral still exist and adjustments are made if necessary. This assessment takes into account the passing of time as well as the recoverability of the amounts recorded.

Provisions for risks and charges

Provisions for risks and charges are allocated to cover certain or probable losses and payables, for which the amount and date of occurrence cannot be calculated at year-end. The provisions reflect the best possible estimates based on the information available.

Staff severance fund

Provisions are made to the staff severance fund to cover the entire liability accrued, due to employees in compliance with current legislation, collective bargaining and company agreements.

Payables

Pursuant to Article 2426, Paragraph 8 of the Italian Civil Code, payables are recognised on an accrual basis according to the amortised cost method. If the contractual interest rate does not differ significantly from the market rate, the payable is initially recorded at nominal value, net of all transaction costs and any premiums, discounts and allowances directly deriving from the underlying transaction.

The breakdown of amounts repayable within and after 12 months is based on the contractual or legal maturity, also taking into account any operations or events which may result in changes to the original maturity.

Certain payables due to banks are subject to covenants. In case of non-compliance with the covenants, medium-/long-term payables are reclassified as short-term payables if necessary.

Recognition of revenues and costs

Revenues are recognised in the financial statements on an accrual basis net of returns, discounts and allowances. More specifically:

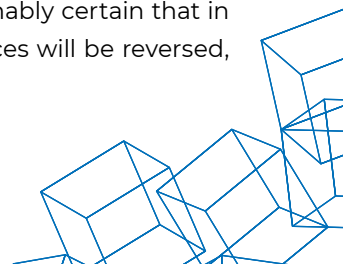
- sales revenues are recognised when ownership of the goods is transferred, generally on the date of shipment, unless otherwise specified in the contract;
- service revenues are recognised once the service has been fully provided, in accordance with the contractual terms;
- costs are recognised on an accrual basis.

Financial income and expenses are recognised on an accrual basis.

Current and deferred income tax

Taxes for the year are determined on the basis of a realistic estimate of the taxes payable according to current legislation.

In accordance with accounting standard OIC 25, deferred tax liabilities are recorded in the account 'Taxation' under provisions for risks and charges, while deferred tax assets are recorded in the account 'Deferred tax assets', calculated on the temporary differences between the carrying amount of the assets and liabilities and the corresponding tax base calculated using the tax rate in force at the time of reversal. In particular, deferred tax assets are only recognised if it is reasonably certain that in the years in which the temporary differences will be reversed,

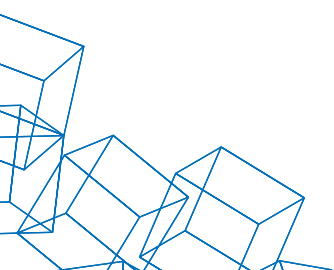


there will be a taxable income of no less than the amount of such differences.

Deferred tax assets and liabilities are not discounted.

Exemptions pursuant to Article 2423, Paragraph 4

It should be noted that no exemptions were made pursuant to Article 2423, Paragraph 4 of the Italian Civil Code.



NOTES TO THE BALANCE SHEET

Assets

INTANGIBLE ASSETS

The item at year-end was broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Start-up and development costs	1,352	10,387	(9,035)
Industrial patents	15,477,378	17,000,324	(1,522,946)
Government concessions, know-how, licenses, trademarks and similar rights	4,320,639	4,556,814	(236,175)
Goodwill	113,861,449	46,114,416	67,747,033
Assets in progress and advances	3,146,512	2,428,069	718,443
Other intangible assets	109,041,234	75,228,168	33,813,066
TOTAL	245,848,564	145,338,178	100,510,386

The increase in the item Goodwill is a result of the recognition of a goodwill of Euro 80,064,885 relating to the acquisition of Profilpas Group through the company Roll 1937 Srl, established in 2022. This increase was partially offset by the amortisation made during the year by various Group subsidiaries, and during the consolidation process as regards the portion generated upon consolidation, as well as foreign exchange differences. The breakdown of changes in goodwill is shown below:

	GOODWILL
Opening balance	214,203,718
Increase	80,072,586
Exchange rate difference - variation	533,262
ACQUISITION COST	294,809,566
Opening balance - Accumulated amortisation	168,089,302
Increase - Amortisation/Write-downs	12,608,117
Exchange rate difference-variation	250,698
ACCUMULATED AMORTISATION	180,948,117
TOTAL	113,861,449

Below is a breakdown of goodwill by company as at December 31, 2022:

	ACQUISITION COST	TOTAL ACCUMULATED AMORTISATION	BOOK VALUE
Mapei Spa	3,151,055	1,310,072	1,840,983
Vaga Srl	3,762,175	3,762,175	-
Lusomapei Sa	421,065	421,065	-
Mapei Spain	431,735	431,735	-
Gorka Cement Spzoo	656,179	656,179	-
Mapei Construction Chemicals Llc	6,233,948	6,233,948	-
Mosaico + Srl	2,933,938	2,933,938	-
Mapei Korea Ltd	4,150,927	4,150,927	-
Vinavil Egypt for Chemicals Sae	8,593,446	8,593,446	-
Mapei Yapi Kimyasallari Ins.San. Ve Tic As	7,961,867	7,961,867	-
Mapei Construction Materials Co Ltd (Guangzhou)	2,527,748	2,527,748	-
Mapefin Deutschland Group	48,807,022	48,807,022	-
Mapei As	9,278,575	9,278,575	-
Mapei Inc	292,377	292,377	-
Corp Group	31,847,028	30,314,024	1,533,004
Polyglass Group	4,387,500	3,937,399	450,101
Cercol Spa	2,002,720	2,002,720	-
Mapei Construction Chemicals Panama Sa	704,030	704,030	-
Mapei Austria Gmbh	14,736,189	14,736,189	-
Mapei Mexico Sa de Cv	987,575	755,259	232,316
Mapei Colombia S.A.S.	9,261,646	6,075,135	3,186,511
Tecnopol de Sistemas S.L.	49,749,054	22,364,418	27,384,635
Resipoly Chrysor Sas	1,722,674	-	1,722,674
Eurosyntec Snc	144,209	-	144,209
Roll 1937 S.R.L	80,064,885	2,697,869	77,367,016
TOTAL	294,809,566	180,948,117	113,861,449

The goodwill recorded in intangible assets is justified by the profits generated by the subsidiaries, the positive income expected and the market and technological potential of the acquired subsidiaries that the goodwill refers to.

Other intangible assets consists mainly of the item 'Players' registration rights' recorded by the company US Sassuolo Calcio Srl (Euro 105,126,370). The increase compared to 2021 is mainly due to the latter.

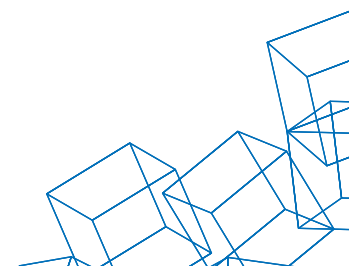
TANGIBLE ASSETS

The item at year-end was broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Land and buildings	548,818,192	485,902,683	62,915,509
Plant and machinery	217,655,124	202,836,586	14,818,538
Industrial and commercial equipment	21,336,388	20,091,021	1,245,367
Other tangible assets	17,641,702	17,719,923	(78,221)
Assets in progress and advances	115,256,537	78,317,330	36,939,207
TOTAL	920,707,943	804,867,543	115,840,400

The difference of Euro 115,840,400, net of depreciation for Euro 70,333,076 (Euro 64,492,881 in 2021), is broken down as follows:

