

HB Reavis Holding S.A.

**Annual report including consolidated financial statements
for the year ended 31 December 2025
(with the report of the Réviseur d'Entreprise agréé thereon)**

HB Reavis Holding S.A.
21 Rue Glesener
L-1631 Luxembourg
R. C. S. no. B 156 287
Subscribed capital: EUR 31,000

Content

Management Report

Independent Auditor's Report

Consolidated Financial Statements as at 31 December 2025

Management Report 2025

Strategy

The Group's strategic objective is to deliver architecturally and urbanistically high-quality developments in locations of strategic significance. These projects are characterised by premium design standards, advanced technical specifications, and a strong focus on the quality of the indoor environment and services provided. Sustainability and long-term value creation for cities, tenants, and society remain central to the Group's development philosophy. The design of buildings, their functions, and associated services is informed by analyses of tenant behaviour, needs, and expectations, with the aim of fostering productivity, well-being, social interaction, and an enhanced workplace environment.

The Group's primary objective is not the long-term operation of completed real estate assets. Finished projects are intended predominantly for transfer to the investment division of HB Reavis. Proceeds from such transfers are principally reinvested into projects in the preparation phase or into new developments, applied towards reducing the Group's indebtedness, or utilised for other purposes as appropriate.

In addition, the Group maintains an income-generating property portfolio designed to provide stable operating cash flows. Depending on market conditions, the Group may consider optimising or potentially disposing of this portfolio.

The Group is currently focused primarily on the development of commercial properties intended for lease, including office, retail, residential, and mixed-use schemes. An example of this strategic direction is the decision to expand into the purpose-built student accommodation segment ('PBSA') through the preparation of a new project in London. The Group views this opportunity as attractive due to the strong demand for this type of accommodation as well as the availability of financing dedicated to the PBSA sector.

Executive changes

There were no changes in the year ended 31 December 2025.

Portfolio

As of 31st December 2025, the Group held an income producing portfolio of 1 office (Apollo BC II) and 1 retail (Nivy Mall) properties with a total GLA of 152 thousand m² in Slovakia with annual operating income at full occupancy of EUR 42.0 million.

Projects under preparation and in pipeline totalled almost 213 thousand m² being concentrated in Berlin and London:

- PLTFRM.Berlin, DSTRCT 2, Central Tower in Berlin, Germany
- One Waterloo, 10 Leake Street in London, United Kingdom

The Group also holds non-core land plots in Bratislava.

Development progress

Reflecting on the risks associated with new developments, the Group has decided not to start any in 2025. Instead, the Group has adopted a strategy to strengthen its financial position by divesting non-core assets and using the proceeds for deleveraging as well as preparing grounds for future developments.

Leasing update

The Group has signed more than 21,162 m² of gross lettable area ('GLA') in 2025 with annual passing rent of EUR 4.93 million.

Employees

The Group had 44 employees in the core real estate operations of the Group (on full time equivalent basis) as at 31 December 2025 (2024: 49 employees). The average number of employees in 2025 was 47 (2024: 56).

Financing

In line with the Group's deleveraging strategy, total debt exposure from bonds decreased by EUR 88.5 million. Debt exposure from loans increased by EUR 43.2 million, primarily driven by additional drawdown of EUR 30 million on Nivy Mall bank loan related to bus station refurbishment.

At the end of 2025, the Group had EUR 428.5 million (2024: 385.3 million) of bank financing along with EUR 204.7 million (2024: 293.2 million) of bond financing outstanding and EUR 40.0 million of committed bank financing to be drawn down, for corporate facilities.

Divestments

The Group has divested land plot located in Dresden, Germany. Further divestment was completed in Malacky, Slovakia. Negotiations for further non-core land plot divestments are still ongoing.

Risks and uncertainties

The Group and office real estate market is exposed to a number of principal risks and uncertainties, the most significant of which in 2026 relate to developments in interest rates, energy prices and inflation. In addition, the ongoing armed conflict in Ukraine and in the Middle East region, as well as the deterioration of international trade relations with the United States, may contribute to heightened geopolitical uncertainty, increased volatility in energy prices and inflationary pressures, and a higher risk of further tightening of monetary policy.

Further adverse movements in interest rates could negatively affect the fair value of properties owned by Group and increase the Group's financing and operating costs. Changes in working patterns and a potential economic downturn may result in lower occupancy levels across the Group's portfolio, which could in turn lead to a reduction in rental income. Lower rental income may adversely impact the Group's ability to cover operating expenses and service its debt.

The management of the HB Reavis Group conducted a stress-test exercise covering 18 months from 31 December 2025 which has resulted in a cash surplus and sufficient liquidity for its operations at the end of the stress test period. In addition, the Group would still keep the LTV covenant at the Group level below the threshold triggering default as defined by the bond prospectuses, which is the strictest of all LTV covenants in place.

Further information about the methodology of the above described stress tests and about Group's risk management is included in Note 2.1 and Note 28 respectively of the accompanying Consolidated financial statement as at 31 December 2025.

Research and development

The strategic direction of the Group remains unchanged. In 2017 HB Reavis became a Founding Alliance Member of the Well Living Lab - the first lab exclusively committed to researching the real-world impact of indoor environments on human health. The Group's aim is to design and create all its projects with people at their core and focus on their needs. To make sure user focus is implemented into the design of each project, the Group use a value creation process to create a value proposition reflecting user needs and choose user-centric solutions from its internal knowledge library. The Group keeps on using its own office as a place of workspace solution testing, research and feedback collection.

The Group does not have any activities in the field of research and development.

Environmental, Social and Governance (ESG)

The Group's ambition remains unchanged as the Group continues on a science-based pathway toward net zero, guided by Science Based Targets initiative ('SBTi') aligned goals.

During 2025 the Group issued its combined ESG report for financial years 2023 and 2024.

ESG information is available on the website of the Group: <https://hbreavis.com/en/sustainability/>

Key financial data and performance indicators

The Group recognized total comprehensive income of EUR 30.6 million (2024: EUR 21.5 million). 2025 result is driven by net revaluation gain of EUR 59.1 million (2024: EUR 32.9 million), net operating income of EUR 22.2 million (2024: 31.0 million) and other net operating and finance income of EUR 6.4 million (2024: net operating and finance loss of 15.6 million), offset by interest expense of EUR 30.7 million (2024: EUR 51.4 million) and foreign exchange ('FX') losses including translation of foreign operations to the presentation currency of EUR 19.6 million (2024: FX gain of EUR 25 million). Income tax expense was EUR 6.8 million (2024: EUR 0.4 million). As a result, adjusted Group NAV, defined as equity attributable to the Group adjusted for net deferred income tax, increased by EUR 19.9 million (4%) to EUR 562.7 million compared to the end of 2024.

The Group's total assets remained at EUR 1.3 billion as at 31 December 2025 (2023: EUR 1.3 billion). Investment property balance slightly increased by EUR 20.7 million compared to 31 December 2024. In line with the Group's deleveraging strategy, total liabilities decreased from EUR 786.3 million in 2024 to EUR 742.6 million at the end of 2025 and net debt ratio decreased to 44.77% (2024: 47.59%).

Shares capital and number of shares

HB Reavis Holding S.A. was incorporated and is domiciled in Luxembourg. The Company is a public limited liability company (société anonyme) and was set up in accordance with the Luxembourg regulations on 20 October 2010. The Company is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg no. B 156.287. The Group's immediate parent company is Hastonville Holdings Limited based in Cyprus with a 64.7% equity share. The remaining shares are held by Kennesville Holdings Ltd. (29.0%) and Skymound Ltd. (6.3%) both based in Cyprus.

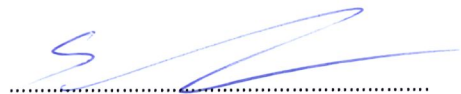
The total authorised number of ordinary shares is 31,000 shares with a par value of EUR 1 per share (2024: 31,000 shares).

Events after the end of reporting period

Information about events after the end of reporting period is included in Note 33 of the accompanying consolidated financial statements as at 31 December 2025.



Liviu-Constantin Rusu
Manager A



Steven Skinner
Manager B

HB Reavis Holding S.A.

**Consolidated Financial Statements
31 December 2025**

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To the Shareholders of
HB Reavis Holding S.A.
21, rue Glesener
1631 Luxembourg
Luxembourg

REPORT OF THE REVISEUR D'ENTREPRISES AGREÉ

Report on the audit of the consolidated financial statements

Opinion

We have audited the consolidated financial statements of HB Reavis Holding S.A. and its subsidiaries (the "Group"), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information and other explanatory information.

In our opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as adopted by the European Union.

Basis for opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (the "Law of 23 July 2016") and with International Standards on Auditing ("ISAs") as adopted for Luxembourg by the Commission de Surveillance du Secteur Financier ("CSSF"). Our responsibilities under the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the « Responsibilities of "réviseur d'entreprises agréé" for the audit of the consolidated financial statements » section of our report. We are also independent of the Group in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants ("IESBA Code") as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the consolidated financial statements, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

The Board of Directors is responsible for the other information. The other information comprises the information stated in the consolidated annual report including the consolidated management report but does not include the consolidated financial statements and our report of the "réviseur d'entreprises agréé" thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report this fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors for the consolidated financial statements

The Board of Directors is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRS Accounting Standards as adopted by the European Union, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the “réviseur d'entreprises agréé” for the audit of the consolidated financial statements

The objectives of our audit 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 a report of the “réviseur d'entreprises agréé” that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the 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 the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain 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.
- Obtain 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board 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 report of the "réviseur d'entreprises agréé" to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report of the "réviseur d'entreprises agréé". However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities 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 communicate with those charged with governance 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 other legal and regulatory requirements

The consolidated management report is consistent with the consolidated financial statements and has been prepared in accordance with applicable legal requirements.

Luxembourg, 30 April 2026

KPMG Audit S.à r.l.
Cabinet de révision agréé



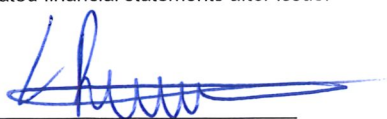
Micheal Eichmüller de Souza

HB Reavis Holding S.A.
Consolidated Statement of Financial Position at 31 December 2025
Prepared in accordance with International Financial Reporting Standards as adopted by the EU

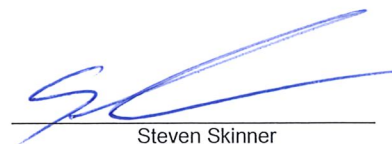
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<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
ASSETS			
Non-current assets			
Investment property in use or vacant	8	554.6	475.5
Investment property under development	8	491.6	550.0
Receivables and loans	9	61.4	73.4
Deferred income tax asset	25	33.1	27.5
Other non-current assets	10	14.7	10.2
Total non-current assets		1,155.4	1,136.6
Current assets			
Non-current assets held for sale	12	30.3	8.3
Trade and other receivables	7, 11	52.3	126.5
Other current assets		1.5	1.3
Restricted cash	13	7.2	12.7
Cash and cash equivalents	14	46.9	36.6
		107.9	177.1
Total current assets		138.2	185.4
TOTAL ASSETS		1,293.6	1,322.0
EQUITY			
Share capital (31,000 shares at EUR 1.00 each)	15	-	-
Share premium	15	26.3	26.3
Retained earnings		526.6	496.5
Revaluation reserve for assets transferred to investment properties at fair value		3.8	3.8
Currency translation reserve		(6.2)	8.6
Equity attributable to the Company's owners		550.5	535.2
Non-controlling interest		0.5	0.5
TOTAL EQUITY		551.0	535.7
LIABILITIES			
Non-current liabilities			
Borrowings	16	404.2	551.8
Deferred income tax liability	25	44.5	34.8
Trade and other payables	7, 17	10.4	8.7
Lease liabilities	16	5.5	8.8
Total non-current liabilities		464.6	604.1
Current liabilities			
Liabilities directly associated with non-current assets classified as held for sale	12	0.9	0.6
Borrowings	16	229.0	126.7
Trade and other payables	7, 17	45.2	52.3
Lease liabilities	16	2.9	2.6
		277.1	181.6
Total current liabilities		278.0	182.2
TOTAL LIABILITIES		742.6	786.3
TOTAL LIABILITIES AND EQUITY		1,293.6	1,322.0

These consolidated financial statements have been approved for issue and signed on behalf of the HB Reavis Holding S.A. on 28 April 2026 by the members of the Board of Directors of HB Reavis Holding S.A. Shareholders have the power to amend these consolidated financial statements after issue.



Liviu-Constantin Rusu
Director A



Steven Skinner
Director B

<i>In millions of EUR</i>	Note	2025	2024
Rental and similar income from investment property	18	47.8	54.8
Direct operating expenses arising from investment property	19	(25.6)	(23.8)
Net operating income from investment property		22.2	31.0
Net revaluation gain on investment property	8	59.1	32.9
Gain on disposal of subsidiaries	24	3.4	5.5
Revenue from construction and other services	22	31.2	31.6
Construction services	23	(27.0)	(21.7)
Employee benefits	7, 20	(5.2)	(5.1)
Depreciation and amortisation		(0.3)	(1.5)
Other operating expenses	21	(5.5)	(14.7)
Operating profit		77.9	58.0
Interest income calculated using the effective interest method		4.6	4.0
Interest expense	16	(30.7)	(51.4)
Foreign exchange (losses)/gains, net	26	(4.8)	5.3
Net gains/(losses) on financial assets at fair value through profit and loss	10, 28	5.2	(11.4)
Other finance costs		-	(2.3)
Finance costs, net		(25.7)	(55.8)
Profit before income tax		52.2	2.2
Current income tax (expense)/benefit	25	(1.4)	0.3
Deferred income tax expense	25	(5.4)	(0.7)
Income tax expense		(6.8)	(0.4)
Net profit for the year		45.4	1.8
Other comprehensive (loss)/income			
<i>Items that may or may not be reclassified subsequently to profit or loss:</i>			
Translation of foreign operations to the presentation currency for the year		(14.8)	17.8
Translation of foreign operations reclassified to profit or loss upon loss of control of subsidiary or repayment of subsidiaries' capital	24	-	1.9
Total other comprehensive (loss)/income		(14.8)	19.7
Total comprehensive income for the year		30.6	21.5
Net profit/(loss) is attributable to:			
- Owners of the Company		45.4	1.9
- Non-controlling interest		-	(0.1)
Profit for the year		45.4	1.8
Total comprehensive income/(loss) is attributable to:			
- Owners of the Company		30.6	21.6
- Non-controlling interest		-	(0.1)
Total comprehensive income for the year		30.6	21.5

<i>In millions of EUR</i>	Note	Attributable to owners of the Company						Non-controlling Interest	Total equity
		Share capital (Note 15)	Share premium (Note 15)	Retained earnings	Translation reserve	Revaluation reserve	Total		
Balance at 1 January 2024		-	26.3	510.9	(11.1)	3.8	529.9	0.6	530.5
Profit/(loss) for the year		-	-	1.9	-	-	1.9	(0.1)	1.8
Other comprehensive income		-	-	-	19.7	-	19.7	-	19.7
Total comprehensive income/(loss) for 2024		-	-	1.9	19.7	-	21.6	(0.1)	21.5
Distribution to owners	15	-	-	(16.3)	-	-	(16.3)	-	(16.3)
Balance at 31 December 2024		-	26.3	496.5	8.6	3.8	535.2	0.5	535.7
Profit for the year		-	-	45.4	-	-	45.4	-	45.4
Other comprehensive loss		-	-	-	(14.8)	-	(14.8)	-	(14.8)
Total comprehensive income/(loss) for 2025		-	-	45.4	(14.8)	-	30.6	-	30.6
Distribution to owners	15	-	-	(15.3)	-	-	(15.3)	-	(15.3)
Balance at 31 December 2025		-	26.3	526.6	(6.2)	3.8	550.5	0.5	551.0

<i>In millions of EUR</i>	Note	2025	2024
Cash flows from operating activities			
Profit before income tax		52.2	2.2
<i>Adjustments for:</i>			
Depreciation and amortisation		0.3	1.5
Revaluation gains on investment property	8	(59.1)	(32.9)
Gains on disposals of subsidiaries	24	(3.4)	(5.5)
Interest income calculated using the effective interest method		(4.6)	(4.0)
Interest expense	16	30.7	51.4
Revaluation (gain)/loss on investment in unconsolidated entity	10	(4.8)	13.2
Unrealised foreign exchange losses/(gains)	26	5.4	(0.7)
Unrealised losses from financial derivatives		3.2	7.2
Impairment of receivables	11	(1.4)	2.9
Operating cash flows before working capital changes		18.5	35.3
<i>Working capital changes:</i>			
Decrease/(increase) in trade and other receivables, receivables and loans, restricted cash and other assets		40.0	(32.0)
Increase in trade and other payables		(4.1)	(45.3)
Cash generated from/(used in) operations		54.4	(42.0)
Interest paid		(31.9)	(50.6)
Interest received		2.8	2.7
Income taxes (paid)/received		(1.8)	0.3
Net cash from/(used in) operating activities		23.5	(89.6)
Cash flows from investing activities			
Proceeds from sales of subsidiaries, net of cash disposed	24	48.5	143.1
Proceeds from disposal of own use premises and equipment		-	0.3
Proceeds from sales of investment property		8.5	9.6
Purchase of property, plant and equipment and intangible assets		(0.4)	-
Proceeds from loans provided to related parties		27.1	23.1
Loans provided to related parties		(3.0)	(35.0)
Capital contribution to unconsolidated entity	10	-	(12.0)
Construction costs related to investment properties		(31.2)	(30.3)
Net cash from investing activities		49.5	98.8
Cash flows from financing activities			
Proceeds from borrowings	16	59.8	165.3
Repayment of borrowings	16	(104.1)	(171.0)
Repayment of lease liabilities	16	(3.3)	(4.0)
Distributions paid to owners	15	(15.1)	(16.3)
Net cash used in financing activities		(62.7)	(26.0)
Net decrease in cash and cash equivalents		10.3	(16.8)
Cash and cash equivalents at the beginning of the year		36.6	53.4
Cash and cash equivalents at the end of the year, thereof:		46.9	36.6
Cash and cash equivalents presented as held for sale		-	-
Cash and cash equivalents as presented in the Statement of financial position		46.9	36.6

1 The HB REAVIS Group and its Operations

These consolidated financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union (the "EU") for the year ended 31 December 2025 for HB Reavis Holding S.A. (the "Company") and its subsidiaries (together referred to as the "Group" or "HB REAVIS Group").