	LAND AND BUILDINGS	PLANT AND MACHINERY	INDUSTRIAL AND COMMERCIAL EQUIPMENT	OTHER TANGIBLE ASSETS	ASSETS IN PROGRESS AND ADVANCES	TOTAL
BOOK VALUE AT 12.31.2021	782,698,359	794,300,299	98,273,030	88,008,642	78,317,330	1,841,597,660
Increase	42,887,866	13,011,026	3,267,123	5,681,828	87,712,280	152,560,123
Due to changes in the scope of consolidation	24,713,087	4,890,986	1,781,567	1,409,645	363,886	33,159,171
(Decrease)	(1,372,765)	(4,010,765)	(911,584)	(6,708,784)	(519,015)	(13,522,913)
Reclassification	17,849,247	33,118,082	(961,703)	660,129	(50,653,118)	12,637
Exchange rate difference	7,515,197	8,155,919	1,478,785	1,828,693	35,174	19,013,768
BOOK VALUE AT 12.31.2022	874,290,991	849,465,547	102,927,218	90,880,153	115,256,537	2,032,820,446
ACCUMULATED DEPRECIATION AT 12.31.2021	296,795,676	591,463,713	78,182,009	70,288,719	-	1,036,730,117
Depreciation	22,038,064	32,414,325	5,610,870	10,274,818	-	70,338,077
Reclassification	2,968,895	1,379,602	(3,501,983)	(833,877)	-	12,637
(Decrease)	(354,241)	(2,986,926)	(687,028)	(6,688,789)	-	(10,716,984)
Increase due to changes in the scope of consolidation	1,026,873	3,129,013	1,634,389	936,208	-	6,726,483
Exchange rate difference	2,997,532	6,410,696	352,573	(738,628)	-	9,022,173
ACCUMULATED DEPRECIATION AT 12.31.2022	325,472,799	631,810,423	81,590,830	73,238,451	-	1,112,112,503
NET BOOK VALUE 12.31.2022	548,818,192	217,655,124	21,336,388	17,641,702	115,256,537	920,707,943



Fixed assets increased in all the macro-regions in which Mapei operates. Specifically, about half of the investments refer to North America and approximately Euro 30 million was invested in production in Italy. Investments may be analysed by macro-region as follows:

North America - investments in the building at the Houston manufacturing site and the plant, warehouse and third powder line at the Wildwood manufacturing site (Mapei Corp), as well as construction of a new warehouse and powder production plant at the Laval site (Mapei Inc), and the production line for carrierless products in Texas, upgrading of the packaging system at the Hazleton site and refurbishment of the offices in Deerfield Beach (Polyglass US Inc).

Italy - investments to implement two new lines for the production of fibres for concrete reinforcement at the San Cesareo sul Panaro site, expansion of the paint production line and upgrading works in some production departments and common areas at the Mediglia site (Mapei Spa), construction of the new acrylic line, the new vinyl line, automatic powder packaging at the Villadossola site and the new reactor at the Ravenna site (Vinavil Spa); new trigeneration plant and maintenance work on the other lines (Polyglass Spa); structural renovation of parts of the stadium, as well as television facilities and the playing field (Mapei Stadium) and new premix plant at the Costa De' Nobili site (VaGa Srl).

Europe - investments in the new powder production line and new building in Wiesbaden (Sopro Bauchemie); new plant and powder line in Cantanhede (Lusomapei); expansion of the warehouse and installation of the grout production line at the Ritsona site (Mapei Hellas); construction of the new site in Tuusula (Mapei OY); purchase of land and design costs for a new warehouse and offices (Mapei Doo);

Asia - investments to complete the new site in Huzhou with a plant for the production of powders, liquids and pastes (Mapei Building Materials Technology Co Ltd (Zhejiang)); new production plant at the Kosi site (Mapei Construction Product India Private Ltd);

Africa - investments to build the new plant in Cairo (Mapei Egypt for Construction Chemicals).

It should be noted that the change in the scope of consolidation, due to the acquisition of the Profilpas Group and to the first consolidation of Immobiliare Industriale EMME Srl, increased the value of assets by Euro 26,400,000.

The decrease during the year of approximately Euro 2,800,000, net of the use of provisions, concerned disposals related to the items 'Land and buildings', 'Equipment' and 'Other assets' of various companies.

The positive effect of exchange rates on changes during the year should be noted. The 2022 figure, of approximately Euro 10,000,000, is mainly attributable to the revaluation of the US Dollar and to the adjustment made for the hyperinflation of the Argentine Peso and the Turkey Lira.

In previous years, the tangible assets of Mapei Spa, Vinavil Spa, Adesital Spa and Cercol Spa were subject to monetary revaluations carried out in accordance with specific laws (576/75 – 72/83 – 413/91– 342/00 – 350/03 – 266/05 – 185/08 – 126/2020), as shown below:

ASSETS SUBJECT TO REVALUATION	REVALUATIONS
Land and buildings	85,787,028
Plant and machinery	135,009,371
Industrial and commercial equipment	11,592,187
Other assets	268,266

FINANCIAL ASSETS - INVESTMENTS IN SUBSIDIARIES

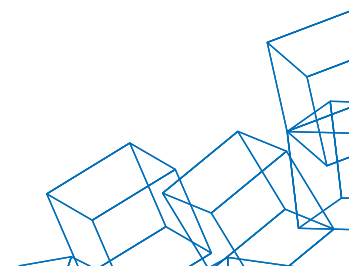
This item consists mainly of the investments in Mapei Middle East Fzco and Mapei Dominicana Srl, which were not operational during 2022, and in Vaga Società Agricola Ss, excluded from the scope of consolidation. It should be noted that Mapei Saudia LLC, which was not operational during the previous year, was included in the scope of consolidation.

The table below shows the balances of these investments as at December 31, 2022 against the balances as at December 31, 2021:

	12.31.2022	12.31.2021	DIFFERENCE	% OWNERSHIP
Mapei Middle East Fzco	81,458	81,458	-	50%
Mapei Saudia Llc	-	130,595	(130,595)	100%
Mapei Dominicana Srl	1,790	1,790	-	100%
Vaga Società Agricola Ss	9,000	9,000	-	90%
TOTAL	92,248	222,843	(130,595)	

FINANCIAL ASSETS - INVESTMENTS IN OTHER COMPANIES

This item amounted to Euro 594,011 as at December 31, 2022 (Euro 512,692 in 2021) and refers mainly to minority interests held primarily by Mapei Spa, for Euro 66,112, by Vinavil Spa for Euro 195,995 and by Mapei Spain Sa, for Euro 330,000 in companies outside the scope of consolidation.



Below is a list of the investments held:

	12.31.2022	12.31.2021	DIFFERENCE	% OWNERSHIP
Ravenna Servizi Industriali	195,909	195,909	0	3.50%
Golf Club Modena Spa	18,000	18,000	0	0.05%
Internazionale Marmi e Macchine	10,331	10,331	0	0.10%
STRESS Scarl	24,000	24,000	0	6.00%
Consorzio Cis-e	12,948	12,948	0	5.00%
Neobalast with Comsa	330,000	250,000	80,000	50%
Other minority interests	2,823	1,504	1,319	
TOTAL	594,011	512,692	81,319	

FINANCIAL ASSETS - INVESTMENTS IN OTHERS

Investments in others amounting to Euro 1,406,850 as at December 31, 2022 (Euro 1,038,008 in 2021) consist mainly of loans disbursed in relation to the core business of Vinavil Egypt for Chemicals Sae (Euro 367,010), US Sassuolo Calcio Srl (Euro 188,471), Mapei Construction Chemicals Llc (Euro 180,044) and Mapei Romania Srl (Euro 171,891).

Interest is accrued on these loans at market rates.

FINANCIAL ASSETS - OTHER SECURITIES

At year-end this item totalled Euro 2,496,389 (Euro 2,444,869 in 2021) and consists mainly of securities held by Polyglass Group, for Euro 835,910, by Mapei Argentina Sa for Euro 309,673 and by Resipoly Chysor Sas for Euro 287,294.