The Company was incorporated and is domiciled in Luxembourg. The Company is a public limited liability company (société anonyme) and was set up in accordance with the Luxembourg regulations on 20 October 2010. The Company is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg no. B 156.287.

HB Reavis Holding S.A. is ultimately controlled by Mr. Ivan Chrenko. The Group's immediate parent company is Hastonville Holdings Limited based in Cyprus with a 64.7% equity share. The remaining shares are held by Kennesville Holdings Ltd. (29.0%) and Skymound Ltd. (6.3%) both based in Cyprus. The Group's ultimate parent company is Camron Holdings Limited based in Cyprus. Camron Holdings Limited prepares consolidated financial statements under IFRS including management report that include these consolidated financial statements of the Company.

Principal activity. The HB REAVIS Group is a real estate group with major portfolio of investment properties in Slovakia, Germany and United Kingdom. It is principally involved in the development of properties with a substantial future pipeline and a substantial project acquisition appetite across key markets: Poland, UK and Germany. It is also active in asset management.

The Group is also involved in limited construction of real estate for third parties, including related parties.

Significant projects (acquisitions and divestments). In 2017 the Group made its largest acquisition in HB Reavis history with acquisition of One Waterloo in London, in a prominent South Bank location next to the Waterloo station. In 2019, the project had received a permit enabling development of over 122,000 sqm of office scheme for the projected Gross Development Value ('GDV') of EUR 2.5 billion.

In 2021, Platform project in Berlin has been secured, creating GDV of EUR 280 million. In 2022, additional two projects in Berlin have been purchased. Land plot adjacent to DSTRCT I, named DSTRCT II, with Gross Development Value of EUR 150 million and a project called Central Tower Berlin, with future GDV of EUR 340 million.

In 2024, the Group completed and transferred project Worship in London to HB REAVIS Investment Group. The Group also divested land plots in Bratislava, Trnava and Warsaw.

In 2025, the Group continued in divesting non-core assets and divested land plots in Malacky, Slovakia and Dresden, Germany.

The Group's strategy is reflected in its cash flow forecast that is regularly monitored by the Board of Managers, including their assessment of appropriateness of preparation of the consolidated financial statements on a going concern basis. The cash flow outlook is further described under the description of management of liquidity in Note 28. Valuation of properties of the Group in the less liquid markets necessarily involves an element of judgement. The critical accounting judgments used in valuation of the Group's investment properties are described in Note 3.

Registered address and place of business. The Company's registered address and principal place of business is:

21 Rue Glesener
L-1631 Luxembourg
Grand-Duchy of Luxembourg

As at 31 December 2025 the Group had offices in Luxembourg, Bratislava, Warsaw, Prague, Budapest, London, Nicosia and Berlin.

2 Accounting Policies

The principal accounting policies applied in the preparation of these consolidated financial statements are described below. The accounting policies have been consistently applied to all the periods presented.

2.1 Basis of Preparation

Statement of compliance. These consolidated financial statements have been prepared in accordance and comply with IFRS Accounting Standards as adopted by the European Union ("IFRS as adopted by the EU"). The Group applies all IFRS standards and interpretations issued by International Accounting Standards Board (hereinafter "IASB") as adopted by the European Union, which were in force as of 31 December 2025.

Income and cash flow statements. The Group has elected to present a single 'statement of profit or loss and other comprehensive income' and presents its expenses by nature. The Group reports cash flows from operating activities using the indirect method. Interest received and interest paid are presented within operating cash flows. The acquisitions of investment properties are disclosed as cash flows from investing activities because this most appropriately reflects the Group's business activities.

Preparation of the consolidated financial statements. These consolidated financial statements are presented in millions of Euro ("EUR") rounded to one decimal place, unless otherwise stated.

The preparation of these consolidated financial statements in conformity with IFRS as adopted by the EU requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the consolidated financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate. The areas involving higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 3.

Valuation techniques such as discounted cash flows models or models based on recent arm's length transactions or consideration of financial data of the counterparties are used to fair value certain financial instruments or investment properties for which external market pricing information is not available. Valuation techniques may require assumptions not supported by observable market data. Refer to Note 30.

Going concern. The consolidated financial statements have been prepared on a going concern basis, applying the historical cost convention, except for the measurement of investment properties (including those held for sale) and derivatives at fair value.

The management of the HB Reavis Group conducted a stress-test exercise covering 18 months from 31 December 2025 which has resulted in a cash surplus and sufficient liquidity for its operations at the end of the stress test period. In addition, the Group would still keep the LTV covenant at the Group level below the threshold triggering default as defined by the bond prospectuses, which is the strictest of all LTV covenants in place.

2.2 Consolidated Financial Statements

Consolidated financial statements. In preparing the consolidated financial statements, the individual financial statements of the consolidated entities are aggregated on a line-by-line basis by adding together the like items of assets, liabilities, equity, income and expenses. Transactions, balances, income and expenses between the consolidated entities are eliminated.

Subsidiaries. Subsidiaries are those investees, including structured entities, that the Group controls because the Group (i) has power to direct relevant activities of the investees that significantly affect their returns, (ii) has exposure, or rights, to variable returns from its involvement with the investees, and (iii) has the ability to use its power over the investees to affect the amount of investor's returns. The existence and effect of substantive rights, including substantive potential voting rights, are considered when assessing whether the Group has power over another entity. For a right to be substantive, the holder must have practical ability to exercise that right when decisions about the direction of the relevant activities of the investee need to be made. The Group may have power over an investee even when it holds less than majority of voting power in an investee. In such a case, the Group assesses the size of its voting rights relative to the size and dispersion of holdings of the other vote holders to determine if it has de-facto power over the investee. Protective rights of other investors, such as those that relate to fundamental changes of investee's activities or apply only in exceptional circumstances, do not prevent the Group from controlling an investee. Subsidiaries are consolidated from the date on which control is transferred to the Group, and are deconsolidated from the date on which control ceases.

2 Accounting Policies (Continued)

2.2 Consolidated Financial Statements (Continued)

The entities included within these consolidated financial statements are as follows:

Number	Subsidiaries	Functional currency	Country of incorporation	Percentage ownership interest and voting rights held	
				31 December 2025	31 December 2024
1	HB Reavis Holding S.A. (The Company)	EUR	Luxembourg	N/A	N/A
2	HB Reavis DE1 S.à r.l.	EUR	Luxembourg	100	100
3	HB Reavis DE3 S.à r.l.	EUR	Luxembourg	100	100
4	PropCo DE4 S.à r.l.	EUR	Luxembourg	100	100
5	PropCo DE5 S.à r.l.	EUR	Luxembourg	100	100
6	SIXTYFIVE House S.à r.l.	GBP	Luxembourg	100	100
7	THIRTYFIVE House S.à r.l.	GBP	Luxembourg	100	100
8	HB REAVIS GROUP B.V. ¹	EUR	Netherlands	-	100
9	HBR FINANCING LIMITED	EUR	Cyprus	100	100
10	HBR IM Holding Ltd.	EUR	Cyprus	100	100
11	HBR Investors Ltd.	EUR	Cyprus	100	100
12	10 Leake Street Ltd	GBP	UK	100	100
13	33 CENTRAL LIMITED	GBP	UK	100	100
14	Elizabeth Property Holdings Ltd	GBP	UK	100	100
15	Elizabeth Property Nominee (No 1) Ltd	GBP	UK	100	100
16	Elizabeth Property Nominee (No 2) Ltd	GBP	UK	100	100
17	Elizabeth Property Nominee (No 3) Ltd	GBP	UK	100	100
18	Elizabeth Property Nominee (No 4) Ltd	GBP	UK	100	100
19	HB Reavis Construction UK Ltd.	GBP	UK	100	100
20	HB Reavis UK Ltd.	GBP	UK	100	100
21	HubHub UK Ltd	GBP	UK	100	100
22	AGORA Sky Kft.	HUF	Hungary	100	100
23	HB Reavis Construction Hungary Kft.	HUF	Hungary	100	100
24	ALISTON Finance III s. r. o.	EUR	Slovakia	100	100
25	ALISTON Finance VI s. r. o.	EUR	Slovakia	100	100
26	Apollo Business Center III a.s.	EUR	Slovakia	100	100
27	Apollo Business Center V a. s.	EUR	Slovakia	100	100
28	DVL Engineering a.s. v likvidácii ²	EUR	Slovakia	-	100
29	Eurovalley, a.s. ³	EUR	Slovakia	-	100
30	HB Reavis Entity II s. r. o.	EUR	Slovakia	100	100
31	HB Reavis Entity s. r. o.	EUR	Slovakia	100	100
32	HB REAVIS Finance SK IV s.r.o.	EUR	Slovakia	100	100
33	HB REAVIS Finance SK V s. r. o.	EUR	Slovakia	100	100
34	HB REAVIS Finance SK VI s.r.o.	EUR	Slovakia	100	100
35	Twin City VI s. r. o. ³	EUR	Slovakia	-	100
36	HB REAVIS Finance SK VIII s. r. o.	EUR	Slovakia	100	100
37	HB REAVIS Finance SK IX s. r. o.	EUR	Slovakia	100	100
38	HB Reavis Group s. r. o.	EUR	Slovakia	100	100
39	HB Reavis Investment Management správ. spol., a.s.	EUR	Slovakia	100	100
40	HB REAVIS MANAGEMENT spol. s r.o.	EUR	Slovakia	100	100
41	HB REAVIS Slovakia a. s.	EUR	Slovakia	100	100
42	HB REM, spol. s r.o.	EUR	Slovakia	100	100
43	HBR SFA, s. r. o. v likvidácii ²	EUR	Slovakia	-	100
44	HubHub Slovakia s. r. o.	EUR	Slovakia	100	100
45	ISTROCENTRUM s. r. o.	EUR	Slovakia	100	100
46	Smart City Bridge s. r. o.	EUR	Slovakia	100	100
47	Smart City s.r.o.	EUR	Slovakia	100	100
48	SPV Vištuk s.r.o.	EUR	Slovakia	100	100
49	Stanica Nivy s.r.o.	EUR	Slovakia	100	100
50	Twin City Infrastructure s. r. o.	EUR	Slovakia	100	100
51	Twin City V s. r. o.	EUR	Slovakia	100	100
52	Vištuk Facilities s.r.o.	EUR	Slovakia	100	100
53	HB Reavis Finance CZ II, s.r.o., v likvidaci	EUR	Czech republic	100	100
54	HB Reavis Holding CZ a.s.	CZK	Czech republic	100	100
55	HB REAVIS MANAGEMENT CZ spol. s r.o.	CZK	Czech republic	100	100
56	HB Reavis Construction PL Sp. z o.o.	PLN	Poland	100	100
57	HB Reavis Finance PL 3 Sp. z o.o. w likwidacji	PLN	Poland	100	100
58	HB Reavis Poland Sp. z o.o.	PLN	Poland	100	100
59	HubHub Poland sp. Z o.o. w likwidacji	PLN	Poland	100	100
60	Konstruktorska BC Sp. z o.o.	PLN	Poland	100	100
61	POLCOM INVESTMENT II Sp. z o. o.	PLN	Poland	100	100
62	Polcom Investment III Sp. z o.o w likwidacji	PLN	Poland	100	100
63	Polcom Investment X sp. z o.o.	PLN	Poland	100	100
64	Polcom Investment XI sp. z o.o.	PLN	Poland	100	100

2 Accounting Policies (Continued)

2.2 Consolidated Financial Statements (Continued)

Number	Subsidiaries	Functional currency	Country of incorporation	Percentage ownership interest and voting rights held	
				31 December 2025	31 December 2024
65	Polcom Investment XVI Sp. z o.o.	PLN	Poland	100	100
66	Polcom Investment XXXIII Sp. z o.o. w likwidacji	PLN	Poland	100	100
67	Property Hetman Sp. z o.o.	PLN	Poland	100	100
68	PSD Sp. z o.o. w likwidacji	PLN	Poland	100	100
69	Rainhill Sp. z o. o. w likwidacji	PLN	Poland	100	100
70	CentralTower Berlin GmbH	EUR	Germany	99	99
71	HB Reavis Construction Germany GmbH ⁴	EUR	Germany	100	100
72	HB Reavis Germany GmbH	EUR	Germany	100	100
73	Elizabeth House GP LLC	GBP	US	100	100
74	Elizabeth House Limited Partnership	GBP	US	100	100

¹ Entities ceased to exist as a result of a legal merger during the year ended 31 December 2025

² Entities were liquidated during the year ended 31 December 2025

³ Entities disposed of during the year ended 31 December 2025 (refer to Note 24)

⁴ HB Reavis Construction Germany GmbH, registered seat in Berlin/Germany, is claiming exemption from the requirements of the § 264 sec. 3 HGB (German Commercial Code).

Business combinations. The acquisition method of accounting is used to account for the acquisition of subsidiaries that represent a business, except those acquired from parties under common control. A business is defined as an integrated set of activities and assets conducted and managed for the purpose of providing a return to investors or lower costs or other economic benefits directly and proportionately to policyholders or participants. A business generally consists of inputs, processes applied to those inputs, and resulting outputs that are, or will be, used to generate revenues. If goodwill is present in a transferred set of activities and assets, the transferred set is presumed to be a business.

The Group applied Definition of a Business (Amendments to IFRS 3) to business combinations whose acquisition dates are on or after 1 January 2020 in assessing whether it had acquired a business or a group of assets. The acquisition method is used for business combinations when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group, except those acquired from parties under common control. In determining whether a particular set of activities and assets is a business, the Group assesses whether the set of assets and activities acquired includes, at a minimum, an input and substantive process and whether the acquired set has the ability to produce outputs.

Non-controlling interest is that part of the net results and of the equity of a subsidiary attributable to interests which are not owned, directly or indirectly, by the Group. Non-controlling interest forms a separate component of the Group's equity. At the acquisition date, the Group measured the non-controlling interest, representing present ownership and a proportionate share of net assets in the event of liquidation, at fair value.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated; unrealised losses are also eliminated unless the cost cannot be recovered. The Company and all of its subsidiaries use uniform accounting policies consistent with the Group's policies.

Acquisitions of subsidiaries holding investment properties. The Group may invest in subsidiaries that hold properties but do not constitute a business. These transactions are therefore treated as asset acquisitions rather than business combinations. The Group allocates the cost of the acquisition to the individual identifiable assets and liabilities based on their relative fair values at the date of acquisition. These transactions do not give rise to goodwill.

Purchases of subsidiaries from parties under common control. Purchases of subsidiaries from parties under common control are accounted for using the predecessor values method. Under this method, the consolidated financial statements are presented as if the businesses had been consolidated from the beginning of the earliest period presented or, if later, the date when the consolidated entities were first brought under common control. The assets and liabilities of the subsidiary transferred under common control are at the predecessor entity's carrying amounts. The predecessor entity is considered to be the highest reporting entity in which the subsidiary's IFRS financial information was consolidated. Related goodwill inherent in the predecessor entity's original acquisitions is also recorded in these consolidated financial statements. Any difference between the carrying amount of net assets, including the predecessor entity's goodwill, and the consideration for the acquisition is accounted for in these consolidated financial statements as an adjustment within equity.

2 Accounting Policies (Continued)

2.2 Consolidated Financial Statements (Continued)

Disposals of subsidiaries. When the Group ceases to have control over a subsidiary, it derecognises the assets and liabilities of the subsidiary, and any related NCI. Any resulting gain or loss is recognised in profit or loss. Any retained interest in the entity is remeasured to its fair value, when control is lost. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as a financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are recycled to profit or loss.

Associates. Investments in associates are accounted for using the equity method of accounting and are initially recognised at cost, and the carrying amount is increased or decreased to recognise the investor's share of the profit or loss of the investee after the date of acquisition. Dividends received from associates reduce the carrying value of the investment in associates.

2.3 Foreign Currency Transactions and Translation

Functional and presentation currency. Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the 'functional currency'). The functional currency of all the Group's entities is their local currency, except bonds issuance entities that are considered an extension of the Company and therefore have EUR as their functional currency. The consolidated financial statements are presented in millions of euro (EUR), which is the Group's presentation currency.

Transactions and balances. Foreign currency transactions are translated into the functional currency using the exchange rates according to the local accounting requirements (exchange rates prevailing at the dates of the transactions or using weighted average method). Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

Non-monetary items measured at fair value in a foreign currency, including properties or equity investments, are translated using the exchange rates at the date when the fair value was determined. Effects of exchange rate changes on non-monetary items measured at fair value in a foreign currency are recorded as part of the fair value gain or loss.

Group companies. The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the EUR are translated as follows:

- assets and liabilities for each balance sheet date are translated at the closing rates at the date of that financial position;
- income and expenses and movements in equity are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expense are translated at the rate on the dates of the transactions); and
- all resulting exchange differences are recognised in other comprehensive income.

Loans between Group entities and related foreign exchange gains or losses are eliminated upon consolidation. However, where the loan is between Group entities that have different functional currencies, the foreign exchange gain or loss cannot be eliminated in full and is recognized in the consolidated profit or loss.

When control over a foreign operation is lost, the previously recognised exchange differences on translation are reclassified from other comprehensive income to profit or loss for the year as part of the gain or loss on disposal. On partial disposal of a subsidiary without loss of control, the related portion of the accumulated currency translation differences is reclassified to non-controlling interest within equity.

2 Accounting Policies (Continued)

2.2 Consolidated Financial Statements (Continued)

2.4 Property, Plant and Equipment

All property, plant and equipment items are carried at cost less accumulated depreciation and accumulated impairment losses.

Buildings include mainly administrative offices and premises used by the Group management. Equipment, fixtures and fittings include mainly hardware, servers, telephone exchanges, remote control equipment, office furniture and others. Motor vehicles include the Group's passenger cars.

	<u>Useful lives in years</u>
Buildings	30 years
Equipment, fixtures and fittings	4 to 6 years
Vehicles and other assets	6 to 8 years

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 2.8).

2.5 Investment Property

Investment property held by the Group to earn rental income or for capital appreciation, or both and which is not occupied by the Group. Investment property includes assets under construction for future use as investment property.

Investment property comprises freehold land, freehold commercial properties (retail, office and logistics) and leased land plots.

Investment property is initially valued at historical cost including related transaction costs. Costs include the works performed, the costs of staff directly related to technical supervision and project management on the basis of time spent up to the date of completion. After initial recognition at cost, the investment property, including property under construction or development for future use as investment property, is carried at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is based on transaction prices from active markets, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset.

If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. Valuation reports as of the financial position date are prepared by independent appraisers, who hold a recognized and relevant professional qualification and who have recent experience in valuation of property of similar location and category.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognized as a liability, including lease liabilities in respect of land classified as investment property; others, including contingent rent payments or future capital expenditure, are not recognized in the consolidated financial statements. Transaction costs, such as estimated agency and legal and accounting fees and transfer taxes are not deducted for the purposes of valuation of investment property in these consolidated financial statements irrespective whether or not they form part of the described valuations.

Subsequent expenditures are capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with these expenditures will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed to the profit or loss during the financial period in which they are incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the property. Changes in fair values are recorded in profit or loss as "Revaluation gain/(loss) on investment properties". Investment properties are derecognised when they have been disposed of or classified as Assets held for sale.

Where an investment property undergoes a change in use evidenced by commencement of development with a view to sale, the property is transferred to inventories. The commencement of development is initiated by the active communication with executive representatives of the related municipalities aiming to obtain relevant zoning permission for the investment properties already having confirmed compliance with the land plan.

2 Accounting Policies (Continued)

2.5 Investment Property (Continued)

Development is deemed as commenced upon initiation of active communication with executive representatives of the relevant municipalities in order to obtain relevant zoning permission where the proposed development complies with the municipality Master Plan or equivalent.

The Group classifies the investment property for the presentation purposes as investment properties in use or vacant and investment properties under development based on the stage of completion of the individual property construction and progress of leasing space to tenants. Consistently with classification for purposes of segmental analysis (see Note 6), the Group classifies a property as “in use or vacant” from the end of the accounting period in which legal requirements have been met. The Group also presents the value of investment properties and related income and expenses by following types of properties – office, retail, and industrial – classified by the prevailing function of the property for its tenants.

2.6 Right-of-use-assets

The Group leases various offices, equipment and vehicles. Rental contracts for offices, equipment and vehicles are typically made for periods of 3 to 10 years but may have extension options. Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

Assets arising from a lease are initially measured on a present value basis.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any lease incentives received
- any initial direct costs and restoration costs
- costs to restore the asset to the conditions required by lease agreements.

Right-of-use assets are depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. For the majority of the right-of-use assets, the asset's useful life is not shorter than the lease term. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's lease term.

The Group applies the fair value model to right-of-use assets that meet the definition of investment property in IAS 40. Changes in fair values are recognised as revaluation gains or losses in profit or loss.

2.7 Intangible Assets

Intangible assets are amortized on the straight-line basis over their useful lives:

	<u>Useful lives in years</u>
Software and software licences	5 years

2.8 Impairment of Non-Financial Assets

Goodwill and intangible assets not yet available for use are not subject to amortization and are tested for impairment annually. Assets that are subject to depreciation or amortization are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount.

The recoverable amount is the higher of an asset's fair value less costs to sell or its value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are individually identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that were impaired are reviewed for possible reversal of the impairment at the end of each reporting period.

2.9 Restricted cash

Cash and cash equivalents that are held for a specific purpose thus not available for immediate or general use by the Group. Restricted cash does not include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Restricted cash results from the agreements with banks or tenants and usually represents cash held on debt service reserve accounts, tenant's security reserve accounts and utilisation accounts.

2 Accounting Policies (Continued)

2.10 Financial Instruments

Initial recognition. Financial instruments at fair value through profit and loss (“FVTPL”) are initially recorded at fair value. All other financial instruments are initially recorded at fair value adjusted for transaction costs, except trade receivables which are recognised at the transaction price. Fair value at initial recognition is best evidenced by the transaction price.

Financial assets - classification and subsequent measurement – measurement categories. The Group classifies financial assets in the following measurement categories: FVTPL, fair value through other comprehensive income (“FVOCI”) and amortised cost (“AC”). The classification and subsequent measurement of debt financial assets depends on: (i) the Group’s business model for managing the related assets portfolio and (ii) the cash flow characteristics of the asset. The Group’s financial assets consist of receivables and loans, trade and other receivables and derivatives. Financial assets recognised in the consolidated statement of financial position as trade and other receivables and receivables and loans are recognised initially at fair value and subsequently measured at amortised cost less allowance for expected credit losses (“ECL”). Derivatives are measured at fair value at each end of the reporting period with changes in value recognised in profit or loss.

Financial assets - classification and subsequent measurement – business model. The business model reflects how the Group manages the assets in order to generate cash flows – whether the Group’s objective is: (i) solely to collect the contractual cash flows from the assets (“hold to collect contractual cash flows”) or (ii) to collect both the contractual cash flows and the cash flows arising from the sale of assets (“hold to collect contractual cash flows and sell”) or, if neither of (i) and (ii) is applicable, the financial assets are classified as part of “other” business model and measured at FVTPL.

Business model is determined for a group of assets (on a portfolio level) based on all relevant evidence about the activities that the Group undertakes to achieve the objective set out for the portfolio available at the date of the assessment. Factors considered by the Group in determining the business model include the purpose and composition of a portfolio, past experience on how the cash flows for the respective assets were collected, how risks are assessed and managed and how the assets’ performance is assessed.

Debt financial assets - Classification and subsequent measurement – cash flow characteristics. Where the business model is to hold assets to collect contractual cash flows or to hold contractual cash flows and sell, the Group assesses whether the cash flows represent solely payments of principal and interest (“SPPI”). Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are consistent with the SPPI feature.

Where the contractual terms introduce exposure to risk or volatility that is inconsistent with a basic lending arrangement, the financial asset is classified and measured at FVTPL. The SPPI assessment is performed on initial recognition of an asset and it is not subsequently reassessed.

Financial assets – reclassification. The entity did not change its business model during the current and comparative period and did not make any reclassifications.

Financial assets impairment – credit loss allowance for ECL (expected credit losses). The Group assesses, on a forward-looking basis, the ECL for financial instruments measured at amortised cost and FVOCI and for the exposures arising from loan commitments, financial guarantee contracts and for contract assets. The Group measures ECL and recognises Net impairment losses on financial and contract assets at each reporting date. The measurement of ECL reflects: (i) an unbiased and probability weighted amount that is determined by evaluating a range of possible outcomes, (ii) time value of money and (iii) all reasonable and supportable information that is available without undue cost and effort at the end of each reporting period about past events, current conditions and forecasts of future conditions.

Financial instruments measured at amortised cost and contract assets are presented in the consolidated statement of financial position net of the allowance for ECL. For loan commitments and financial guarantees, if any, a separate provision for ECL is recognised as a liability in the consolidated statement of financial position. For debt instruments at FVOCI, changes in amortised cost, net of allowance for ECL, are recognised in profit or loss and other changes in carrying value are recognised in other comprehensive income (“OCI”) as gains less losses on debt instruments at FVOCI.

The Group applies a simplified ECL model to trade and similar receivables with the term shorter than 12 months. For such receivables, the ECL is calculated on a lifetime basis from initial recognition and the assessment of significant credit risk does not apply. The Group applies a provision matrix approach, as described in the policy for Trade receivables (Note 11). The simplified ECL model and the provision matrix are also applied to trade receivables with the contractual term longer than 12 months.

Financial assets - write-off. Financial assets are written-off, in whole or in part, when the Group exhausted all practical recovery efforts and has concluded that there is no reasonable expectation of recovery. The write-off represents a derecognition event. The Group may write-off financial assets that are still subject to enforcement activity when the Group seeks to recover amounts that are contractually due, however, there is no reasonable expectation of recovery.

2 Accounting Policies (Continued)

2.10 Financial Instruments (Continued)

Financial assets – derecognition. The Group derecognises financial assets when (a) the assets are redeemed or the rights to cash flows from the assets otherwise expire or (b) the Group has transferred the rights to the cash flows from the financial assets or entered into a qualifying pass-through arrangement whilst (i) also transferring substantially all the risks and rewards of ownership of the assets or (ii) neither transferring nor retaining substantially all the risks and rewards of ownership but not retaining control. Control is retained if the counterparty does not have the practical ability to sell the asset in its entirety to an unrelated third party without needing to impose additional restrictions on the sale.

Cash and cash equivalents. Cash and cash equivalents include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Cash and cash equivalents are carried at amortised cost because: (i) they are held for collection of contractual cash flows and those cash flows represent SPPI, and (ii) they are not designated at FVTPL.

Trade and other receivables. Trade and other receivables are recognised initially at transaction price and are subsequently carried at amortised costs.

The Group calculates ECL on trade receivables using a provision matrix estimation technique. The Group uses its historic credit loss experience adjusted for all reasonable and supportable information that is available without undue cost or effort for trade and other receivables to estimate ECL. The ECL amount determined using historical loss rates which are adjusted for forward-looking information and applied to different time buckets of receivables.

Derivative financial instruments. Derivative financial instruments are carried at their fair value. All derivative instruments are carried as assets when fair value is positive and as liabilities when fair value is negative. Changes in the fair value of derivative instruments are included in profit or loss for the year. The Group does not apply hedge accounting.

Financial liabilities – measurement categories. Financial liabilities are classified as subsequently measured at amortised cost, except for (i) financial liabilities at FVTPL: this classification is applied to derivatives, financial liabilities held for trading (e.g. short positions in securities), contingent consideration recognised by an acquirer in a business combination and other financial liabilities designated as such at initial recognition and (ii) financial guarantee contracts and loan commitments.

Financial liabilities – derecognition. Financial liabilities are derecognised when they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

An exchange between the Group and its original lenders of debt instruments with substantially different terms, as well as substantial modifications of the terms and conditions of existing financial liabilities, are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. In addition, other qualitative factors, such as the currency that the instrument is denominated in, changes in the type of interest rate, new conversion features attached to the instrument and change in loan covenants are also considered. If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortised over the remaining term of the modified liability.

Modifications of liabilities that do not result in extinguishment are accounted for as a change in estimate using a cumulative catch up method, with any gain or loss recognised in profit or loss, unless the economic substance of the difference in carrying values is attributed to a capital transaction with owners.

Loans and borrowings. All loans and borrowings are measured at amortised cost. Initial recognition is at fair value less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method (see Note 2.15 for the accounting policy on Borrowings).

Financial liabilities included in trade and other payables are recognised initially at fair value and subsequently at amortised cost. The fair value of a non-interest-bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted as its impact would be insignificant.

2 Accounting Policies (Continued)

2.11 Lease liabilities

Liabilities arising from a lease are initially measured on a present value basis.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using lessee's incremental borrowing rate, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions. To determine the incremental borrowing rate, the Group uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received.

The Group is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is remeasured and adjusted against the right-of-use asset.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Payments associated with short-term leases and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise small items of various nature.

Operating lease. Operating lease receivables are subject to ECL model. The Group calculates ECL on operating lease receivables using a provision matrix estimation technique.

2.12 Current and Deferred Income Taxes

Income taxes have been provided for in the consolidated financial statements in accordance with applicable legislation enacted or substantively enacted by the financial position date and on an entity by entity basis. The income tax charge comprises current tax and deferred tax and is recognised in profit or loss unless it relates to transactions that are recognised, in the same or a different period, directly in equity or in other comprehensive income.

Current tax is the amount expected to be paid to or recovered from the taxation authorities in respect of taxable profits or losses for the current and prior periods. Taxes other than on income are recorded within operating expenses.

Deferred income tax is provided using the balance sheet liability method for tax loss carry forward and temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. In accordance with the initial recognition exemption, deferred taxes are not recorded for temporary differences on initial recognition of an asset or a liability in a transaction other than a business combination if the transaction, when initially recorded, affects neither accounting nor taxable profit or loss. Deferred tax balances are measured at tax rates enacted or substantively enacted at the end of the respective reporting period and are expected to apply to the period when the temporary differences will reverse or the tax losses carry forward will be utilised. Deferred tax assets for deductible temporary differences and tax loss carry forwards are recorded only to the extent that it is probable that future taxable profit will be available against which the deductions can be utilised.

The carrying value of Group's investment property is assumed to be realised by sale. The capital gains tax rate applied is that which would apply on a direct sale of the property recorded in the consolidated statement of financial position regardless of whether the Group would structure the sale via the disposal of the subsidiary holding the asset to which a different tax rate may apply. The deferred tax is then calculated based on the respective temporary differences and tax considerations arising from recovery through sale.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.13 Share Capital and Share Premium

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds. Any excess of the fair value of consideration received or receivable over the par value of shares issued is presented as a share premium.

2 Accounting Policies (Continued)

2.14 Dividends and Other Distributions to Owners

Dividends and other distributions to owners are recognised as a liability and deducted from equity (retained earnings or share premium account) at the financial position date only if they are declared before or at the end of the reporting period. Dividends or other distributions to owners are disclosed when they are declared after the reporting period but before the consolidated financial statements are authorised for issue.

2.15 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. After initial recognition, borrowings are carried at amortised cost using the effective interest method. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss using the effective interest method. The Group does not capitalise interest related to qualifying assets that are carried at fair value, including investment properties. Accordingly, interest costs on borrowings are expensed as incurred. Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period.

2.16 Trade and Other Payables

Trade payables are accrued when the counterparty performed its obligations under the contract. Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.17 Provisions for Liabilities and Charges

Provisions for liabilities and charges are recognised when the Group has a present legal or constructive obligation as a result of past events, and it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

Where the Group expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain.

2.18 Uncertain Tax Positions

The Group's uncertain tax positions are reassessed by management at every balance sheet date. Liabilities are recorded for income tax positions that are determined by management as more likely than not to result in additional taxes being levied if the positions were to be challenged by the tax authorities.

The assessment is based on the interpretation of tax laws that have been enacted or substantively enacted by the balance sheet date and any known court or other rulings on such issues. Liabilities for penalties, interest and taxes other than on income are recognised based on management's best estimate of the expenditure required to settle the obligations at the balance sheet date.

2.19 Revenue Recognition

Revenue is income arising in the course of the Group's ordinary activities. Revenue is recognised in the amount of transaction price. Transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring control over promised goods or services to a customer, excluding the amounts collected on behalf of third parties. The Group earns the following types of revenue:

- Rental and similar income from investment property
- Construction revenues and
- Other revenues from sale of services.

Rental and similar income from investment property includes rental income from operating leases, service charges and management charges from properties.