CURRENT ASSETS - INVENTORIES

This item as at December 31, 2022, with respect to the situation as at December 31, 2021, is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Raw materials, packaging and supplies	325,488,153	248,289,423	77,198,730
Work in progress and semi-finished goods	18,078,671	13,957,655	4,121,016
Work in progress on a contract basis	15,103	9,567	5,536
Finished products and merchandise	354,939,930	256,566,791	98,373,139
Advances	4,617,445	5,054,069	(436,624)
TOTAL	703,139,302	523,877,505	179,261,797

The following companies hold the majority of inventories of raw materials:

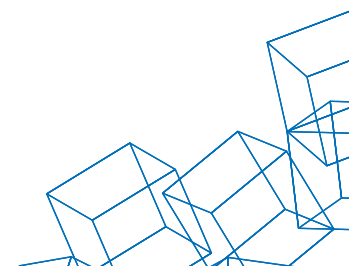
	12.31.2022	12.31.2021	DIFFERENCE
Mapei Corp	60,955,105	44,025,582	16,929,523
Mapei Spa	47,332,955	40,855,566	6,477,389
Polyglass Group	49,575,129	31,972,957	17,602,172
Vinavil Spa	18,053,221	20,977,480	(2,924,259)
Sopro Group	13,524,111	8,219,050	5,305,061
Mapei Inc	11,042,139	7,660,437	3,381,702
Other	125,005,493	94,578,351	30,427,142
TOTAL	325,488,153	248,289,423	77,198,730

The following companies hold the majority of inventories of finished goods:

	12.31.2022	12.31.2021	DIFFERENCE
Mapei Corp	60,433,445	39,009,410	21,424,035
Polyglass Group	41,382,161	32,266,043	9,116,118
Mapei Spa	37,633,151	28,414,457	9,218,694
Mapei Inc	15,514,920	10,336,072	5,178,848
Sopro Group	14,572,385	15,288,280	(715,895)
Mapei Australia Pty Ltd	11,096,805	7,720,593	3,376,212
Other	174,307,063	123,531,936	50,775,127
TOTAL	354,939,930	256,566,791	98,373,139

The increase in the value of Raw materials, packaging and supplies, and inventories of finished products is mainly related to the increase in their unit cost compared to 2021.

The provision for inventory obsolescence was equal to Euro 24,538,532 as at December 31, 2022 (Euro 20,007,012 as at December 31, 2021).



CURRENT ASSETS - RECEIVABLES

This item is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Receivables from customers	785,408,324	679,352,324	106,056,000
<i>Provision for doubtful debts at January 1</i>	<i>(30,102,445)</i>	<i>(30,379,417)</i>	<i>276,972</i>
<i>Provisions made during the year</i>	<i>(4,903,831)</i>	<i>(4,384,894)</i>	<i>(518,937)</i>
<i>Release of provisions during the year</i>	<i>4,506,766</i>	<i>5,369,673</i>	<i>(862,907)</i>
<i>Exchange rate difference variation</i>	<i>(208,686)</i>	<i>(707,807)</i>	<i>499,121</i>
Provision for doubtful debts at December 31	30,708,196	30,102,445	605,751
RECEIVABLES FROM CUSTOMERS (NET OF PROVISION FOR DOUBTFUL DEBTS)	754,700,128	649,249,879	105,450,249
Receivables from subsidiaries	0	245,707	(245,707)
Receivables from tax offices	41,953,795	32,772,300	9,181,495
Deferred tax assets	22,926,610	20,341,451	2,585,159
Receivables from others	130,405,400	125,793,648	4,611,752
TOTAL	949,985,933	828,402,985	121,582,948

CURRENT ASSETS - RECEIVABLES FROM CUSTOMERS

The greatest increases in Receivables from customers were recorded by Mapei Spa (Euro 25,398,720), Polyglass Group (Euro 13,805,248), Mapei Inc (Euro 5,360,551) and Mapei Corp (Euro 5,272,069). Changes were related to the increase in turnover.

The provision for doubtful debts consisted mainly of the following balances:

	12.31.2022	12.31.2021	DIFFERENCE
Mapei Spa	7,743,558	7,656,013	(87,545)
Mapei Construction Chemicals Llc	4,095,546	3,040,128	(1,055,418)
Polyglass Group	2,170,117	2,152,330	(17,787)
Mapei Corp	1,957,528	1,320,865	(636,663)
Tecnopol de Sistema SL	1,232,560	1,163,020	(69,540)
Vinavil Spa	1,184,540	1,265,872	81,332
Other	12,324,347	13,504,217	1,179,870
TOTAL	30,708,196	30,102,445	(605,751)

CURRENT ASSETS - RECEIVABLES FROM TAX OFFICES

Receivables from tax offices amounted to Euro 41,953,795 as at December 31, 2022 (Euro 32,772,300 as at December 31, 2021) and refer to tax credits related to income taxes and VAT. Mapei Spa (Euro 12,750,342), Vinavil Egypt for Chemicals Sae (Euro 3,864,874), Mapei France Sa (Euro 2,956,324) and Mapei Construction Products India Ltd (Euro 2,661,299) were the companies with the greatest amounts due.

CURRENT ASSETS - DEFERRED TAX ASSETS

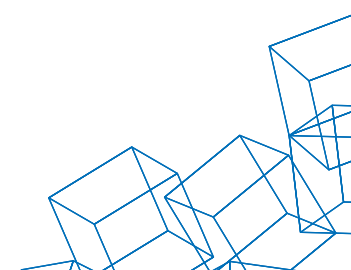
Deferred tax assets of Euro 22,926,610 as at December 31, 2022 (Euro 20,341,451 as at December 31, 2021) are mainly attributable to Mapei Corp (Euro 5,961,435) and Mapei Spa (Euro 3,554,277). The item total was generated by tax losses, costs, provisions and depreciation charges incurred by Group companies, which are deductible for tax purposes in one or more subsequent financial years. The amount is deemed recoverable on the basis of projected income of the companies that generated it. For more details, please refer to Annex 3 to these Notes.

CURRENT ASSETS - RECEIVABLES FROM OTHERS

Receivables from others, which totalled Euro 130,405,400 at year-end (Euro 125,793,648 in 2021), are broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Receivables from insurance companies	2,751,279	1,032,629	1,718,650
Receivables from social security institutions	209,721	221,619	(11,898)
Receivables from employees	1,662,533	1,230,732	431,801
Advances to suppliers	13,510,143	9,881,957	3,628,186
Other receivables	112,271,724	113,426,711	(1,154,987)
TOTAL	130,405,400	125,793,648	4,611,752

The total amount of Other receivables is mainly attributable to the company US Sassuolo Calcio Srl for receivables from other clubs arising from the transfer of Players' registration rights, amounting to approximately Euro 72,233,390, due after 12 months.



CURRENT ASSETS - OTHER SECURITIES

The item totalled Euro 1,088,494 at year-end (Euro 6,334 as at December 31, 2021) and consisted mainly of securities held by Mapei Spa.

CURRENT ASSETS - CASH AND CASH EQUIVALENTS

This item is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Bank and postal accounts	268,280,376	166,810,428	101,469,948
Cash on hand	2,792,250	3,545,227	(752,977)
TOTAL	271,072,626	170,355,655	100,716,971

Bank and postal accounts are temporary positions held in current accounts at year-end.

The increase in Bank and postal accounts is mainly attributable to Mapei Spa and refers to bilateral contracts for medium-/long-term borrowings with the main financial institutions, which were willing to support the development of our Group.

ACCRUALS AND PREPAYMENTS

This item totalled Euro 10,037,816 as at December 31, 2022 (Euro 11,350,555 as at December 31, 2021) and consisted mainly of costs pertaining to future years incurred by US Sassuolo Calcio Srl (Euro 4,680,151) relating to costs for agents and for temporary transfers of players and Mapei Spa (Euro 1,237,327). The decrease is mainly attributable to US Sassuolo Calcio Srl.

Accruals and prepayments are broken down in the table below:

	12.31.2022	12.31.2021	DIFFERENCE
Rent	2,015,196	2,030,061	(14,865)
Interest	192,635	283,191	(90,556)
Insurance	1,325,718	1,150,568	175,150
Non-capitalised grants	8,000	1,448	6,552
Others	6,496,266	7,885,287	(1,389,021)
<i>of which for U.S Sassuolo Calcio Srl</i>	<i>4,680,151</i>	<i>7,204,604</i>	<i>(2,524,453)</i>
TOTAL	10,037,816	11,350,555	(1,312,739)

Equity and Liabilities

EQUITY

The main items of equity are illustrated below, with changes shown in Annex 2 to these Notes.

Share Capitale

As at December 31, 2022, the share capital of the Holding Company amounted to Euro 100,000,000 fully paid-in, divided into 100,000,000 shares of Euro 1 each, and was unchanged from 2021.