Rental income is recognised on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income. This applies to discounted rent periods and stepped rents. The resulting receivable is recognised within non-current assets or trade and other receivables depending on expected collection pattern. In determining the fair value of the related investment property, the Group does not double-count assets; the fair value of such investment property excludes accrued operating lease income because it is recognised as a separate asset. The contingent payments under lease agreements depending on the agreed level of sales turnover of tenants are recognized as income in the period when earned because the Group is unable to reliably estimate the future sales turnover of tenants in order to be able to recognise such expected contingent rents on a straight-line basis over the lease term.

2 Accounting policies (Continued)

2.19 Revenue Recognition (Continued)

Sales of services, service charges and management charges are recognised in the reporting period in which the services are rendered. Sales are shown net of VAT and discounts. When the Group is acting as an agent, the commission rather than gross income is recorded as revenue.

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

In addition to development and construction of investment property the Group is from time to time engaged in construction of properties under both long-term and short-term contracts with customers. Under the terms of the long-term contracts, the Group is usually contractually restricted from redirecting the properties to another customer and has an enforceable right to payment for work done. Revenue from construction of properties is therefore recognised over time on a cost-to-cost method, i.e. based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs. Management considers that this input method is an appropriate measure of the progress towards complete satisfaction of these performance obligations. In case of short-term contracts with customers the Group performs the analysis of agreed conditions and revenue is recognized either over time or at a point in time when the subject of contract is delivered.

The Group becomes entitled to invoice customers for construction of properties based on a payment schedule. If the services rendered by the Group exceed the payment, a contract asset is recognised. If the payments exceed the services rendered, a contract liability is recognised. It is presumed that there is no significant financing component in construction contracts with customers as the period between the recognition of revenue under the cost-to-cost method and the milestone payment is always less than one year.

2.20 Employee Benefits

Wages, salaries, contributions to the state and private pension and social insurance funds, paid annual leave and sick leave, bonuses, and non-monetary benefits (such as health services and kindergarten services) are accrued in the year in which the associated services are rendered by the employees of the Group.

Certain senior managers are entitled to obtain payments from the Group's shareholders based on the net asset value of the Group. As the obligation was incurred by shareholders and not by the Group, and is unrelated to the entity's share price, the Group does not recognise these employee benefits as its expenses in profit or loss.

2.21 Other Operating Expenses

Expenses include marketing, rental expenses, legal, accounting, auditing and other professional fees. They are recognised in profit or loss in the period in which they are incurred (on an accruals basis).

2.22 Non-current Assets Classified as Held for Sale

Non-current assets and disposal groups, which may include both non-current and current assets, are classified in the consolidated statement of financial position as 'non-current assets held for sale' if their carrying amount will be recovered principally through a sale transaction, including loss of control of a subsidiary holding the assets, within twelve months after the end of the reporting period. Assets are reclassified when all of the following conditions are met: (a) the assets are available for immediate sale in their present condition; (b) the Group's management approved and initiated an active programme to locate a buyer; (c) the assets are actively marketed for sale at a reasonable price; (d) the sale is highly probable and (e) it is unlikely that significant changes to the plan to sell will be made or that the plan will be withdrawn. Non-current assets or disposal groups classified as held for sale in the current period's statement of financial position are not reclassified or re-presented in the comparative statement of financial position to reflect the classification at the end of the current period.

A disposal group is a group of assets (current or non-current) to be disposed of, by sale or otherwise, together as a group in a single transaction, and liabilities directly associated with those assets that will be transferred in the transaction. Non-current assets are assets that include amounts expected to be recovered or collected more than twelve months after the end of the reporting period. If reclassification is required, both the current and non-current portions of an asset are reclassified. Held for sale disposal groups as a whole are measured at the lower of their carrying amount and fair value less costs to sell.

Liabilities directly associated with disposal groups that will be transferred in the disposal transaction are reclassified and presented separately in the consolidated statement of financial position.

2.23 Operating Segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Group has determined that its chief operating decision-maker is the Board of Directors of the Company.

3 Critical Accounting Estimates and Judgements in Applying Accounting Policies

The Group makes estimates and assumptions that affect the amounts recognised in the consolidated financial statements. Estimates and judgements are continually evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management also makes certain judgements, apart from those involving estimations, in the process of applying the accounting policies. Judgements that have the most significant effect on the amounts recognised in the consolidated financial statements and estimates that can cause a significant adjustment to the carrying amount of assets and liabilities within the next financial year include:

Valuation of investment properties. The fair value estimates of 97.2% of investment properties (31 December 2024: 98.3%) were determined by the Group having received valuation advice from international valuation companies which have experience in valuing properties of similar location and characteristics. The remaining properties were valued on a basis of broker quotes or management estimates (which are based on letter of intent purchase price submitted by prospective bidders). The fair value of investment properties is estimated based on the income capitalisation method, where the value is estimated from the expected future benefits to be generated by the property in the form of rental income streams. The method considers net income generated by existing or comparable property, capitalised at an appropriate market capitalisation rate to determine the value for property which is subject to the valuation. The assumptions underlying the estimation of the fair value are those related to: the receipt of contractual rentals; expected future market rentals; void periods; re-letting incentives; maintenance requirements; appropriate discount rates; and in case of properties under development, future constructions, finance and letting costs and market developers' profits. These valuations are regularly compared to actual market data and actual transactions by the Group and those reported by the market. For further details refer to Note 30.

Income taxes. The Group is subject to income taxes in different jurisdictions. Significant estimates are required in determining the provision for income taxes, in particular in the area of transfer pricing. There are some transactions and calculations for which the ultimate tax determination is uncertain, therefore tax liability is recognised for exposures deemed probable. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

The calculation of deferred tax on investment properties is not based on the fact that they might be realised through a share deal but through an asset deal. As a result of the Group's structure, the potential capital gain may be exempted from any tax in case of share deal if certain conditions are met and hence the accumulated deferred tax liabilities may result in a higher gain on disposal in case of a share sale depending on the outcome of negotiations with future buyers.

Initial recognition of related party transactions. In the normal course of business, the Group enters into transactions with its related parties. IFRS 9 requires initial recognition of financial instruments based on their fair values. Judgement is applied in determining if transactions are priced at market or non-market interest rates, where there is no active market for such transactions. The basis for judgement is pricing for similar types of transactions with unrelated parties and effective interest rate analyses. Terms and conditions of related party balances are disclosed in Note 7.

Expected credit losses (ECL) measurement. Measurement of ECL is a significant estimate that involves determination methodology, models and data inputs. Details of ECL measurement methodology are disclosed in Note 28.

In line with IFRS 9 the Group use practical expedient for trade and other receivables and calculates ECL using a provision matrix based on its historical credit loss experience adjusted for all reasonable and supportable information that is available without undue cost or effort.

Lease term. In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

For leases of offices, the following factors are normally the most relevant:

- If there are significant penalties to terminate (or not extend), the Group is typically reasonably certain to extend (or not terminate) the lease.

Otherwise, the Group considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

Estimations of fair value of derivatives are described in note 30.

4 Adoption of New or Revised Standards and Interpretations

The Group has applied the following standards and amendments for the first time for the financial year beginning at 1 January 2025:

- Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (issued on 15 August 2023 and effective for annual reporting periods beginning on or after 1 January 2025)

The above standards and amendments had not any material impact on the Group's consolidated financial statements.

5 New Accounting Pronouncements

Certain new accounting standards and interpretations have been published that are not mandatory for reporting period commencing on 1 January 2025 and have not been early adopted by the Group:

- Amendments to the Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7 (issued on 30 May 2024 and effective for annual reporting periods beginning on or after 1 January 2026)
- Annual Improvements Volume 11 (issued on 18 July 2024 and effective for annual reporting periods beginning on or after 1 January 2026)
- Amendments to IFRS 9 and IFRS 7 Contracts Referencing Nature-dependent Electricity (issued on 18 December 2024 and effective for annual reporting periods beginning on or after 1 January 2026)
- IFRS 18 Presentation and Disclosure in Financial Statements (issued on 9 April 2024 and effective for annual reporting periods beginning on or after 1 January 2027)
- Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Translation to a Hyperinflationary Presentation Currency (issued on 13 November 2025 and effective for annual reporting periods beginning on or after 1 January 2027)*
- IFRS 19 Subsidiaries without Public Accountability: Disclosures (issued on 9 May 2024 and effective for annual reporting periods beginning on or after 1 January 2027)*
- Amendments to IFRS 19 Subsidiaries without Public Accountability: Disclosures (issued on 21 August 2025 and effective for annual reporting periods beginning on or after 1 January 2027)*

* These new standards, amendments and interpretations have not been endorsed by the European union yet.

The new and amended standards and interpretations are not expected to have a material impact on the Group's consolidated financial statements except for IFRS 18 Presentation and Disclosure in Financial Statements ("IFRS 18"). IFRS 18 will replace IAS 1 Presentation of Financial Statements and applies for annual reporting periods beginning on or after 1 January 2027. The Group is still in the process of assessing the impact of the new accounting standard, particularly with respect to the structure of the Group's consolidated statement of profit or loss and other comprehensive income, the consolidated statement of cash flows and the additional disclosures required for management-defined performance measures ("MPMs").

6 Segment Analysis

Operating segments are components that engage in business activities that may earn revenues or incur expenses, whose operating results are regularly reviewed by the chief operating decision maker (CODM) and for which discrete financial information is available. The CODM is the person or group of persons who allocates resources and assesses the performance for the entity. The functions of CODM are performed by the Board of Directors of the Company.

6 Segmental Analysis (Continued)

(a) Description of products and services from which each reportable segment derives its revenue (Continued)

The Group is managing its business operations on the basis of the following segments:

Asset Management – representing management of income generating properties (properties in use or vacant) developed by the Group or acquired with no major development expected.

Development in Realisation – representing management of activities connected with construction, marketing and leasing activities. A property is reclassified from Development in Realisation to Asset Management at the end of the accounting period in which the property has been commissioned for its intended use and a final building approval has been carried out. This means that the revenues, costs, including the revaluation gains or losses related to the year when property reaches the described criteria, are included within Development in Realisation, whereas the completed property is shown on the balance sheet as of the last day of such period as property “in use or vacant” under the Asset Management business.

Development in Preparation – representing management of activities including acquisition of land and concept design and permitting until the construction commencement. A property is reclassified from Development in Preparation to Development in Realisation at the end of the accounting period in which the construction of the property started. The revenues, costs, including the revaluation gains or losses related to the year when the construction of the property started, are included within Development in Preparation, whereas the property is shown on the balance sheet as of the last day of such period as property under the Development in Realisation.

Investment Management – representing management of activities related to management of third party investment in properties managed by the Group.

Non-Core – representing management of land bank items designated as Non-Core properties of the Group.

HUB HUB – representing management of activities related to management of the Group's co-working platform, providing flexible workspace and business events. The area rented is also subject to a change with a trend towards specific desks/offices. Immaterial number of total premises is rented to external tenants as part of this concept.

Cash – representing management of entities that are set up for concentration of cash for its further investments and providing loans to other entities within consolidated group.

(b) Factors that management used to identify the reportable segments

The Group's segments are strategic business units that focus on different activities of the Group. They are managed separately because each business unit requires different skill sets, product and market, procurement and human resource strategies.

Segment financial information reviewed by the Board of Directors includes rental and similar income from Asset Management business less directly attributable costs associated with properties that equal to Net Operating Income (NOI). The Board of Directors also reviews the change in fair value of properties. With respect to Development in Preparation segment, the Board reviews acquisition opportunities and submits bids for land and properties and oversees property design, permitting and zoning. With respect to Development in Realisation segment, the Board reviews construction budgets and actual construction costs and delivery schedules as well as property marketing and letting activities at the end of the development cycle. With respect to Investment Management segment, Management reviews opportunities for transfer of further subsidiaries into this segment that would contribute to development and extend of portfolio offered for external investors.

(c) Measurement of operating segment profit or loss, assets and liabilities

The Board reviews financial information prepared based on International Financial Reporting Standards as adopted by the European Union. The Board evaluates performance of each segment based on profit before tax and net assets value. The Group allocates costs to segments based on specific identification of entities that belong to particular segments. Direct operating expenses arising from investment property are allocated on a basis of appropriate cost driver (e.g. MWh of electricity spent for electricity related costs). Transactions of the subsidiaries are allocated to relevant segment based on the substance of the transactions (e.g. expenses of subsidiary that supply utilities to other subsidiaries are allocated to segment for which the utility was purchased) unless it is not possible to allocate them to explicit segment category and they remain unallocated.

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities

The segment profit and loss information for the year ended 31 December 2025 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Rental income from investment property	18									
- Office		5.9	-	0.4	-	-	4.4	-	-	10.7
<i>Inter-segment IC elimination Office</i>		-	-	-	-	-	(0.1)	-	-	(0.1)
- Retail		21.9	-	-	-	-	-	-	-	21.9
<i>Inter-segment IC elimination Retail</i>		-	-	-	-	-	-	-	-	-
		27.8	-	0.4	-	-	4.3	-	-	32.5
Service charges income from investment property	18									
- Office		4.6	-	-	-	-	0.1	-	-	4.7
<i>Inter-segment IC elimination Office</i>		-	-	-	-	-	-	-	-	-
- Retail		8.6	-	-	-	-	-	-	-	8.6
<i>Inter-segment IC elimination Retail</i>		-	-	-	-	-	-	-	-	-
		13.2	-	-	-	-	0.1	-	-	13.3
Management charges income from investment property	18									
- Office		0.6	-	-	-	-	0.2	-	-	0.8
<i>Inter-segment IC elimination Office</i>		-	-	-	-	-	-	-	-	-
- Retail		1.2	-	-	-	-	-	-	-	1.2
<i>Inter-segment IC elimination Retail</i>		-	-	-	-	-	-	-	-	-
		1.8	-	-	-	-	0.2	-	-	2.0
Direct operating expenses arising from investment property	19									
- Office		(6.0)	-	(0.3)	-	-	(2.7)	-	-	(9.0)
- Retail		(16.5)	-	-	-	-	-	-	-	(16.5)
- Residential		-	-	(0.1)	-	-	-	-	-	(0.1)
		(22.5)	-	(0.4)	-	-	(2.7)	-	-	(25.6)
Net operating income from investment property		20.3	-	-	-	-	1.9	-	-	22.2
Revaluation gain/(loss) on investment property	8									
- Office		2.6	-	(11.2)	-	-	(3.4)	-	-	(12.0)
- Retail		76.7	-	-	-	-	-	-	-	76.7
- Residential		-	-	(5.2)	-	-	-	-	-	(5.2)
- Industrial		-	-	-	-	(0.4)	-	-	-	(0.4)
		79.3	-	(16.4)	-	(0.4)	(3.4)	-	-	59.1
Interest expense - third parties	16	(10.4)	(2.4)	(14.1)	-	-	(0.8)	-	(3.0)	(30.7)

Table continued on next page

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities (Continued)

The segment profit and loss information for the year ended 31 December 2025 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Revenue from construction and other services	22	1.6	32.1	0.7	-	0.1	0.1	-	-	34.6
<i>Inter-segment IC elimination</i>		-	(3.4)	-	-	-	-	-	-	(3.4)
Construction services	23	(0.8)	(25.8)	(0.4)	-	-	-	-	-	(27.0)
Net gains/(losses) on financial assets at fair value through profit and loss	10,28	5.0	0.2	-	-	-	-	-	-	5.2
Foreign exchange gains/(losses), net	26	-	-	-	-	-	-	-	(4.8)	(4.8)
Results on disposal of subsidiaries	24	(0.1)	-	1.8	-	1.6	-	0.1	-	3.4
Other (expenses)/revenues		(3.1)	(1.1)	(2.6)	(0.1)	(0.4)	(1.0)	1.9	-	(6.4)
Profit/(loss) before income tax (segment result)		91.8	(0.4)	(31.0)	(0.1)	0.9	(3.2)	2.0	(7.8)	52.2

The segment information on purchases, construction cost and sale of investment property for the year ended 31 December 2025 is as follows:

Construction costs related to investment property	8	4.2	-	15.0	-	-	0.1	-	-	19.3
Construction costs related to construction work	23	0.8	25.8	0.4	-	-	-	-	-	27.0
Total investments		5.0	25.8	15.4	-	-	0.1	-	-	46.3
Disposal of investment property due to sale	24	-	-	(7.1)	-	(9.7)	(0.2)	-	-	(17.0)
Total divestments		-	-	(7.1)	-	(9.7)	(0.2)	-	-	(17.0)

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities (Continued)

The segment information on segment assets and liabilities as of 31 December 2025 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Investment property	8									
- Office		110.6	-	454.3	-	-	9.6	-	-	574.5
- Retail		434.4	-	-	-	3.5	-	-	-	437.9
- Residential		-	-	33.8	-	-	-	-	-	33.8
- Investment property held for sale	12	-	-	22.3	-	7.9	-	-	-	30.2
Deferred income tax asset	25	0.2	1.5	31.1	-	-	0.3	-	-	33.1
Receivables and loans	7,9	13.1	48.2	-	-	-	0.1	-	-	61.4
Other non-current assets	10	11.4	0.1	-	-	2.8	-	-	0.4	14.7
Restricted cash	13	-	-	-	-	-	-	7.2	-	7.2
Cash and cash equivalents	14	-	-	-	-	-	-	46.9	-	46.9
Trade and other receivables	7,11	9.1	24.4	2.8	-	-	1.3	2.5	12.2	52.3
Other unallocated assets*									1.6	1.6
Total assets		578.8	74.2	544.3	-	14.2	11.3	56.6	14.2	1,293.6
Borrowings	7,16									
- non-current		(232.6)	(10.9)	(131.0)	-	-	-	-	(29.7)	(404.2)
- current		(8.1)	(33.6)	(167.9)	-	-	-	-	(19.4)	(229.0)
Leasing	16									
- non-current		-	-	-	-	-	(5.5)	-	-	(5.5)
- current		-	-	-	-	-	(2.9)	-	-	(2.9)
Trade and other payables	7,17									
- non-current		(3.3)	(5.0)	-	-	-	-	-	(2.1)	(10.4)
- current		(12.1)	(20.7)	(0.5)	-	-	(2.0)	(0.3)	(9.6)	(45.2)
Deferred income tax liability	25	(33.6)	(0.1)	(10.1)	-	(0.7)	-	-	-	(44.5)
Other unallocated liabilities**									(0.9)	(0.9)
Total liabilities		(289.7)	(70.3)	(309.5)	-	(0.7)	(10.4)	(0.3)	(61.7)	(742.6)
Segment net asset value		289.1	3.9	234.8	-	13.5	0.9	56.3	(47.5)	551.0

*Other unallocated assets consist of: Other current assets of EUR 1.5 million and Other Non-current assets classified as held-for-sale of EUR 0.1 million.

**Other unallocated liabilities consist of: Other liabilities directly associated with non-current assets classified as held for sale of EUR 0.9 million.

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities (Continued)

Geographical information. Revenue, expenses and assets analysed by country for the year ended 31 December 2025 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Luxembourg, Netherlands, Cyprus	Unallocated	Total
Rental income	18	27.9	-	0.1	-	4.4	0.1	-	-	32.5
Service charges	18	13.2	-	-	-	0.1	-	-	-	13.3
Management charges	18	1.8	-	-	-	0.2	-	-	-	2.0
Direct operating expenses	19	(22.7)	-	-	-	(2.9)	-	-	-	(25.6)
Net operating income/(loss) from investment properties		20.2	-	0.1	-	1.8	0.1	-	-	22.2
Revaluation gain/(loss) on investment property	8	82.7	-	-	-	(3.0)	(20.6)	-	-	59.1
Revenue from construction and other services		4.6	0.8	22.3	0.2	3.8	3.5	0.3	-	35.5
<i>Inter-segment IC elimination</i>	22	(2.2)	(0.7)	-	-	(1.2)	-	(0.2)	-	(4.3)
Construction contract costs	23	(1.9)	(0.1)	(20.9)	-	(1.7)	(2.4)	-	-	(27.0)
Interest expense	16	(23.1)	(0.1)	(0.1)	-	(0.8)	(6.3)	(0.3)	-	(30.7)
Net gains/(losses) on financial assets at fair value through profit and loss	10,28	0.2	-	0.3	-	-	4.8	(0.1)	-	5.2
Foreign exchange gains, net	26	-	(1.6)	(0.5)	(1.2)	0.1	-	(1.6)	-	(4.8)
Results on disposal of subsidiaries	24	3.0	-	0.3	-	-	-	0.1	-	3.4
Other (expenses)/revenues		(3.5)	(0.5)	(1.5)	(0.6)	(3.8)	(1.4)	4.9	-	(6.4)
Profit/(loss) before tax		80.0	(2.2)	-	(1.6)	(4.8)	(22.3)	3.1	-	52.2
Investment property in use or vacant	8	545.0	-	-	-	9.6	-	-	-	554.6
Investment property under development	8	36.6	-	3.0	-	338.6	113.4	-	-	491.6
Other non-current assets*		13.7	0.4	0.3	-	23.4	8.2	63.2	-	109.2
Total non-current assets		595.3	0.4	3.3	-	371.6	121.6	63.2	-	1,155.4
Non-current assets classified as held-for-sale	12	8.0	-	-	-	-	22.3	-	-	30.3
Total non-current assets and assets held for sale		603.3	0.4	3.3	-	371.6	143.9	63.2	-	1,185.7
Restricted cash	13	3.6	-	0.1	-	0.8	2.5	0.2	-	7.2
Cash and cash equivalents	14	10.8	0.5	11.0	0.3	2.4	1.9	20.0	-	46.9
Trade and other receivables including Other current assets		11.5	-	10.8	2.3	2.6	13.6	2.5	10.5	53.8
Total assets		629.2	0.9	25.2	2.6	377.4	161.9	85.9	10.5	1,293.6

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities (Continued)

Geographical information. Liabilities and capital expenditures analysed by country for the year ended 31 December 2025 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Luxembourg, Netherlands, Cyprus	Unallocated	Total
Borrowings	16									
- non-current		(353.2)	-	-	-	-	(51.0)	-	-	(404.2)
- current		(161.2)	-	-	-	-	(67.8)	-	-	(229.0)
Leasing	16									
- non-current		-	-	-	-	(5.5)	-	-	-	(5.5)
- current		-	-	-	-	(2.9)	-	-	-	(2.9)
Trade and other payables	7,17									
- non-current		(4.4)	(0.1)	(3.9)	-	-	-	-	(2.0)	(10.4)
- current		(22.2)	(0.8)	(4.8)	(2.3)	(4.4)	(5.4)	(5.2)	(0.1)	(45.2)
Liabilities directly associated with non-current assets classified as held for sale	12	(0.9)	-	-	-	-	-	-	-	(0.9)
Deferred income tax liability	25	(39.9)	-	(0.4)	-	(3.7)	(0.5)	-	-	(44.5)
Total liabilities		(581.8)	(0.9)	(9.1)	(2.3)	(16.5)	(124.7)	(5.2)	(2.1)	(742.6)
Net asset value		47.4	-	16.1	0.3	360.9	37.2	80.7	8.4	551.0
Construction costs related to investment property	8	4.2	-	-	-	8.5	6.6	-	-	19.3
Construction costs related to construction work	23	1.9	0.1	20.9	-	1.7	2.4	-	-	27.0
Total investments		6.1	0.1	20.9	-	10.2	9.0	-	-	46.3
Disposal of investment property due to sale	24	(9.9)	-	-	-	-	(7.1)	-	-	(17.0)
Total divestments		(9.9)	-	-	-	-	(7.1)	-	-	(17.0)

*Other non-current assets consist of Receivables and loans of EUR 61.4 million, Deferred income tax asset of EUR 33.1 million and Other non-current assets of EUR 14.7 million.

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities

The segment profit and loss information for the year ended 31 December 2024 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Rental income from investment property	18									
- Office		5.8	4.7	0.1	-	-	4.5	-	-	15.1
<i>Inter-segment IC elimination Office</i>		-	-	-	-	-	(0.4)	-	-	(0.4)
- Retail		23.6	-	-	-	-	-	-	-	23.6
<i>Inter-segment IC elimination Retail</i>		-	-	-	-	-	-	-	-	-
		29.4	4.7	0.1	-	-	4.1	-	-	38.3
Service charges income from investment properties	18									
- Office		4.0	-	-	2.0	-	0.2	-	-	6.2
<i>Inter-segment IC elimination Office</i>		-	-	-	-	-	(0.1)	-	-	(0.1)
- Retail		7.7	-	-	-	-	-	-	-	7.7
<i>Inter-segment IC elimination Retail</i>		-	-	-	-	-	-	-	-	-
		11.7	-	-	2.0	-	0.1	-	-	13.8
Management charges income from investment properties	18									
- Office		0.5	-	-	0.3	-	0.6	-	-	1.4
<i>Inter-segment IC elimination Office</i>		-	-	-	-	-	-	-	-	-
- Retail		1.3	0.1	-	-	-	-	-	-	1.4
<i>Inter-segment IC elimination Retail</i>		-	(0.1)	-	-	-	-	-	-	(0.1)
		1.8	-	-	0.3	-	0.6	-	-	2.7
Direct operating expenses arising from investment property	19									
- Office		(5.2)	(1.0)	(0.4)	(1.9)	-	(0.2)	-	-	(8.7)
- Retail		(15.1)	-	-	-	-	-	-	-	(15.1)
		(20.3)	(1.0)	(0.4)	(1.9)	-	(0.2)	-	-	(23.8)
Net operating income/(loss) from investment property		22.6	3.7	(0.3)	0.4	-	4.6	-	-	31.0
Revaluation gain/(loss) on investment property	8									
- Office		(5.1)	18.5	(0.5)	-	-	(4.7)	-	-	8.2
- Retail		19.7	-	-	-	-	-	-	-	19.7
- Industrial		-	-	-	-	5.0	-	-	-	5.0
		14.6	18.5	(0.5)	-	5.0	(4.7)	-	-	32.9
Interest expense - third parties	16	(13.3)	(15.0)	(20.6)	-	-	(0.9)	-	(1.6)	(51.4)

Table continued on next page

6 Segment Analysis (Continued)

(d) Information about reportable segment profit or loss, assets and liabilities (Continued)

The segment profit and loss information for the year ended 31 December 2024 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Investment management fee		-	-	-	0.6	-	-	-	-	0.6
Revenue from construction and other services		1.4	31.1	-	-	0.2	-	-	-	32.7
<i>Inter-segment IC elimination</i>	22	(0.2)	(1.5)	-	-	-	-	-	-	(1.7)
Construction services	23	(0.4)	(21.3)	-	-	-	-	-	-	(21.7)
Net (losses)/gains on financial assets at fair value through profit and loss	10,28	(12.5)	1.4	(0.3)	-	-	-	-	-	(11.4)
Foreign exchange gains, net	26	-	-	-	-	-	-	-	5.3	5.3
Results on disposal of subsidiaries	24	(0.5)	(3.0)	(0.3)	4.3	4.9	0.1	-	-	5.5
Other (expenses)/revenues		(4.4)	(11.0)	(2.4)	(0.4)	(0.7)	(0.8)	0.1	-	(19.6)
Profit/(loss) before income tax (segment result)		7.3	2.9	(24.4)	4.9	9.4	(1.7)	0.1	3.7	2.2

The segment information on purchases, construction cost and sale of investment property for the year ended 31 December 2024 is as follows:

Construction costs related to investment property	8	23.9	11.0	-	-	-	-	-	-	34.9
Construction costs related to construction work	23	0.4	21.3	-	-	-	-	-	-	21.7
Total investments		24.3	32.3	-	-	-	-	-	-	56.6
Disposal of investment property due to sale	24	-	(200.2)	(6.0)	-	(27.1)	-	-	-	(233.3)
Total divestments		-	(200.2)	(6.0)	-	(27.1)	-	-	-	(233.3)

6 Segment Analysis (Continued)

d) Information about reportable segment profit or loss, assets and liabilities (Continued)

The segment information on segment assets and liabilities as of 31 December 2024 is as follows:

<i>In millions of EUR</i>	Note	Asset Management	Development in Realisation	Development in Preparation	Investment Management	Non-Core	HUB HUB	Cash	Unallocated	Total
Investment property	8									
- Office		107.4	-	528.6	-	-	13.4	-	-	649.4
- Retail		354.7	-	-	-	3.5	-	-	-	358.2
- Industrial		-	-	-	-	17.9	-	-	-	17.9
- Investment property held for sale	12	-	-	7.9	-	-	-	-	-	7.9
Deferred income tax asset	25	1.2	2.8	23.2	-	0.1	0.2	-	-	27.5
Receivables and loans	7,9	16.3	32.7	-	-	-	0.1	24.3	-	73.4
Other non-current assets	10	6.6	0.4	-	-	2.8	-	-	0.4	10.2
Restricted cash	13	-	-	-	-	-	-	12.7	-	12.7
Cash and cash equivalents	14	-	-	-	-	-	-	36.6	-	36.6
Trade and other receivables	7,11	10.7	40.5	6.3	-	-	1.9	3.2	63.9	126.5
Other unallocated assets*									1.7	1.7
Total assets		496.9	76.4	566.0	-	24.3	15.6	76.8	66.0	1,322.0
Borrowings	7,16									
- non-current		(208.7)	(44.5)	(287.0)	-	-	-	-	(11.6)	(551.8)
- current		(7.6)	(10.2)	(98.9)	-	-	-	-	(10.0)	(126.7)
Leasing	16									
- non-current		-	-	-	-	-	(8.8)	-	-	(8.8)
- current		-	(0.1)	-	-	-	(2.5)	-	-	(2.6)
Trade and other payables	7,17									
- non-current		(4.3)	(1.6)	-	-	-	(0.8)	-	(2.0)	(8.7)
- current		(9.7)	(30.1)	(2.6)	-	-	(0.8)	(0.4)	(8.7)	(52.3)
Deferred income tax liability	25	(22.5)	-	(10.5)	-	(1.6)	(0.1)	(0.1)	-	(34.8)
Other unallocated liabilities**									(0.6)	(0.6)
Total liabilities		(252.8)	(86.5)	(399.0)	-	(1.6)	(13.0)	(0.5)	(32.9)	(786.3)
Segment net asset value		244.1	(10.1)	167.0	-	22.7	2.6	76.3	33.1	535.7

*Other unallocated assets consist of: Other current assets of EUR 1.3 million and Other Non-current assets classified as held-for-sale of EUR 0.4 million.

**Other unallocated liabilities consist of: Other liabilities directly associated with non-current assets classified as held for sale of EUR 0.6 million.

6 Segment Analysis (Continued)

d) Information about reportable segment profit or loss, assets and liabilities (Continued)

Geographical information. Revenue, expenses and assets analysed by country for the year ended 31 December 2024 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Luxembourg, Netherlands, Cyprus	Unallocated	Total
Rental income	18	29.4	-	-	-	8.8	0.1	-	-	38.3
Service charges	18	13.7	-	-	-	0.1	-	-	-	13.8
Management charges	18	2.4	-	-	-	0.3	-	-	-	2.7
Direct operating expenses	19	(22.8)	-	-	-	(1.0)	-	-	-	(23.8)
Net operating income/(loss) from investment properties		22.7	-	-	-	8.2	0.1	-	-	31.0
Revaluation gain/(loss) on investment property	8	18.0	-	6.9	-	28.9	(20.9)	-	-	32.9
Revenue from construction and other services		14.3	0.8	18.7	-	3.6	1.4	0.9	-	39.7
<i>Inter-segment IC elimination</i>		(4.5)	(0.7)	(0.4)	-	(2.9)	-	(0.2)	-	(8.7)
Construction contract costs	23	(4.1)	-	(17.3)	-	(0.3)	-	-	-	(21.7)
Share of loss of joint ventures		-	-	-	-	-	-	-	-	-
Interest expense	16	(27.9)	(2.6)	(0.4)	-	(11.9)	(8.4)	(0.2)	-	(51.4)
Investment management fee		-	-	-	-	-	-	0.6	-	0.6
Net (losses)/gains on financial assets at fair value through profit and loss	10,28	0.7	(0.3)	0.3	-	0.8	(13.2)	0.3	-	(11.4)
Foreign exchange gains, net	26	-	0.5	(0.9)	1.0	-	-	4.7	-	5.3
Results on disposal of subsidiaries	24	4.7	1.1	0.4	(4.8)	(1.5)	-	5.6	-	5.5
Other (expenses)/revenues		(5.7)	(1.1)	(2.8)	(0.1)	(6.4)	(1.5)	(2.0)	-	(19.6)
Profit/(loss) before tax		18.2	(2.3)	4.5	(3.9)	18.5	(42.5)	9.7	-	2.2
Investment property in use or vacant	8	462.6	-	-	-	12.9	-	-	-	475.5
Investment property under development	8	50.0	-	3.0	-	347.3	149.7	-	-	550.0
Other non-current assets*		18.3	-	0.6	-	17.3	7.7	67.2	-	111.1
Total non-current assets		530.9	-	3.6	-	377.5	157.4	67.2	-	1,136.6
Non-current assets classified as held-for-sale	12	-	-	-	-	-	8.3	-	-	8.3
Total non-current assets and assets held for sale		530.9	-	3.6	-	377.5	165.7	67.2	-	1,144.9
Restricted cash	13	4.6	-	0.1	-	0.9	6.8	0.3	-	12.7
Cash and cash equivalents	14	8.7	10.5	7.0	0.2	2.7	0.8	6.7	-	36.6
Trade and other receivables including Other current assets		15.8	1.7	22.9	4.4	7.6	15.1	3.3	57.0	127.8
Total assets		560.0	12.2	33.6	4.6	388.7	188.4	77.5	57.0	1,322.0

6 Segment Analysis (Continued)

d) Information about reportable segment profit or loss, assets and liabilities (Continued)

Geographical information. Liabilities and capital expenditures analysed by country for the year ended 31 December 2024 are as follows:

<i>In millions of EUR</i>	Note	Slovakia	Czech Republic	Poland	Hungary	UK	Germany	Luxembourg, Netherlands, Cyprus	Unallocated	Total
Borrowings	16									
- non-current		(447.0)	-	-	-	-	(104.8)	-	-	(551.8)
- current		(47.9)	(56.1)	-	-	-	(22.7)	-	-	(126.7)
Leasing	16									
- non-current		-	-	-	-	(8.8)	-	-	-	(8.8)
- current		-	-	(0.1)	-	(2.5)	-	-	-	(2.6)
Trade and other payables	7,17									
- non-current		(5.9)	(0.1)	-	-	(0.7)	-	-	(2.0)	(8.7)
- current		(18.4)	(0.3)	(16.6)	(2.7)	(5.1)	(4.0)	(5.1)	(0.1)	(52.3)
Liabilities directly associated with non-current assets classified as held for sale	12	-	-	-	-	-	(0.6)	-	-	(0.6)
Deferred income tax liability	25	(29.5)	-	(0.6)	-	(4.7)	-	-	-	(34.8)
Total liabilities		(548.7)	(56.5)	(17.3)	(2.7)	(21.8)	(132.1)	(5.1)	(2.1)	(786.3)
Net asset value		11.3	(44.3)	16.3	1.9	366.9	56.3	72.4	54.9	535.7
Construction costs related to investment property	8	1.0	-	-	-	26.3	7.6	-	-	34.9
Construction costs related to construction work	23	4.1	-	17.3	-	0.3	-	-	-	21.7
Total investments		5.1	-	17.3	-	26.6	7.6	-	-	56.6
Disposal of investment property due to sale	24	(33.1)	-	-	-	(200.2)	-	-	-	(233.3)
Total divestments		(33.1)	-	-	-	(200.2)	-	-	-	(233.3)

*Other non-current assets consist of Receivables and loans of EUR 73.4 million, Deferred income tax asset of EUR 27.5 million and Other non-current assets of EUR 10.2 million.