Revaluation reserve

In accordance with Article 110 of Legislative Decree 104/2020 of 14 August 2020, at the end of the year Mapei Spa, Vinavil Spa, Adesital Spa and Cercol Spa revalued the asset classes 'Land and buildings' and 'Plant and machinery' with the recognition of a specific revaluation reserve, net of substitute tax and deferred taxes allocated to the revaluations, equal to Euro 110,860,744. The total value of this item, including revaluations carried out in previous years, amounts to Euro 165,476,439 (Euro 163,746,380 as at December 31, 2021). The change is mainly due to Mapei Ao and is related to a revaluation in the item Tangible assets.

Legal reserve

This item refers to the legal reserve of the Holding Company and amounts Euro 20,000,000, unchanged from the previous year.

Other reserves

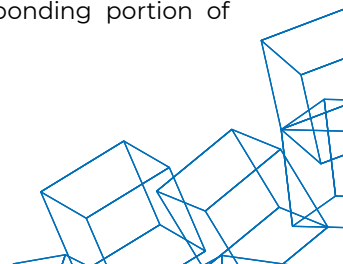
Other reserves as at December 31, 2022 amounted to Euro 10,868,942 (9,917,768 as at December 31, 2021) and consisted mainly of provisions made by the Holding Company and by Vinavil Spa in accordance with specific tax laws. The change is mainly due to the allocation of profit for 2021 of Mapei Spa.

Translation reserve

This reserve, deriving from the translation of financial statements expressed in foreign currencies according to the current rate method, showed a positive balance of Euro 2,493,662 as at December 31, 2022 (negative for Euro 23,077,690 as at December 31, 2021).

Consolidation reserve

The consolidation reserve amounted to Euro 1,223,292 as at December 31, 2022 (unchanged from December 31, 2021) and represents the difference between the book value of consolidated subsidiaries and the corresponding portion of equity at the date of first consolidation.



Cash flow hedge reserve

This reserve, pursuant to accounting standard OIC 32, showed a positive balance of Euro 142,846 and refers to the value deriving from the market information at the reporting date for derivative financial instruments subscribed by Mapei Spa. As described in the section 'Derivative financial instruments', these instruments are classified as "simple hedges" and, as such, are aligned with the hedged item.

The main characteristics are summarised below:

COMPANY	BANK	INSTRUMENT	MATURITY	NOTIONAL VALUE
Mapei Spa	Unicredit	Interest Rate Swap	03.28.2024	7,500,000 €

Profit/(Loss) brought forward

As at December 31, 2022 this reserve amounted to Euro 1,089,722,053 (Euro 913,882,912 as at December 31, 2021). The change is attributable to the profit realised in 2021, net of the dividend approved by Mapei Spa, equal to Euro 8,000,000 following the approval of the 2021 Financial Statements.

This item recorded the following changes:

	12.31.2022
Profit/(Loss) brought forward - 2021	913,882,912
Consolidated profit brought forward - 2021	184,900,322
Dividend	(8,000,000)
Other changes	(1,061,181)
PROFIT/(LOSS) BROUGHT FORWARD AS AT DECEMBER 31, 2022	1,089,722,053

Minority interests and reserves, Profit/(Loss) attributable to minority interests

These items show the portion of equity and profits, in relation to consolidated subsidiaries, pertaining to minority interests. As at December 31, 2022, this item amounted to Euro 419,542 (compared to Euro 383,124 as at December 31, 2021).

PROVISIONS FOR RISKS AND CHARGES

This item amounted to Euro 71,519,839 (Euro 70,367,767 as at December 31, 2021) and is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Pension funds	33,467,065	32,149,905	1,317,160
Taxation	15,921,030	16,630,835	(709,805)
Financial derivatives	(0)	190,774	(190,774)
Other provisions	22,131,744	21,396,253	735,491
TOTAL	71,519,839	70,367,767	1,152,072

Provisions for pension funds consisted mainly of the agents' severance indemnity fund of Mapei Spa for Euro 4,421,817, the managers' bonus fund of Mapei Spa for Euro 10,818,941, and the pension fund of Sopro Group, for Euro 4,868,586.

Taxation mainly consists of provisions for deferred taxation.

Provisions for deferred taxation amounted to Euro 14,973,081 (compared to Euro 15,969,939 as at December 31, 2021) and related mainly to the companies Mapei Corp (Euro 7,811,342), Mapei SpA (Euro 3,567,512), Mapei Inc (Euro 1,020,381) and Mapei France Sa (Euro 676,875).

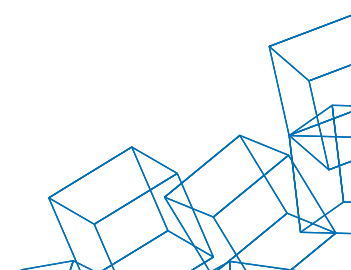
Deferred tax liabilities were calculated on the temporary differences between the carrying value of assets and liabilities in the financial statements and the corresponding tax base.

In 2022, this item recorded the following changes:

OPENING BALANCE 01.01.2022	16,630,835
Exchange rate difference - opening balance	-
Increase	1,853,872
Decrease	(2,886,227)
Exchange rate difference - variation	322,550
CLOSING BALANCE 12.31.2022	15,921,030

For more information on this item, please refer to Annex 3 to these Notes.

Other provisions of Euro 22,131,744, which decreased from Euro 21,396,253 as at December 31, 2021, consisted mainly of provisions made by Mapei Spa (Euro 5,544,633), Mapei Polska Spzoo (Euro 2,389,794) and the product warranty fund of Polyglass Group (Euro 4,580,402).



STAFF SEVERANCE FUND

The amount shown in the balance sheet as at December 31, 2022 is equal to Euro 15,045,929 (Euro 13,471,387 as at December 31, 2021) and represents the entire liability to employees accrued in accordance with current legislation in the various countries.

The following changes in this fund occurred during the year:

OPENING BALANCE 01.01.2022	13,471,387
Exchange rate difference - opening balance	-
Increase	10,933,333
Decrease	(9,374,342)
Exchange rate difference - variation	15,551
CLOSING BALANCE 12.31.2022	15,045,929

PAYABLES

The breakdown of payables is illustrated below:

Payables to banks repayable within 12 months

As at December 31, 2022, this item amounted to Euro 343,330,729 (Euro 198,346,828 as at December 31, 2021) and referred to the following companies:

	12.31.2022	12.31.2021	DIFFERENCE
Mapei Spa	286,375,551	158,712,987	127,662,564
Mapei Construction Chemicals Llc	21,406,275	1,398,543	20,007,732
Polyglass Group	11,347,114	10,620,609	726,505
Vinavil Egypt for Chemicals Sae	6,252,035	12,145,821	(5,893,786)
US Sassuolo Calcio	5,892,857	5,892,857	-
Mapei Corp	5,625,352	5,297,545	327,807
Other	6,431,545	4,278,466	2,153,079
TOTAL	343,330,729	198,346,828	144,983,901

These amounts, in addition to short-term credit line draws (hot money), include the instalments of loans maturing in 2022, which totalled Euro 162,896,777 (Euro 139,010,132 in the previous year).

The increase in short-term debt is mainly attributable to the Holding Company and to Mapei Construction Chemicals Llc for greater use of credit lines opened at major credit institutions and for new loans taken out.

Payables to banks repayable after 12 months

As at December 31, 2022, this item amounted to Euro 404,055,832 (Euro 183,060,360 as at December 31, 2021) and referred to the following companies:

	12.31.2022	12.31.2021	DIFFERENCE
Mapei Spa	387,650,974	128,120,762	259,530,212
Vinavil Egypt for Chemicals Sae	4,554,839	8,395,490	(3,840,651)
Mapei Corp	4,219,014	9,270,705	(5,051,691)
Polyglass Group	3,656,479	6,180,470	(2,523,991)
Other	3,974,526	31,092,933	(27,118,407)
TOTAL	404,055,832	183,060,360	220,995,472

The increase relating to the Holding Company was the result of new loans taken out with leading banks.

The maturity of bank loans repayable after 12 months is shown below:

	2024	2025	2026	2027 AND FOLLOWING	TOTAL
Bank loans	139,151,251	112,336,596	94,991,642	57,576,343	404,055,832

Payables to other financial institutions repayable within 12 months

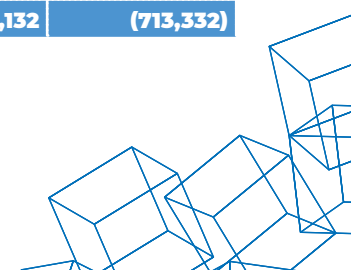
As at December 31, 2022, this item amounted to Euro 20,203,627 (Euro 37,241,146 as at December 31, 2021) and the decrease, and most of the balance, is attributable to the factoring contract entered into by US Sassuolo Calcio Srl, relating to the assignment of the receivable resulting from the sale of audiovisual rights for the 22/23 season.

Payables to other financial institutions repayable after 12 months

As at December 31, 2022, this item amounted to Euro 2,867,800 (Euro 3,581,132 as at December 31, 2021) and was mainly attributable to the accounting recognition of property acquired through lease agreements according to the financial method as set forth in accounting standard OIC 17.

These properties refer to the following companies:

	12.31.2022	12.31.2021	DIFFERENCE
Mapei Polska Spzoo	1,279,220	968,479	310,741
Mapei Corp	1,132,136	1,992,018	(859,882)
Mapei Spain Sa	234,329	307,769	(73,440)
Gorka Cement Sp Zoo	152,705	238,210	(85,505)
Other	69,410	74,656	(5,246)
TOTAL	2,867,800	3,581,132	(713,332)



The maturity of these loans is shown below:

	2024	2025	2026	2027 AND FOLLOWING	TOTAL
Payables to other financial institutions	1,671,428	763,904	273,334	159,134	2,867,800

Advances

This item showed a balance of Euro 8,835,679 as at December 31, 2022 (Euro 7,635,740 as at December 31, 2021) mainly due to advances from customers of Mapei Marine Srl (Euro 3,063,636), Mapei Spa (Euro 1,492,221) and Mapei Austria (Euro 1,102,523).

Payables to suppliers

As at December 31, 2022 this item amounted to Euro 430,606,293 (Euro 393,712,111 as at December 31, 2021) with an increase due to business performance and rising prices and consist mainly of:

	12.31.2022	12.31.2021	DIFFERENCE
Mapei Spa	134,670,059	134,730,093	(60,034)
Polyglass Group	40,130,441	40,470,088	(339,647)
Mapei Corp	38,993,685	30,956,743	8,036,982
Sopro Group	26,074,849	25,518,379	556,470
Vinavil Spa	25,280,111	25,720,307	(440,196)
Mapei Inc	18,285,551	14,986,509	3,299,042
Other	147,171,599	121,330,031	25,841,567
TOTAL	430,606,293	393,712,111	36,894,182

Drafts and promissory notes

This item was equal to Euro 1,061,326 as at December 31, 2022 (Euro 1,124,450 as at December 31, 2021) and consisted of promissory notes to suppliers, mainly issued by Mapei Korea Ltd.

Payables to Holding Company

As at December 31, 2022, this item amounted to Euro 8,000,000 for the dividend to be paid to the Holding Company by Mapei Spa (unchanged on the previous year).

Payables to tax offices

This item amounted to Euro 71,538,865 as at December 31, 2022 (Euro 49,166,673 as at December 31, 2021) and fully reflects the tax payable by the Group, due within the following year.

Payables to social security institutions

As at December 31, 2022, they are equal to Euro 16,531,264 (Euro 20,025,640 as at December 31, 2021) and are all due within the following year.

Other payables

Other payables amounted to Euro 139,218,834 as at December 31, 2022 (Euro 116,920,864 as at December 31, 2021). This item consists mainly of payables to football clubs by US Sassuolo Calcio Srl (Euro 62,762,419) relating to residual instalments for the acquisition of multi-year players' rights.

This item is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Payables to employees	64,275,836	69,165,998	(4,890,162)
Other payables	74,942,998	47,754,866	27,188,132
<i>of which for US Sassuolo Calcio Srl</i>	62,762,419	45,848,303	16,914,116
TOTAL	139,218,834	116,920,864	22,297,970

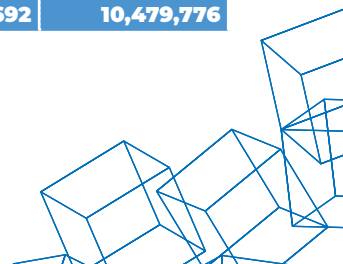
As mentioned above, the increase was mainly attributable to US Sassuolo Calcio Srl due to the increase in payables to football clubs, of which approximately Euro 35,600,528 due after 12 months.

ACCRUALS AND PREPAYMENTS

As at December 31, 2022, this item amounted to Euro 26,651,468 (Euro 16,171,692 as at December 31, 2021) and consists mainly of deferred income of US Sassuolo Calcio Srl for television and advertising revenues pertaining to the subsequent financial year, insurance costs and rents mainly attributable to Mapei Corp and Mapei Spa.

This item is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Rent	3,956,961	1,522,315	2,434,646
Interest	1,353,221	149,154	1,204,067
Insurance	5,079,908	4,378,729	701,179
Leasing	9,847	5,231	4,616
Not capitalised grants	2,032,009	929,458	1,102,551
Others	14,219,522	9,186,805	5,032,717
<i>of which for U.S Sassuolo Calcio Srl</i>	10,723,119	7,890,748	2,832,371
TOTAL	26,651,468	16,171,692	10,479,776



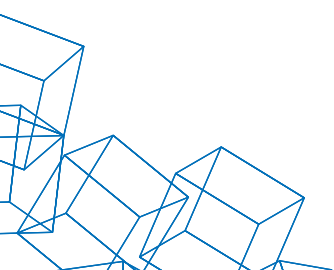
FINANCIAL EXPENSES CHARGED TO BALANCE SHEET ASSETS

No significant financial expenses were charged to Balance Sheet assets.

OTHER OBLIGATIONS NOT RECORDED IN THE BALANCE SHEET

As at December 31, 2022, the Holding Company had issued various types of guarantees:

- guarantees to third parties on behalf or in the interest of subsidiaries for Euro 141,968,648 with an increase of Euro 4,435,257 compared to the previous year;
- guarantees to third parties in relation to contracts and relationships linked to the core business for Euro 13,923,419, with a decrease of Euro 1,853,507 compared to the previous year.



NOTES TO THE INCOME STATEMENT

VALUE OF PRODUCTION

Net sales

This item is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE	% CHANGE
Aggregate revenues	4,721,502,893	3,868,859,290	852,643,603	22.00%
Intercompany revenues	744,301,361	605,061,812	139,239,549	23.02%
CONSOLIDATED REVENUES	3,977,201,532	3,263,797,418	713,404,114	21.85%

Mapei Corp, Polyglass Group, Mapei Spa, Mapei Inc, Mapei Construction Chemicals LLC, Mapei AS, Mapei Argentina Sa and Mapei Construction Products India Ltd made a positive contribution to the increase in consolidated revenues.

Below is the breakdown of consolidated Group turnover by geographical area (amounts in Euro millions):

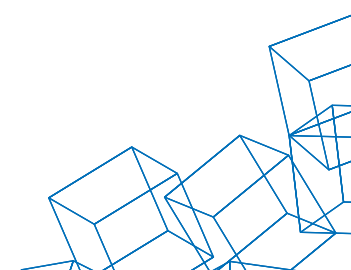
GEOGRAPHICAL AREA	12.31.2022	12.31.2021	% DIFFERENCE	% INCIDENCE 2022	% INCIDENCE 2021
Italy	902.9	759.9	18.8%	22.7%	23.3%
Western Europe	936.1	834.0	12.2%	23.5%	25.5%
Eastern Europe	408.9	360.7	13.4%	10.3%	11.1%
North America	1,205.5	915.1	31.7%	30.3%	28.0%
Latin America	130.9	85.0	54.2%	3.3%	2.6%
Asia	171.7	136.6	25.7%	4.3%	4.2%
Middle East	66.9	48.6	37.7%	1.7%	1.5%
Oceania	80.7	65.8	22.7%	2.0%	2.0%
Africa	73.6	58.1	26.7%	1.8%	1.8%
TOTAL	3,977.2	3,263.8	21.9%	100.0%	100.0%

Capitalised costs

This item amounted to Euro 189,452 (Euro 253,433 in 2021) and is mainly attributable to the Holding Company in relation to capitalised labour costs for the revision of the new ERP software.