Prior year figures have been reclassified to conform to the current financial year's presentation. The Group has revised the disclosure of revenues related to tenants' own consumption of utilities by reclassifying such revenues from 'Service charges' to 'Rental income', to be consistent with management reporting. The change is a re-presentation of segment disclosures only and has no effect on consolidated totals for profit, assets, liabilities or equity.

7 Balances and Transactions with Related Parties

Related parties are defined in IAS 24, *Related Party Disclosures*.

The Company's immediate parent and ultimate controlling party are disclosed in Note 1. Transactions are generally entered into on an arm's length basis.

Key management of the Group consists of 8 senior managers (2024: 8). Short-term bonuses fall due wholly within twelve months after the end of the period in which management rendered the related services.

The nature of the related party relationships for those related parties with whom the Group entered into significant transactions or had significant balances outstanding at 31 December 2025 are detailed below.

At 31 December 2025, the outstanding balances with related parties are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Total
Trade and other receivables (Note 11)	35.8	-	35.8
Loans to related parties (Note 11)	2.5	-	2.5
ECL allowance for trade receivables and loans to related party (Note 11)	(0.9)	-	(0.9)
Accrued income from related parties (Note 11)	0.2	-	0.2
Financial assets - loans (Note 9)	47.2	-	47.2
Other assets	0.1	-	0.1
Trade and other payables current (Note 17)	(18.2)	-	(18.2)
Trade and other payables non - current (Note 17)	(0.5)	-	(0.5)

The income, expense and other transactions with related parties for the year ended 31 December 2025 are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Total
Proceeds from sale of subsidiary (Note 24)	0.1	-	0.1
Revenue from services rendered	3.4	-	3.4
Revenues from fit-outs (Note 22)	25.6	-	25.6
Revenues from construction contracts (Note 22)	2.1	-	2.1
Rental income	5.7	-	5.7
Direct operating expenses arising from investment property	(4.1)	-	(4.1)
Other services	(5.8)	-	(5.8)
Employee benefits (salaries)	-	(1.8)	(1.8)
Employee benefits (social security costs)	-	(0.3)	(0.3)
Interest income	4.1	-	4.1
Interest expense	(0.4)	-	(0.4)
Construction expenses	(1.0)	-	(1.0)

At 31 December 2024, the outstanding balances with related parties are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Total
Trade and other receivables (Note 11)	105.5	-	105.5
Loans to related parties (Note 11)	3.2	-	3.2
ECL allowance for trade receivables and loans to related party (Note 11)	(5.4)	-	(5.4)
Financial assets - loans (Note 9)	55.2	-	55.2
Trade and other payables current (Note 17)	(14.2)	-	(14.2)
Trade and other payables non - current (Note 17)	(0.3)	-	(0.3)
Lease liabilities current (Note 16)	(0.6)	-	(0.6)
Lease liabilities non-current (Note 16)	(2.0)	-	(2.0)

7 Balances and Transactions with Related Parties (Continued)

The income, expense and other transactions with related parties for the year ended 31 December 2024 are as follows:

<i>In millions of EUR</i>	Entities under common control	Key management personnel	Total
Proceeds from sale of subsidiary (Note 24)	56.8	-	56.8
Revenue from services rendered	6.1	-	6.1
Revenues from fit-outs (Note 22)	17.7	-	17.7
Revenues from construction contracts (Note 22)	1.2	-	1.2
Rental income	5.7	-	5.7
Direct operating expenses arising from investment property	(2.8)	-	(2.8)
Other services	(8.9)	-	(8.9)
Short-term employee benefits (salaries)	-	(1.7)	(1.7)
Long-term employee benefits (social security costs)	-	(0.1)	(0.1)
Interest income	2.7	-	2.7
Interest expense	(0.8)	-	(0.8)
Capital contribution to unconsolidated entity (Note 10)	(12.0)	-	(12.0)

A shareholder entity has made an undertaking to pay to the senior managers of the Group an amount under a profit sharing scheme based on increase in Net Asset Value (adjusted) of the Group. As the amount is payable by the shareholder, and does not constitute a share based payment under IFRS, it has not been expensed by the Group. The amount paid or accrued with respect to 2024 and/or 2025 are not material in the context of the consolidated financial statements. The compensation of the Board of Directors of the Parent Company amounted EUR 1.5 million in 2025 (2024: EUR 1.3 million).

The Group had no outstanding loans receivable from the members of the Board of Directors of the Group as at 31 December 2025 (2024: nil).

Distributions to owners paid by the Group in 2025 and 2024 respectively are described in Note 15.

In 2025, the Group sold 100% interest in its subsidiary Twin City VI s. r. o. to its related party under common control, HB Reavis Investments Holding S.A..

In December 2024, the Group lost control over subsidiary FORTYTWO House S.à r.l. by sale of 100% share to its related party under common control, HB Reavis Investments Holding Europe a.s..

Net assets disposed and proceeds from the transactions are described in Note 24.

8 Investment Property

In millions of EUR	Year ended 31 December 2025					Year ended 31 December 2024				
	Under development		In use or vacant		Total	Under development		In use or vacant		Total
	Owned	Leased	Owned	Leased		Owned	Leased	Owned	Leased	
Fair value at 1 January	540.9	9.1	465.0	10.5	1,025.5	675.4	9.1	453.1	10.2	1,147.8
Right-of-use-asset acquired during the year / lease index and concessions	-	-	-	-	-	-	-	-	2.6	2.6
Subsequent expenditure on investment property	15.5	0.1	3.7	-	19.3	33.9	-	1.0	-	34.9
Disposal of investment property	(0.5)	-	(0.2)	-	(0.7)	(8.2)	-	(1.4)	-	(9.6)
Transfers from under development to in use	-	-	-	-	-	(200.2)	-	200.2	-	-
Transfers to disposal groups classified as held for sale	(30.2)	-	-	-	(30.2)	(6.2)	-	-	-	(6.2)
Disposal of subsidiary	-	(9.2)	-	-	(9.2)	-	-	(200.2)	-	(200.2)
Fair value gains/(losses) – properties completed during the year*	-	-	-	-	-	18.5	-	-	-	18.5
Fair value gains/(losses)*	(16.7)	-	78.4	(2.6)	59.1	4.5	-	12.2	(2.3)	14.4
Effect of translation to presentation currency*	(17.4)	-	(0.1)	(0.1)	(17.6)	23.2	-	0.1	-	23.3
Fair value at 31 December	491.6	-	546.8	7.8	1,046.2	540.9	9.1	465.0	10.5	1,025.5

* As of 31 December 2025, the investment property portfolio of the Group with fair value of EUR 351.2 million or 33.6% of total investment property of the Group as of that date (2024: EUR 363.2 million or 35.4% of total investment property of the Group) - see also Note 6 Segmental Analysis – Geographical Information, was based in the United Kingdom and Poland. The functional currency of the Group's subsidiaries which own such investment properties is GBP and PLN, respectively. The appreciation in fair value of these properties expressed in the local functional currencies is presented above as a fair value gain.

The effects of 2025 and 2024 appreciation/devaluation of the local functional currencies compared to EUR are presented above as effect of translation from functional to presentation currency.

The Group classified certain leases as investment properties. The carrying value of such investment property as of 31 December 2025 was EUR 7.8 million (2024: EUR 19.6 million).

At 31 December 2025, investment properties carried at EUR 1,030.1 million (at 31 December 2024: EUR 987.7 million) have been pledged to third parties as collateral with respect to borrowings.

8 Investment Property (Continued)

Valuations obtained for investment properties were adjusted for the purpose of the consolidated financial statements to avoid double-counting of assets or liabilities that are recognised as separate assets and liabilities and with respect to non-binding offers, results of prospective purchaser due diligence and other factors. Reconciliation between the valuations obtained and the adjusted valuation included in the consolidated financial statements is as follows:

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Valuations obtained		1,081.6	1,039.1
Add: right-of-use assets classified as investment property		7.8	10.5
Less: lease incentive receivables	9(a)	(13.0)	(16.2)
Less: transfers to disposal groups classified as held for sale	12	(30.2)	(7.9)
Fair value at 31 December		1,046.2	1,025.5

9 Receivables and Loans

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Lease incentives receivables	(a)	13.0	16.2
Loans to related parties – non-current (Note 7)	(b)	47.2	55.2
Other non-current receivables		1.0	1.6
Loans to third parties		0.2	0.4
Total receivables and loans		61.4	73.4

Description and analysis by credit quality of receivables and loans is as follows:

- (a) Lease incentive receivables of EUR 13.0 million (31 December 2024: EUR 16.2 million) represent cost of incentives recognised over the lease term, on a straight-line basis. These receivables are rent free periods and cash advanced payments to tenants and they are neither past due nor impaired. They are not secured and they are due from a wide variety of tenants and the Group has the ability to evict non-paying tenants.
- (b) The Group has provided loans to its related parties amounting to EUR 47.2 million as of 31 December 2025 (31 December 2024: EUR 55.2 million) with interest of 3.8% and maturity day 20th December 2027 (31 December 2024: EUR 30.9 million with interest of 3.8% and maturity day 20th December 2027 and EUR 24.3 million with interest 11.46% and maturity date 31st December 2027).

10 Other Non-Current Assets

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Intangible assets		-	0.1
Property, plant and equipment		0.4	0.2
Right of use assets		-	0.1
Interest in unconsolidated entity	(a)	14.2	9.4
Other non-current assets		0.1	0.4
Total other non-current assets		14.7	10.2

Other Non-Current Assets are carried at amortised costs, with the exception of the 'Interest in an unconsolidated entity', which is recognized at fair value.

- (a) In December 2022, the Group lost control over its subsidiary UBX 2 Objekt Berlin S.à r.l. through sale of 89.9% share to entity under common control. The remaining 10.1% interest was recognized at fair value as of date of sale. Fair value of interest in this unconsolidated entity increased to EUR 11.4 million at 31 December 2025 (31 December 2024: EUR 6.6 million). The remaining balance of EUR 2.8 million (31 December 2024: EUR 2.8 million) represents a non-controlling interests in third party recognized at fair value as of date of acquisition.

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Interest in unconsolidated entity at 1 January		9.4	10.1
Capital contribution	7	-	12.0
Acquisition of interest in unconsolidated entity		-	0.5
Fair value revaluation gain/(loss)		4.8	(13.2)
Interest in unconsolidated entity at the end of the year		14.2	9.4

11 Trade and Other Receivables

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Trade and other receivables from related parties	7	35.8	105.5
Accrued income from related parties	7	0.2	-
Loans to related parties	7 (a)	2.5	3.2
Less expected credit loss allowance for trade receivables and loans to related parties	7	(0.9)	(5.4)
Trade and other financial receivables from third parties		12.9	11.9
Accrued rental income from third parties		2.4	4.0
Less expected credit loss allowance for trade receivables from third parties		(5.6)	(2.5)
Derivatives and other financial assets	28	0.5	3.6
Total financial assets / receivables		47.8	120.3
VAT receivable		2.7	2.5
Prepayments		1.0	3.7
Income tax receivable		0.8	-
Total trade and other receivables		52.3	126.5

- (a) The Group has provided two loans to its related parties amounting to EUR 2.5 million as of 31 December 2025 (31 December 2024: EUR 3.2 million) with interest of 4.3% (31 December 2024: 4.3%).

11 Trade and Other receivables (Continued)

The expected credit loss allowance for trade and other receivables is presented in the table below.

<i>In millions of EUR</i>	31 December 2025			31 December 2024		
	Gross carrying amount	ECL	Net carrying amount	Gross carrying amount	ECL	Net carrying amount
Trade and other receivables and loans to related parties						
- current	30.6	-	30.6	78.2	(0.2)	78.0
- less than 30 days overdue	0.6	-	0.6	5.6	(0.1)	5.5
- 30 to 90 days overdue	2.2	(0.1)	2.1	7.6	(0.4)	7.2
- 91 to 180 days overdue	1.4	(0.1)	1.3	2.9	(0.3)	2.6
- 181 to 360 days overdue	2.0	(0.3)	1.7	10.2	(1.5)	8.7
- over 360 days overdue	1.7	(0.4)	1.3	4.2	(2.9)	1.3
Total	38.5	(0.9)	37.6	108.7	(5.4)	103.3
Trade and other receivables and accrued rental income with third parties						
- current	6.9	(0.2)	6.7	8.6	-	8.6
- less than 30 days overdue	0.9	-	0.9	1.6	-	1.6
- 30 to 90 days overdue	0.5	(0.1)	0.4	1.0	(0.1)	0.9
- 91 to 180 days overdue	0.6	(0.2)	0.4	0.8	(0.1)	0.7
- 181 to 360 days overdue	1.2	(0.6)	0.6	0.7	(0.1)	0.6
- over 360 days overdue	1.5	(0.8)	0.7	3.2	(2.2)	1.0
- individually impaired	3.7	(3.7)	-	-	-	-
Total	15.3	(5.6)	9.7	15.9	(2.5)	13.4
Derivatives			0.5			3.6
Total financial assets			47.8			120.3

The primary factor that the Group considers in determining whether a receivable is impaired is its overdue status. As a result, the Group presents above an aging analysis of trade and other receivables. Certain trade receivables are secured by either a bank guarantee or a deposit, deposit amount affects the measurement of the expected credit loss. The unsecured trade receivables are from a wide variety of tenants and the Group has the ability to evict non-paying tenants.

The carrying amount of each class of trade and other receivables approximated their fair value.

The following table explains the changes in the credit loss allowance for trade and other receivables under simplified ECL model between the beginning and the end of the annual financial reporting period:

<i>In millions of EUR</i>	2025	2024
Expected credit loss allowance at 1 January	7.9	6.3
Expected credit loss charge to profit or loss for the year	(1.4)	2.9
Write-offs	-	(1.3)
Expected credit loss allowance at 31 December	6.5	7.9

The Group has pledged the receivables of EUR 7.3 million as collateral for the borrowings as at 31 December 2025 (2024: EUR 7.4 million).

12 Non-current Assets Held for Sale

Major classes of assets classified as held for sale:

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Investment property	30.2	7.9
Trade and other receivables	-	0.2
Other assets	-	0.2
Deferred income tax asset	0.1	-
Total assets classified as held for sale	30.3	8.3

As of 31 December 2025, the Group classified assets and liabilities of the two (2) subsidiaries SPV Vištuk s.r.o. and Vištuk Facilities s.r.o. and assets of one (1) subsidiary PropCo DE4 S.à r.l. as held for sale.

As of 31 December 2024, the Group classified assets and liabilities of the one (1) subsidiary HB Reavis DE1 S.à r.l. as held for sale.

During 2025, the land plot in Dresden, previously classified as held for sale, was disposed-off as an asset deal.

Major classes of liabilities directly associated with assets classified as held for sale:

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Deferred income tax liability	0.9	0.3
Trade and other payables	-	0.3
Total liabilities directly associated with assets classified as held for sale	0.9	0.6

At 31 December 2025, investment properties classified as held for sale in amount of EUR 22.3 million (at 31 December 2024: EUR nil) and no receivables classified as held for sale (at 31 December 2024: EUR nil) have been pledged to third parties as collateral with respect to borrowings.