Other revenues

This item amounted to Euro 73,446,318, up Euro 18,958,682 from 2021, and consists mainly of capital gains from the transfer of players' registration rights by US Sassuolo Calcio Srl (Euro 51,320,000).



COSTS OF PRODUCTION

This item amounted to Euro 3,874,851,337, recording an increase of Euro 749,650,914 compared to 2021, and is broken down as follows:

COSTS	12.31.2022	12.31.2021	DIFFERENCE
Purchase of raw materials, packaging and supplies	2,240,546,485	1,751,381,169	489,165,316
Purchase of services	681,398,629	528,387,903	153,010,726
Rentals and leases	46,434,637	42,101,960	4,332,677
Labour costs	809,852,045	723,779,245	86,072,800
Amortisation, depreciation and write-downs	124,267,192	119,939,272	4,327,920
Increase/(decrease) in inventory of raw materials, packaging and supplies	(90,213,168)	(91,794,434)	1,581,266
Provisions for risks	2,006,627	1,908,330	98,297
Other operating costs	60,484,991	49,496,978	10,998,013
<i>Of which for US Sassuolo Calcio Srl</i>	<i>13,802,836</i>	<i>8,042,801</i>	<i>5,760,035</i>
TOTAL	3,874,851,337	3,125,200,423	749,650,914

Purchase of raw materials, packaging and supplies

The increase in the value of Raw materials, packaging and supplies, and inventories of finished products is mainly related to the increase in the unit cost of raw materials and finished products compared to 2021.

The percentage of revenues of this item thus increased with respect to the previous year.

Purchase of services

Costs for the purchase of services refer to industrial services (maintenance, consumption and third-party services), commercial services (transport, commissions, advertising and marketing) and general services (consultancy, travel, courses, insurance, postal and telephone charges).

This item is broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Variable costs	135,102,786	94,273,014	40,829,772
Marketing and advertising	61,088,680	52,558,498	8,530,182
Travel and entertainment	39,341,104	23,116,367	16,224,737
Freight costs	251,414,184	187,930,983	63,483,201
Insurance	13,743,775	11,138,427	2,605,348
Other industrial and general services	180,708,100	159,370,614	21,337,486
TOTAL	681,398,629	528,387,903	153,010,726

The increase in Variable costs is partly due to the higher energy costs linked to production and partly due to the increase in commissions paid to agents. The subsidiaries Mapei Spa, Vinavil Spa, Gorka Cement Spzoo, Polyglass Group and Mapei Corp recorded a significant increase in these items.

Marketing and advertising showed an increase compared to the previous year due to the general increase of brand promotion and advertising.

There was also a significant increase in Freight Costs, partly due to the increase in turnover and partly to the increase in the costs of transport services incurred to reach the sales markets. The subsidiaries Mapei Corp, Polyglass Group and Mapei Spa recorded a significant increase in these items.

The increase in Travel and entertainment is due to the ease in the restrictions imposed by the pandemic situation.

The increase in Other industrial and general services is partly attributable to an increase in maintenance activities at the Group's plants and partly to the higher costs incurred for outsourced industrial services.

Rentals and leases

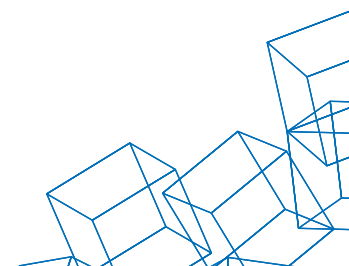
This item, equal to Euro 46,434,637 in 2022 (and equal to 42,101,960 in 2021), mainly refers to lease payments and rents. The higher amounts refer to Mapei Spa (Euro 7,415,809), Sopro Group (Euro 4,253,723) and Polyglass Group (Euro 3,287,599).

Labour costs

Labour costs, which amounted to Euro 809,852,045 in 2022, recorded an increase of Euro 86,072,800 compared to 2021.

The following companies recorded the greatest changes:

	12.31.2022	12.31.2021	DIFFERENCE
Mapei Spa	141,451,596	133,288,603	8,162,993
Mapei Corp	139,421,606	111,741,957	27,679,649
Polyglass Group	68,844,902	55,318,071	13,526,831
US Sassuolo Calcio Srl	63,662,788	70,269,567	(6,606,779)
Sopro Group	50,233,238	48,359,871	1,873,367
Mapei Inc	28,550,378	25,289,512	3,260,866
Vinavil Spa	27,080,057	26,204,478	875,579
Other	290,607,480	253,307,186	37,300,294
TOTAL	809,852,045	723,779,245	86,072,800



Below is a breakdown of human resources by geographical area:

GEOGRAPHICAL AREA	12.31.2022			12.31.2021		
	Blue-collars	White-collars	Total	Blue-collars	White-collars	Total
Italy	1,108	1,745	2,853	1,038	1,519	2,557
Western Europe	757	1,756	2,513	739	1,617	2,356
Eastern Europe	590	1,363	1,953	531	1,359	1,890
North America	1,276	1,072	2,348	1,239	1,039	2,278
Latin America	195	558	753	170	548	718
Asia	339	570	908	276	544	820
Middle East	27	143	170	27	133	160
Oceania	47	108	155	18	125	143
Africa	121	141	262	126	131	257
TOTAL	4,459	7,455	11,914	4,164	7,015	11,179

Amortisation and depreciation

Amortisation of intangible assets is basically unchanged compared to the previous year.

Depreciation of tangible assets recorded a slight increase as a result of investments made.

Write-down of receivables recognised as current

This item includes provisions for doubtful debts and consists mainly of the balances of Mapei Spa (Euro 2,081,851), Mapei Construction Chemicals LLC (Euro 879,645), Sopro Group (Euro 562,832) and Mapei Constructions Material Co Ltd (Euro 578,843).

Provisions for risks

This item amounted to Euro 2,006,627 and is substantially stable compared to the previous year.

Other operating costs

Other operating costs are broken down as follows:

	12.31.2022	12.31.2021	DIFFERENCE
Association fees	4,557,098	4,231,902	325,196
Property taxes and rates	8,131,844	6,494,661	1,637,183
Other taxes and duties	6,723,639	5,885,373	838,266
Losses on disposal of assets	188,978	323,802	(134,824)
Product consultancy	3,149,947	2,913,130	236,817
Gratuities and donations	1,648,330	1,344,173	304,157
Other operating costs	36,085,155	28,303,937	7,781,218
TOTAL	60,484,991	49,496,978	10,988,013

FINANCIAL INCOME AND EXPENSES

Other financial income

Financial income recorded under item C16d) of the Income Statement amounted to Euro 1,280,194 (Euro 986,611 in 2021) and is mainly attributable to Mapei Spa and Ao Mapei.

This financial income refers to interest income on the cash and cash equivalents of Group companies.

Interest paid and other financial expenses

Interest paid and other financial expenses recorded under item C17) of the Income Statement amounted to Euro 16,283,229 (Euro 9,679,628 in 2021) and is mainly attributable to Mapei Spa (Euro 5,899,812) Vinavil Egypt for Chemicals Sae (Euro 1,807,537), Mapei Yapi Kimyasallari Ins. San. Ve Tic. A.S. (Euro 1,853,812) and Mapei Corp (Euro 815,236) and refer to interest expenses on loans and bank current accounts.

Gains and losses on exchange rates

The negative exchange rate balance was equal to Euro 30,373,794 and slightly worsened compared to 2021 (Euro 8,047,229).

2022 was characterised by the significant devaluation of some currencies compared to the Euro. The negative impact mainly affected Vinavil Egypt for Chemicals Saes (Euro 6,829,540), Mapei Yapi (Euro 8,327,450), Mapei Egypt for Construction Chemicals (Euro 3,381,720) and Mapei Argentina Sa (Euro 8,457,281).

INCOME TAXES

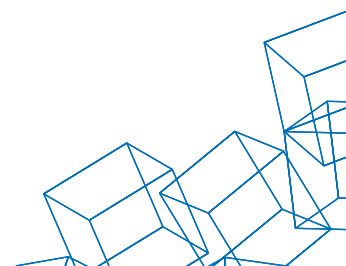
In 2022, this item amounted to Euro 68,533,673 (Euro 65,954,870 in 2021), of which Euro 69,246,158 for income taxes for the year and Euro 712,485 for deferred tax assets.

This item is mainly attributable to the income tax of Mapei Spa (Euro 22,926,501), Sopro Group (Euro 5,316,865), Mapei Corp (Euro 3,875,285) and Polyglass Group (Euro 5,957,173).

For more information, please refer to Annex 3 to these Notes.

RELATIONS WITH RELATED PARTIES

There were no significant transactions with other related parties.



DISCLOSURE ON PUBLIC GRANTS

As of financial year 2018, Law No. 124 of 4 August 2017 introduced several transparency obligations for entities that receive “grants, contributions, remunerated assignments or financial benefits of any kind” from public administrations and certain equivalent institutions with which they have economic ties.

Since doubts have been raised over the interpretation and application of this law that are yet to be resolved, the Group carried out the necessary assessments and, also based on the most recent guidelines, concluded that it is not required to report:

- amounts received as payment for public works, services or supplies;
- remunerated assignments that fall within the core business of the company;
- general measures applicable by all companies under the general scheme of the reference system defined by government (e.g. ACE investment incentive);
- selective financial benefits, received in application of aid schemes, for all companies that meet certain conditions based on pre-established general criteria (e.g. R&D project grants, tax breaks);
- public funds from the public entities of other states (EU or non-EU) and European institutions;
- training grants from professional funds (e.g. Fondimpresa, Fondirigenti), provided they are associative entities governed by private law, financed by contributions paid by member companies.

Mapei Spa and its Italian subsidiaries reported the following amounts received during the year:

- Euro 4,000,000 deriving from a tax credit relating to research and development activities for Mapei Spa;
- Euro 559,677.34 relating to grants for operating expenses for tax credits obtained as a “non-energy intensive company” for Vinavil Spa;
- Euro 943,717.70 relating to grants for operating expenses for tax credits obtained as a “gas-intensive company” for Vinavil Spa;
- Euro 462,305.36 deriving from a tax credit relating to research and development activities for Vinavil Spa;
- Euro 1,311,030.69 for tax credits for the purchase of electricity for Polyglass Spa;
- Euro 347,170.50 for tax credits for the purchase of gas for Polyglass Spa.

SIGNIFICANT EVENTS AFTER THE REPORTING DATE

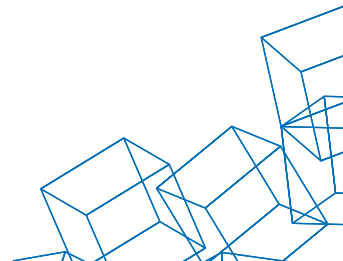
No significant events took place after the reporting date, which may require amendments or additional comments on our Group's financial position and result of operations as at December 31, 2022.

EMOLUMENTS DUE TO THE DIRECTORS AND STATUTORY AUDITORS OF THE HOLDING COMPANY

Board of Statutory Auditors : Euro 109,200
Auditing firm for the separate and consolidated Financial
Statements: Euro 291,240

*Chairman of the Board
of Directors*

Laura Giovanna Squinzi



ANNEX 1

BREAKDOWN OF EQUITY

	NET PROFIT	EQUITY
AS PER MAPEI SPA'S FINANCIAL STATEMENTS	102,679,244	822,414,590
Increase of Group net profit and equity arising from consolidation	124,648,840	849,834,154
CONSOLIDATION ADJUSTMENTS:		
Adjustments to dividends from consolidated investments	(74,507,076)	0
Amortisation of goodwill	(12,764,984)	(154,418,535)
Adjustments to write-downs of consolidated investments	14,668,166	29,830,627
Fiscal adjustment	0	0
Adjustments due to compliance with Group accounting standards	1,974,595	(1,135,610)
Elimination of intercompany extraordinary gains	(2,562)	(1,309,887)
Deferred taxation	(40,311)	(408,814)
Translation reserve	0	1,776,623
GROUP	156,655,914	1,546,583,148
Minority interests	59,234	419,541
AS PER CONSOLIDATED FINANCIAL STATEMENTS (TOTAL)	156,715,148	1,547,002,690

ANNEX 2

CHANGES IN CONSOLIDATED EQUITY FOR THE YEARS 2020-2021-2022

	As at 12/31/2019	Allocation of profit for 2019: Reserves	Allocation of profit for 2019: Dividends	Translation of financial statements	Other changes	2020 net profit	As at 12/31/2020
I Share capital	100,000,000						100,000,000
III Revaluation reserve	53,687,539	155,820			110,704,925		164,548,284
IV Legal reserve	20,000,000						20,000,000
VI Other reserves	9,917,768						9,917,768
Translation reserve	(13,547,753)			(51,163,166)			(64,710,919)
Consolidation reserve	1,182,827						1,182,827
VII Cash flow hedge reserve	(596,389)				149,231		(447,158)
VIII Profit/(Loss) brought forward	676,950,452	73,856,355	(4,000,000)		(4,508,103)		742,298,704
IX Group Profit/(Loss)	74,012,175	(74,012,175)				179,582,147	179,582,147
Total Group Equity	921,606,620	0	(4,000,000)	(51,163,166)	106,346,053	179,582,147	1,152,371,653
Minority interests and reserves	173,763			(6,661)	0		167,102
Profit/(loss) attributable to minority interests	13,461	(13,461)				107,474	107,474
Total Equity	921,793,844	(13,461)	(4,000,000)	(51,169,827)	106,346,053	179,689,621	1,152,646,229

	As at 12/31/2020	Allocation of profit for 2020: Reserves	Allocation of profit for 2020: Dividends	Translation of financial statements	Other changes	2021 net profit	As at 12/31/2021
I Share capital	100,000,000						100,000,000
III Revaluation reserve	164,548,284	(740,383)			(61,621)		163,746,380
IV Legal reserve	20,000,000						20,000,000
VI Other reserves	9,917,768						9,917,768
Translation reserve	(64,710,919)			41,633,231			(23,077,690)
Consolidation reserve	1,182,827				40,465		1,223,292
VII Cash flow hedge reserve	(447,158)				293,306		(153,852)
VIII Profit/(Loss) brought forward	742,298,704	180,322,530	(8,800,000)		61,678		913,882,912
IX Group Profit/(Loss)	179,582,147	(179,582,147)				184,900,321	184,900,321
Total Group Equity	1,152,371,653	0	(8,800,000)	41,633,231	333,828	184,900,321	1,370,439,131
Minority interests and reserves	167,102	107,474		25,454	0		300,030
Profit/(loss) attributable to minority interests	107,474	(107,474)				83,094	83,094
Total Equity	1,152,646,229	0	(8,800,000)	41,658,685	333,828	184,983,416	1,370,822,255

	As at 12/31/2021	Allocation of profit for 2021: Reserves	Allocation of profit for 2021: Dividends	Translation of financial statements	Other changes	2022 net profit	As at 12/31/2022
I Share capital	100,000,000						100,000,000
III Revaluation reserve	163,746,380				1,730,059		165,476,439
IV Legal reserve	20,000,000						20,000,000
VI Other reserves	9,917,768	1,127,283			(176,109)		10,868,942
Translation reserve	(23,077,690)			25,571,352			2,493,662
Consolidation reserve	1,223,292						1,223,292
VII Cash flow hedge reserve	(153,852)				296,698		142,846
VIII Profit/(Loss) brought forward	913,882,912	183,773,038	(8,000,000)		66,102		1,089,722,053
IX Group Profit/(Loss)	184,900,321	(184,900,321)				156,655,914	156,655,914
Total Group Equity	1,370,439,131	0	(8,000,000)	25,571,352	1,916,750	156,655,914	1,546,583,148
Minority interests and reserves	300,030	83,094	(69,374)	46,558	0		360,308
Profit/(loss) attributable to minority interests	83,094	(83,094)				59,234	59,234
Total Equity	1,370,822,255	0	(8,069,374)	25,617,910	1,916,750	156,715,148	1,547,002,690