13 Restricted Cash

Restricted cash is cash and cash equivalents that are held for a specific purpose thus not available for immediate or general use by the Group. At 31 December 2025, restricted cash balance consists of the following:

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Debt service reserve accounts	2.5	7.1
Tenant security deposits	4.4	5.3
Other	0.3	0.3
Total restricted cash	7.2	12.7

Debt service reserve account. Cash deposit required to be held on blocked accounts in relation to the Group's development and investment facilities as a reserve to cover future debt service payments.

Tenant security deposit. Cash held at escrow accounts relating to tenancy deposits arising from leasing contracts, which the Group may use to satisfy overdue obligations of the tenant.

Other. Cash deposits associated with tax returns/obligations, insurance proceeds, in each case with contractually limited rights to utilize without third party consent.

Restricted cash gross outflow is EUR 6.5 million and restricted cash gross inflow amounted to EUR 1.0 million during the year ended 31 December 2025.

14 Cash and Cash Equivalents

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Cash at bank	46.8	36.5
Cash on transit and in hand	0.1	0.1
Total cash and cash equivalents	46.9	36.6

The table below discloses the credit quality of cash at bank balances based on credit risk grades at 31 December 2025. Refer to Note 28 for the description of the Group's credit risk grading system.

<i>In millions of EUR</i>	31 December 2025	31 December 2024
- Excellent	45.7	27.5
- Good	1.1	9.0
Total cash at bank	46.8	36.5

The Company classifies banks based on ratings as follows:

- Banks rated Excellent: Rating by Moody's A1, A2, A3 or rating by Fitch A+, A, A-
- Banks rated Good: Rating by Moody's Baa1, Baa2, Baa3 or Fitch BBB+, BBB, BBB-
- Banks rated Satisfactory: Rating by Moody's Ba1, Ba2, Ba3 or Fitch BB+, BB, BB-

The carrying amounts of cash and cash equivalents as of 31 December 2025 and 31 December 2024 are not substantially different from their fair value. The maximum exposure to credit risk relating to cash and cash equivalents is limited to the carrying value of cash and cash equivalents.

15 Share Capital and Share Premium

	Number of shares	Ordinary shares in EUR	Share premium in EUR	Total in EUR
At 1 January 2024	31,000	31,000	26,319,953	26,350,953
At 31 December 2024	31,000	31,000	26,319,953	26,350,953
At 31 December 2025	31,000	31,000	26,319,953	26,350,953

The total authorised number of ordinary shares is 31,000 shares with a par value of EUR 1 per share. All issued ordinary shares are fully paid. Each ordinary share carries one vote. 12,500 shares were issued on 20 October 2010 and additional 17,500 shares were issued on 4 September 2018 due to change of legal form of the company from a private limited liability company into a public limited liability company. On 3 February 2023, 1,000 new shares were issued.

Distributions to owners declared and paid during the year were as follows:

<i>In millions of EUR, except dividends per share amount</i>	Note	2025	2024
Distributions to owners payable at 1 January	17	-	-
Dividend distributions declared during the year		15.3	16.3
Distributions paid during the year		(15.1)	(16.3)
Non-cash settlement of distributions during the year		(0.2)	-
Distributions payable to owners at 31 December	17	-	-
Amount per share declared during the year in EUR		492.1	525.8

16 Borrowings and Lease liabilities

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Non-current		
Bank borrowings	313.3	345.0
Issued bonds	90.9	206.8
Lease liabilities	5.5	6.8
Lease liabilities from related parties (Note 7)	-	2.0
Total non-current borrowings and lease liabilities	409.7	560.6
Current		
Bank borrowings	115.2	40.3
Issued bonds	113.8	86.4
Lease liabilities	2.9	2.0
Lease liabilities from related parties (Note 7)	-	0.6
Total current borrowings and lease liabilities	231.9	129.3
Total borrowings and lease liabilities	641.6	689.9

The Group's borrowings are denominated in EUR (2024: EUR and CZK).

The Group recognized on its borrowings and lease liabilities interest expense in amount of EUR 30.7 million out of which EUR 8.8 million was bond related interest expense (2024: interest expense EUR 51.4 million out of which EUR 12.2 million EUR bond related interest expense).

16 Borrowings and Lease liabilities (Continued)

The table below sets out an analysis of our debt and the movements in our debt. The debt items are those that are reported as financing in the consolidated statement of cash flows.

<i>In millions of EUR</i>	Loans	Bonds	Lease liabilities	Total
Total borrowings and lease liabilities as at 1 January 2024	505.6	304.1	15.5	825.2
Cash flows				
Proceeds from new drawdowns	165.3	-	-	165.3
Repayments	(163.0)	(8.0)	(4.0)	(175.0)
Non-cash changes				
New leases	-	-	2.9	2.9
Non-cash movement due to loss of control in a subsidiary	(128.4)	-	-	(128.4)
Non-cash movement due to derecognition of a lease	-	-	(4.4)	(4.4)
Effect of modified effective interest rate	-	(1.9)	-	(1.9)
Change in accrued interest	(0.1)	(0.8)	0.9	-
Change in amortised transaction costs	1.9	0.8	-	2.7
Effect of translation to presentation currency	4.0	(1.0)	0.5	3.5
Total borrowings and lease liabilities as at 31 December 2024	385.3	293.2	11.4	689.9
Cash flows				
Proceeds from new drawdowns	59.8	-	-	59.8
Repayments	(16.5)	(87.6)	(3.3)	(107.4)
Non-cash changes				
Change in accrued interest	(0.4)	(2.4)	0.8	(2.0)
Change in amortised transaction costs	0.3	0.5	-	0.8
Effect of translation to presentation currency	-	1.0	(0.5)	0.5
Total borrowings and lease liabilities as at 31 December 2025	428.5	204.7	8.4	641.6

The carrying amounts and fair values of the non-current borrowings are set out below:

<i>In millions of EUR</i>	Carrying amounts at 31 December		Fair values at 31 December	
	2025	2024	2025	2024
Bank borrowings	313.3	345.0	317.0	346.5
Issued bonds	90.9	206.8	90.4	205.0
Non-current borrowings	404.2	551.8	407.4	551.5

Assumptions used in determining fair value of borrowings are described in Note 30. The carrying values of current borrowings approximate their fair values. The fair value of lease liabilities would be affected by lease extension and termination options and it is thus not disclosed as allowed by IFRS 7 paragraph 29.

16 Borrowings and Lease liabilities (Continued)

The Group has the following undrawn borrowing facilities:

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Availability:		
- Expiring within one year	-	30.0
- Expiring beyond one year	40.0	-
Total undrawn facilities	40.0	30.0

Investment properties (Note 8) and receivables (Note 11) are pledged as collateral for borrowings of EUR 464.1 million (2024: EUR 450.8 million).

The loan agreements with third party creditors are governed by terms and conditions which include maximum loan to value ratios ranging from 60% to 70% (2024: 60% to 70%) and minimum debt service coverage ratios at 1.2 (2024: 1.2).

At 31 December 2025 and up to date of authorization of these consolidated financial statements for issue, the Group was not in breach of any material loan agreement terms that could lead to loan acceleration or event of default, and no terms of the loans were renegotiated due to defaults or breaches.

After 31 December 2025 and up to date of authorization of these consolidated financial statements, the Group repaid EUR 16.4 million of borrowings (of which EUR 12.8 million bonds) and drawn EUR 30.0 million of new borrowings.

17 Trade and Other Payables

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Non-current			
Other long-term payables		9.9	8.4
Long-term payables to related parties (Note 7)		0.5	0.3
Total non-current payables		10.4	8.7
Current			
Trade and other payables to related parties (Note 7)		18.2	14.2
Accrued liabilities		4.3	4.7
Liabilities for construction of investment properties		12.4	24.4
Trade payables		1.5	0.7
Other payables		0.2	0.1
Total current financial payables		36.6	44.1
Items that are not financial instruments:			
Deferred rental income		4.8	4.9
Contract liability		0.2	0.3
Accrued employee benefit costs		0.2	0.3
Other taxes payable		0.3	0.3
VAT payable		0.2	2.1
Income tax payable		0.7	0.2
Prepayments		2.2	0.1
Total current other payables		8.6	8.2
Total current trade and other payables		45.2	52.3
Total trade and other payables		55.6	61.0

The fair value of trade payables, finance lease liabilities, liabilities for construction of investment property, accrued liabilities, dividends payable, other trade payables to related parties and of other liabilities is not significantly different from their carrying amount.

18 Rental and Similar Income from Investment Property

<i>In millions of EUR</i>	2025	2024
Rental income		
Office	6.3	10.6
Retail	21.9	23.6
HubHub	4.3	4.1
Service charges		
Office	4.6	6.0
Retail	8.6	7.7
HubHub	0.1	0.1
Management charges		
Office	0.6	0.8
Retail	1.2	1.3
HubHub	0.2	0.6
Total rental and similar income from investment properties	47.8	54.8

Prior year figures have been reclassified to conform to the current financial year's presentation. The Group has revised the disclosure of revenues related to tenants' own consumption of utilities by reclassifying such revenues from 'Service charges' to 'Rental income', to be consistent with management reporting. The change is a re-presentation of segment disclosures only and has no effect on consolidated totals for profit, assets, liabilities or equity.

Where the Group is the lessor, the future minimum lease payments receivable under operating leases over the lease term are as follows at 31 December 2025:

<i>In millions of EUR</i>	2025	2024
Not later than 1 year	25.4	25.5
Later than 1 year and not later than 2 years	20.7	24.5
Later than 2 years and not later than 3 years	19.4	18.5
Later than 3 years and not later than 4 years	15.6	18.0
Later than 4 years and not later than 5 years	12.9	13.1
Later than 5 years	23.8	34.3
Total operating lease payments receivable	117.8	133.9

The Group's rental income includes performance income depending on sales revenue of retail units leased by its tenants. These amounts are not included in the above payments receivable as the Group is unable to estimate them with sufficient certainty. Total variable lease payments receivable recognised as income in 2025 under the Group's operating leases were EUR 1.8 million (2024: EUR 1.2 million).

19 Direct Operating Expenses arising from Investment Property

<i>In millions of EUR</i>	2025	2024
<i>Direct operating expenses arising from investment property that generate rental income:</i>		
Services relating to investment property	13.3	10.8
Utilities costs	8.9	9.4
Repairs and maintenance services	1.9	2.1
Materials consumed	0.8	0.8
Real estate tax	0.7	0.6
Other costs	-	0.1
Total	25.6	23.8

20 Employee Benefits

<i>In millions of EUR</i>	2025	2024
Wages and salaries (including social and health insurance)	4.9	4.8
Pension costs – defined contribution plans	0.3	0.3
Total employee benefits	5.2	5.1

20 Employee Benefits (Continued)

The Group had 44 employees in the core real estate operations of the Group (on full time equivalent basis) as at 31 December 2025 (2024: 49 employees). The average number of employees in 2025 was 47 (2024: 56).

21 Other Operating Expenses

Other operating expenses comprised the following:

<i>In millions of EUR</i>	2025	2024
Services	3.8	8.1
Net impairment losses on financial and contract assets	(1.4)	2.9
Rental expense	0.7	0.7
Other taxes	0.7	0.5
Audit fees	0.5	0.6
Cost of sold inventories	-	0.3
Material consumption and energy consumption	0.1	0.1
Other	1.1	1.5
Total other operating expenses	5.5	14.7

The following table summarizes audit fees incurred by the parent entity and its subsidiaries, billed by the principal approved audit firm, KPMG Audit S.à r.l. and other network firms of the principal approved audit firm for the audit of these consolidated financial statements:

<i>In millions of EUR</i>	Fees billed by principal approved audit firm		Fees billed by other network firms		Total	
	2025	2024	2025	2024	2025	2024
Audit fees	0.4	0.4	-	-	0.4	0.4
Audit-related fees	-	-	-	-	-	-
Tax fees	-	-	-	-	-	-
Other fees	-	-	-	-	-	-
Total audit fees	0.4	0.4	-	-	0.4	0.4

22 Revenues from construction and other services

Revenues from construction contracts and other services comprised the following:

<i>In millions of EUR</i>	2025	2024
Revenues from fit-out - related parties (Note 7)	25.6	17.7
Revenues from fit-out – tenants	0.7	4.8
Revenues from construction contracts with related parties (Note 7)	2.1	1.2
Sales of services	2.3	6.4
Sales of inventories	-	0.4
Other	0.5	1.1
Total revenues from construction and other services	31.2	31.6

23 Construction services

Expenses arising from construction services comprised from following:

<i>In millions of EUR</i>	2025	2024
Construction services	1.8	2.7
Fit-out	25.2	19.0
Total construction services	27.0	21.7

24 Disposals of Subsidiaries

The Group sold shares in two (2) subsidiaries during year ended 31 December 2025: Eurovalley, a.s. and Twin City VI s.r.o., out of which none was classified as Non-current assets held for sale as of 31 December 2024. The disposal of subsidiaries resulted in a profit of EUR 3.1 million (2024: 8.2 million). Additionally, the Group liquidated 2 subsidiaries in 2025 (2024: 19 subsidiaries) (Note 2.2). The profit of EUR 0.3 million (2024: loss of EUR 2.7 million) from these liquidations is presented under Gain on disposal of subsidiaries, along with the aforementioned profit from the sale of subsidiaries.

The assets and liabilities of subsidiaries disposed of, the sale proceeds and the gain on disposal comprised:

<i>In millions of EUR</i>	Sold to entity under common control in 2025	Sold to third parties in 2025	Total sold in 2025	Sold to entity under common control in 2024	Sold to third parties in 2024	Total sold in 2024
Investment property in use or vacant	-	-	-	200.2	-	200.2
Investment property under development	-	9.2	9.2	-	33.1	33.1
Receivables and loans	0.1	-	0.1	8.1	-	8.1
Deferred income tax asset	-	-	-	1.5	1.1	2.6
Other non-current assets	-	-	-	0.5	0.3	0.8
Trade and other receivables	-	-	-	2.1	1.5	3.6
Other current assets	-	-	-	0.9	-	0.9
Restricted cash	-	-	-	2.8	-	2.8
Cash and cash equivalents	-	0.2	0.2	1.1	3.9	5.0
Borrowings non-current	-	-	-	(127.3)	-	(127.3)
Deferred income tax liability	-	(1.4)	(1.4)	-	(5.5)	(5.5)
Trade and other payables – non-current	-	-	-	(0.6)	-	(0.6)
Borrowings current	-	-	-	(1.1)	-	(1.1)
Trade and other payables - current	(0.1)	(0.2)	(0.3)	(3.4)	-	(3.4)
Net assets value	-	7.8	7.8	84.8	34.4	119.2
Less: Intercompany balances of disposed entities eliminated on consolidation, thereof:	-	-	-	(27.8)	-	(27.8)
- Trade and other payables	-	-	-	(27.8)	-	(27.8)
Gain/(loss) on disposal of subsidiaries	0.1	3.3	3.4	1.8	3.7	5.5
Foreign currency translation differences transferred from other comprehensive income upon loss of control	-	-	-	(2.0)	3.9	1.9
Proceeds from sale of subsidiaries	0.1	11.1	11.2	56.8	42.0	98.8
Less cash in subsidiaries at the date of transaction	-	(0.2)	(0.2)	(1.1)	(3.9)	(5.0)
Less receivable from sale of subsidiary	-	(9.4)	(9.4)	(46.1)	(1.1)	(47.2)
Collection of prior year receivables from sale of subsidiary	46.9	-	46.9	85.0	11.5	96.5
Cash sale proceeds	47.0	1.5	48.5	94.6	48.5	143.1

25 Income Taxes

Income tax expense comprises the following:

<i>In millions of EUR</i>	2025	2024
Current tax	(1.4)	0.3
Deferred tax	(5.4)	(0.7)
Income tax expense for the year	(6.8)	(0.4)

Reconciliation between the expected and the actual taxation charge is provided below.

<i>In millions of EUR</i>	2025	2024
Profit before income tax	52.2	2.2
Theoretical tax charge at applicable rate 21.4% (2024: 19.5%)	(11.2)	(0.4)
Tax effect of items which are not deductible or assessable for taxation purposes:		
- Income/(loss) not subject to taxation	1.5	3.3
- Non-temporary taxable items	(1.8)	(3.0)
- Utilisation of tax losses	1.4	1.1
- Change in estimate of prior period income taxes	4.4	1.5
- Unrecognised deferred tax assets from tax losses carried-forward	(1.1)	(0.1)
- Effect of changes in SK income tax rate effective from 2025	-	(2.8)
Income tax expense for the year	(6.8)	(0.4)

The Group uses 21.4% (2024: 19.5%) as the applicable tax rate to calculate its theoretical tax charge which is calculated as a weighted average of the rates applicable in the Slovak Republic of 24%/21% (2024: 21%), the Czech Republic of 21% (2024: 21%), Poland of 19% (2024: 19%), Germany of 16% (2024: 16%), Luxembourg of 23.87% (2024: 24.94%) and the UK of 25% (2024: 25%) where majority of the Group's operations are located. Non-temporary taxable items contain mainly non-taxable foreign-exchange differences and interest expenses.