ANNEX 3

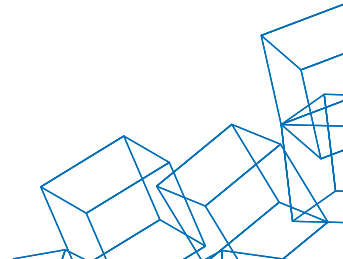
DEFERRED TAX ASSETS AND LIABILITIES

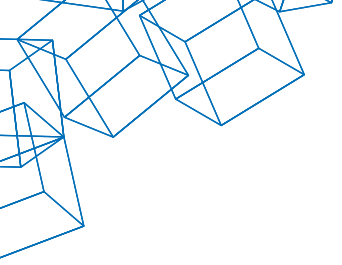
	2022			2021		
	Amount of temporary differences	Tax rate	Tax effect	Amount of temporary differences	Tax rate	Tax effect
DEFERRED TAX ASSETS						
Costs deductible in several fiscal years	2,417,125	24.3%	588,113	2,446,090	28.1%	688,438
Differences in provisions	66,910,696	24.9%	16,685,976	50,619,674	29.7%	15,054,515
Differences in amortisation/depreciation	8,229,027	24.9%	2,047,472	7,452,426	24.6%	1,832,123
Tax losses brought forward	5,660,095	16.2%	917,416	32,993	18.1%	5,974
Unrealised exchange rate losses	1,709,656	21.2%	363,005	2,084,767	23.2%	483,188
Deferred tax assets relating to tax receivables	194,196	100.0%	194,196	168,860	103.6%	174,999
Other	10,093,446	21.1%	2,130,432	9,198,391	22.9%	2,102,214
TOTAL	95,214,241		22,926,610	72,003,201		20,341,451
DEFERRED TAX LIABILITIES						
Deferred tax on anticipated amortisation/depreciation	38,185,831	22.3%	8,532,801	36,888,832	26.2%	9,675,438
Deferred tax on lease reclassification	5,555,882	29.0%	1,609,788	152,795	22.6%	34,531
Unrealised exchange rate gains	2,130,575	23.9%	510,011	3,488,619	23.9%	833,049
Other	20,389,537	21.2%	4,320,481	23,482,690	23.1%	5,426,923
TOTAL	66,261,825		14,973,081	64,012,936		15,969,939
DEFERRED TAX LIABILITIES (ASSETS) - NET AMOUNT			7,953,528			4,371,512

ANNEX 4

SALES, RECEIVABLES AND PAYABLES ANALYSIS BY GEOGRAPHICAL AREA AS AT 12.31.2022

	TURNOVER	TRADE RECEIVABLES	OTHER RECEIVABLES	PAYABLES	OTHER PAYABLES
Italy	902,860,205	337,826,204	144,390,818	211,304,139	152,453,084
Western Europe	936,122,158	129,984,270	11,019,207	70,190,595	39,573,746
Eastern Europe	408,905,135	47,213,226	8,855,109	21,154,541	13,661,157
North America	1,205,470,302	131,655,791	12,231,995	71,846,927	17,138,188
Latin America	130,884,504	24,954,430	5,406,838	10,694,583	4,388,635
Middle East	66,942,821	25,043,705	1,072,869	9,545,292	1,490,509
Asia	171,714,873	27,374,685	4,904,901	23,022,003	11,404,168
Oceania	80,734,297	14,748,945	2,158,718	4,515,432	3,578,036
Africa	73,567,237	15,898,872	5,245,350	8,332,782	1,498,445
TOTAL	3,977,201,532	754,700,128	195,285,805	430,606,293	245,185,968







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Independent auditor's report pursuant to article 14 of Legislative Decree n. 39, dated 27 January 2010 (Translation from the original Italian text)

To the Shareholders of
Mapei S.p.A.

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Mapei Group (the Group), which comprise the balance sheet as at December 31st, 2022, the income statement and consolidated statement of cash flows for the year then ended, and explanatory notes.

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at December 31, 2022, and of its financial performance and its cash flows for the year then ended in accordance with the Italian regulations governing financial statements.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA Italia). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the consolidated Financial Statements section of our report. We are independent of the Mapei S.p.A. in accordance with the regulations and standards on ethics and independence applicable to audits of financial statements under Italian Laws. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Directors and Those Charged with Governance for the Consolidated Financial Statements

The Directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with the Italian regulations governing financial statements, and, within the terms provided by the law, for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

The Directors are responsible for assessing the Group's ability to continue as a going concern and, when preparing the consolidated financial statements, for the appropriateness of the going concern assumption, and for appropriate disclosure thereof. The Directors prepare the consolidated financial statements on a going concern basis unless they either intend to liquidate the Parent Company Mapei S.p.A. or to cease operations, or have no realistic alternative but to do so.

The statutory audit committee ("Collegio Sindacale") is responsible, within the terms provided by the law, for overseeing the Group's financial reporting process.

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Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (ISA Italia) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with International Standards on Auditing (ISA Italia), we have exercised professional judgment and maintained professional skepticism throughout the audit. In addition:

- we have identified and assessed the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, designed and performed audit procedures responsive to those risks, and obtained audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- we have obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control;
- we have evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors;
- we have concluded on the appropriateness of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to consider this matter in forming our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern;
- we have evaluated the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- we have obtained sufficient appropriate audit evidence regarding the financial information of the entities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We have communicated with those charged with governance, identified at an appropriate level as required by ISA Italia, regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Report on compliance with other legal and regulatory requirements

Opinion pursuant to article 14, paragraph 2, subparagraph e), of Legislative Decree n. 39 dated 27 January 2010

The Directors of Mapei S.p.A. are responsible for the preparation of the Management Report of Mapei Group as at December 31, 2022, including its consistency with the related consolidated financial statements and its compliance with the applicable laws and regulations.

We have performed the procedures required under audit standard SA Italia n. 720B, in order to express an opinion on the consistency of the Management Report, with the consolidated financial statements of Mapei Group as at December 31, 2022 and on its compliance with the applicable laws and regulations, and in order to assess whether it contains material misstatements.

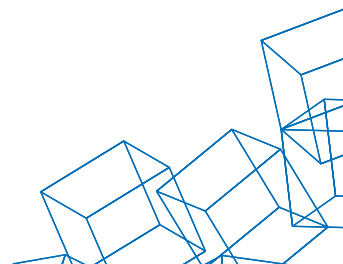
In our opinion, the Management Report is consistent with the consolidated financial statements of Mapei Group as at December 31, 2022 and comply with the applicable laws and regulations.

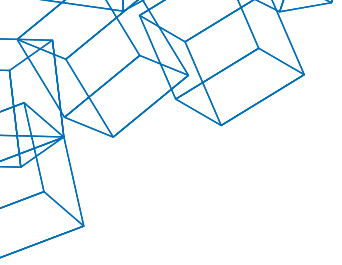
With reference to the statement required by art. 14, paragraph 2, subparagraph e), of Legislative Decree n. 39, dated 27 January 2010, based on our knowledge and understanding of the entity and its environment obtained through our audit, we have no matters to report.

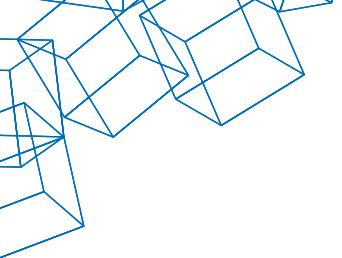
Milano, 13 giugno 2023

EY S.p.A.
Signed by: Giuseppe Savoca, Auditor

This report has been translated into the English language solely for the convenience of international readers.







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Milan, July 2023