Differences between IFRS and applicable statutory taxation regulations give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. The tax effect of the movements in these temporary differences is detailed below.

<i>In millions of EUR</i>	1 January 2025	(Charged)/credited to profit or loss	Transfer to assets held for sale	Divestment of subsidiaries	Currency translation difference	31 December 2025
Tax effect of deductible/(taxable) temporary differences						
Investment properties	(19.1)	(9.7)	0.8	1.4	(0.7)	(27.3)
Tax losses carried forward	10.6	4.0	-	-	(0.2)	14.4
Other	1.2	0.3	-	-	-	1.5
Net deferred tax (liability)	(7.3)	(5.4)	0.8	1.4	(0.9)	(11.4)

Net deferred tax liability of EUR 11.4 million as at 31 December 2025 (2024: EUR 7.3 million) consist of deferred tax liability of EUR 44.5 million (2024: 34.8 million) and deferred tax asset of EUR 33.1 million (2024: 27.5 million) presented in the Consolidated Statement of Financial Position.

25 Income Taxes (Continued)

In the context of the Group's current structure, tax losses and current tax assets of different Group companies may not be offset against current tax liabilities and taxable profits of other Group companies. Accordingly, taxes may accrue even where there is a consolidated tax loss. Therefore, deferred tax assets and liabilities are offset only when they relate to the same taxable entity. Deferred tax liability and deferred tax asset presented in the Consolidated Statement of Financial Position at 31 December 2025 are based on the net position of all consolidated entities. Deferred tax asset and deferred tax liability presented in the table above show net position per each category of temporary differences and do not harmonise with the presentation according to legal entities. The Group expects that substantially all of the deferred tax liability will crystallise after more than 12 months from the balance sheet date. The Group did not recognise as at 31 December 2025 deferred tax asset in the amount of EUR 4.5 million (2024: EUR 6.5 million) resulting from tax losses for the year in amount of EUR 23.9 million (2024: 28.3 million) due to high probability of inability to utilise these tax losses against sufficient taxable profit. Expiration of these tax losses is between years 2026-2030.

26 Foreign exchange gains/(losses), net

<i>In millions of EUR</i>	2025	2024
Foreign exchange (losses)/gains unrealised		
Inter-company loans to foreign operations that do not form part of net investment	(3.8)	0.4
Trade and other receivables and payable	(1.6)	0.3
	(5.4)	0.7
Foreign exchange gains realised		
Inter-company loans to foreign operations that do not form part of net investment	0.5	4.1
Trade and other receivables and payables	0.1	0.5
	0.6	4.6
Foreign exchange gains/(losses), net	(4.8)	5.3

27 Contingencies, Commitments and Operating Risks

Tax legislation. Tax and customs legislation in countries where the Group operates is subject to varying interpretations, and changes, which can occur frequently. Management's interpretation of such legislation as applied to the transactions and activity of the Group may be challenged by the relevant authorities. The Group includes holding companies incorporated in various jurisdictions. The tax liabilities of the Group are determined on the assumption that these holding companies are not subject to profits tax in other countries. This interpretation of relevant legislation may be challenged but the impact of any such challenge cannot be reliably estimated currently; however, it may be significant to the financial position and/or the overall operations of the Group. Refer also to Note 3.

Capital expenditure commitments. Contractual obligations to purchase, construct or develop investment properties totalled EUR 6.9 million as at 31 December 2025 (31 December 2024: EUR 6.9 million). The Group believes that future net income and funding will be sufficient to cover this and any similar such commitments.

28 Financial Risk Management

The risk management function within the Group is carried out in respect of financial risks: credit risk, market risk (including changes in foreign currency exchange rates, interest rate and price risk) and liquidity risks. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits. The operational and legal risk management functions are intended to ensure proper functioning of internal policies and procedures to minimise operational and legal risks.

(i) Credit risk

The Group takes on exposure to credit risk, which is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Exposure to credit risk arises as a result of the Group's rental income on credit terms and other transactions with counterparties giving rise to financial assets. The Group's maximum exposure to credit risk represents the carrying value of its financial assets in the consolidated statement of financial position.

The Group has no significant off-balance sheet exposures to credit risk as it did not issue financial guarantees nor loan commitments to other parties. The Group structures the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to counterparties or groups of counterparties. Limits on the level of credit risk are approved regularly by Management. Such risks are monitored on a revolving basis and subject to an annual review.

28 Financial Risk Management (Continued)

Management has additional policies in place to secure trade receivables from rental business. The Group uses system of required bank guarantees or financial deposits to secure its receivables from rental business based on the rating of tenant.

The Group's management reviews ageing analysis of outstanding trade receivables and follows up on past due balances. Management therefore considers it appropriate to provide ageing and other information about credit risk as disclosed in Note 11.

According to the general terms and conditions of contracts with its customers, the Group requires either a cash collateral or bank guarantee in favour of the Group to ensure its receivables are collectible. The amount guaranteed by cash collateral or a bank guarantee is assessed by the Group annually. The Group has a right of set-off of any balances overdue against the collateral or amount drawn under a bank guarantee.

Credit risks concentrations

As for the banks and financial institutions, Group has relationships only with those banks that have high independent rating assessment. The Group's bank deposits are held with 18 banks (2024: 21 banks) but 99.23% (2024: 97.46%) of cash balances as of 31 December 2025 are held with 10 (2024: 10) major banks. The Group's management considers the concentration of credit risk with respect to cash balances with banks as acceptable. The analysis by credit quality (bank rating) is provided in Note 14.

Expected credit loss (ECL) measurement

The Group uses expected credit loss ("ECL") measurement, which reflects the probability-weighted estimate of the present value of future expected credit losses. The Group applies a simplified approach to trade receivables, unbilled receivables from service charges and accrued rental income ("trade receivables") under IFRS 9 (including related party receivables), i.e. measures ECL using lifetime expected loss. The Group uses for the calculation of lifetime expected loss by applying a provision matrix that takes into account the ageing of trade receivables and trade receivables ultimately written off. Expected credit losses are modelled over receivables lifetime period.

The ECLs that are estimated by management for the purposes of these consolidated financial statements are point-in-time estimates, rather than through-the-cycle estimates that are commonly used for regulatory purposes. The estimates consider forward looking information, that is, ECLs reflect probability weighted development of key macroeconomic variables that have an impact on credit risk.

Cash flow forecasts are provided by the Board of Directors and provide the best estimate of the expected macro-economic development over the next year. The Group has considered this information, and based on the fact that most of the financial assets are current, this did not have significant impact on the consolidated financial statements.

As with any economic forecast, the projections and likelihoods of occurrence are subject to a high degree of inherent uncertainty, and therefore the actual outcomes may be significantly different to those projected. The Group considers these forecasts to represent its best estimate of the possible outcomes. The Group regularly reviews its methodology and assumptions to reduce any difference between the estimates and the actual credit loss.

(ii) Market risk

The Group takes on exposure to market risks. Market risks arise from open positions in (a) foreign currencies, (b) interest bearing assets and liabilities and (c) equity investments, all of which are exposed to general and specific market movements.

Currency risk. Due to continuous international expansion, Management acknowledges elevated exposure of the Group to foreign exchange risk arising from various currency exposures, primarily with respect to Czech Koruna, Polish Zloty, British Pound and Hungarian Forint. Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities denominated in currency that is not the entity's functional currency. Therefore, internal objectives, policies and processes for its management have been set. Management has set up a policy to require Group companies to manage their foreign exchange risk exposure with the Group treasury. To manage their foreign exchange risk arising from future commercial transactions and recognised assets and liabilities, entities in the Group use forward contracts, transacted with the help of Group treasury. As a result, the Group has invested into derivative instruments, held for risk management purposes, mostly forwards, that are set up to minimize foreign exchange losses.

Had the foreign exchange rates been by 5% lower than they have been throughout the year ended 31 December 2025 with all other variables constant, profit for the year would have been approximately EUR 1.1 million lower (2024: EUR 4.4 million lower). Equity, after allowing for the tax effects, would have been EUR 0.9 million lower (2024: EUR 3.9 million lower).

Had the foreign exchange rates been by 5% higher than they have been throughout the year ended 31 December 2025 with all other variables constant, profit for the year would have been approximately EUR 1.1 million higher (2024: EUR 4.4 million higher). Equity, after allowing for the tax effects, would have been EUR 0.9 million higher (2024: EUR 3.9 million higher).

Interest rate risk. The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The Group's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk which is partially offset by cash held at variable rates. The table below summarises the Group's exposure to interest rate risks.

28 Financial Risk Management (Continued)

The table presents the aggregated amounts of the Group's interest-bearing financial assets and liabilities at carrying amounts, categorised by the earlier of contractual interest repricing or maturity dates.

<i>In millions of EUR</i>	Up to 1 month	1 to 3 months	3 months to 1 year	1 to 5 years	Over 5 years	Total
31 December 2025						
Interest rate bearing financial assets						
Cash and cash equivalents	46.9	-	-	-	-	46.9
Derivatives and other financial assets	-	0.2	-	0.3	-	0.5
Trade and other receivables	-	-	2.5	-	-	2.5
Receivables and loans	-	-	-	47.2	-	47.2
Interest rate bearing financial liabilities						
Borrowings	(46.3)	(388.8)	(153.3)	(44.8)	-	(633.2)
Lease liabilities	-	(0.8)	(2.1)	(5.5)	-	(8.4)
Net interest sensitivity gap at 31 December 2025	0.6	(389.4)	(152.9)	(2.8)	-	(544.5)

<i>In millions of EUR</i>	Up to 1 month	1 to 3 months	3 months to 1 year	1 to 5 years	Over 5 years	Total
31 December 2024						
Interest rate bearing financial assets						
Cash and cash equivalents	36.6	-	-	-	-	36.6
Derivatives and other financial assets	1.8	0.1	0.9	0.8	-	3.6
Trade and other receivables	-	-	3.2	-	-	3.2
Receivables and loans	-	-	-	55.6	-	55.6
Interest rate bearing financial liabilities						
Borrowings	(68.1)	(380.9)	(22.3)	(207.2)	-	(678.5)
Lease liabilities	-	(0.8)	(1.8)	(8.8)	-	(11.4)
Net interest sensitivity gap at 31 December 2024	(29.7)	(381.5)	(20.5)	(159.2)	-	(590.9)

The Group mitigates its interest rate risk and foreign exchange rate risk using derivative instruments. Cross currency interest rate swaps, interest rate cap options and FX forwards are used by the Group. The table presents notional values and fair values of derivatives.

<i>In millions of Currencies</i>	Currency	31 December 2025			31 December 2024		
Derivatives - Assets		Notional values	Fair values	Gain/(loss) on financial derivatives	Notional values	Fair values	Gain/(loss) on financial derivatives
Interest rate cap	EUR	62.5	0.2	0.1	142.5	1.6	1.6
Interest rate swap	EUR	185.2	0.2	0.2	160.6	0.1	0.1
Cross currency interest rate swap	EUR	-	-	-	101.3	1.7	(0.4)
FX forward currency pair of EUR/PLN	CZK	-	-	-	2,655.1	-	-
FX forward currency pair of EUR/GBP	EUR	5.9	0.1	0.2	5.8	0.1	0.3
	EUR	-	-	-	6.8	0.1	0.3
Total			0.5	0.5		3.6	1.9

28 Financial Risk Management (Continued)

<i>In millions of Currencies</i>	Currency	31 December 2025			31 December 2024		
Derivatives - Liabilities		Notional values	Fair values	Gain/(loss) on financial derivatives	Notional values	Fair values	Gain/(loss) on financial derivatives
FX forward currency pair of EUR/GBP	EUR	1.1	-	(0.1)	-	-	-
Total				(0.1)		-	-

Had the interest rates on the Group's variable interest rate loans (generally the third-party borrowings) been higher by 200 basis points than they have been throughout the year ended 31 December 2025 with all other variables constant, profit before tax for the year would have been lower by approximately EUR 3.8 million (2024: EUR 5.1 million lower). Equity, after allowing for the tax effects, would have been lower by approximately EUR 3.0 million higher (2024: higher by EUR 4.2 million).

In addition to certain borrowings with fixed interest rate, the Group's policy is to actively manage the interest rate on its variable interest borrowings in selected cases. To manage this, the Group enters into various derivative instruments such as interest rate swaps or interest rate caps in relation to the relevant borrowings.

The provisions are taken into consideration by the Group's management when pursuing its interest rate management policy. Trade and other receivables and Trade and other payables are interest free and with a term of less than one year, so it is assumed that there is no interest rate risk associated with these financial assets and liabilities.

The Group's interest rate risk is monitored by the Group's management on a monthly basis. The interest rate risk policy is approved quarterly by the Board of Directors. Management analyses the Group's interest rate exposure on a dynamic basis. Various scenarios are simulated, taking into consideration refinancing, renewal of existing positions and alternative financing sources. Based on these scenarios, the Group calculates the impact on profit and loss of a defined interest rate shift. The scenarios are run only for liabilities that represent the major interest-bearing positions. The simulation is done on a monthly basis to verify that the maximum potential loss is within the limits set by management.

(iii) Liquidity risk

Liquidity risk is defined as the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities.

As at 31 December 2025, the Group's current liabilities exceeded its current assets by EUR 139.8 million. The short-term loans, amounting to EUR 54.7 million, have been extended with revised maturities scheduled for 2028 and subsequent years. The total also includes a bank overdraft facility of EUR 10 million, for which the contractual notice period of 10 months has not yet commenced. Furthermore, a short-term loan of EUR 19.3 million contains a contractual option to extend its maturity to 2027, which remains available and unexercised as at reporting date. All necessary contractual requirements for exercising this extension option had been met at year end. The Group has successfully refinanced its external loans in 2023, 2024 and 2025 to date and seeks to manage the portfolio in a manner to meet similar future financing requirements.

The Group has committed to sell a non-controlling interest in its subsidiary Stanica Nivy s. r. o. to a related party for a consideration of at least EUR 70 million. The transaction is scheduled for completion by August 2026, with the payment terms until the end of 2026.

Additionally, the Group has established a bond issuance programme with a maximum nominal value of EUR 200 million, offering a framework for accessing capital markets, subject to prevailing market conditions, investor demand and the Group's funding needs. The first subscription period for the bond issuance is planned in April and May 2026.

Considering these actions and arrangements, Management has a reasonable expectation that the Group possesses, and will continue to possess, adequate resources to remain a going concern for the foreseeable future.

The table below shows liabilities at 31 December 2025 by their remaining contractual maturity. The amounts disclosed in the maturity table are the contractual undiscounted cash flows. Such undiscounted cash flows differ from the amount included in the consolidated statement of financial position because the carrying amount is based on discounted cash flows.

When the amount payable is not fixed, the amount disclosed is determined by reference to the conditions existing at the end of the respective reporting period. Foreign currency payments are translated using the spot exchange rate at the balance sheet date.

28 Financial Risk Management (Continued)

The remaining maturities of financial liabilities based on contractual undiscounted cash- flows as at 31 December 2025 is as follows:

<i>In millions of EUR</i>	Demand and less than 12 months	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total
Liabilities					
Borrowings (principal repayments)	223.7	223.4	181.8	-	628.9
Borrowings (future interest payments)	24.5	15.2	15.7	-	55.4
Financial payables - current (Note 17)	36.6	-	-	-	36.6
Future lease payments	3.3	3.3	4.8	-	11.4
Total future payments, including future principal and interest payments	288.1	241.9	202.3	-	732.3

The remaining maturities of financial liabilities based on contractual undiscounted cash- flows as at 31 December 2024 is as follows:

<i>In millions of EUR</i>	Demand and less than 12 months	From 1 to 2 years	From 2 to 5 years	Over 5 years	Total
Liabilities					
Borrowings (principal repayments)	119.0	207.3	345.8	-	672.1
Borrowings (future interest payments)	26.8	20.1	23.3	-	70.2
Financial payables - current (Note 17)	44.1	-	-	-	44.1
Future lease payments	3.4	3.3	5.9	-	12.6
Total future payments, including future principal and interest payments	193.3	230.7	375.0	-	799.0

On an ongoing basis the Board of Directors reviews a rolling cash flow forecast prepared on a consolidated basis. As of the date of preparation of these consolidated financial statements and based on our funding capacity the Board has considered cash flow scenarios, including a stress case, and concluded that it is appropriate to use the going concern assumption in preparation of these consolidated financial statements (see also Note 2).

29 Management of Capital

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with other companies in the industry, the Group monitors capital on the Net Asset Value (adjusted) basis. The Group calculates the Net Asset Value (adjusted) on the following basis:

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Equity attributable to the owners of HB Reavis Holding S.A.		550.5	535.2
Adjusted for			
Add: Deferred income tax net (including non-current assets held for sale)	12, 25	12.2	7.6
Net Asset Value (adjusted) as monitored by management		562.7	542.8

29 Management of Capital (Continued)

The Group also manages the net debt leverage ratio. This ratio is defined as a ratio between interest bearing liabilities from third parties less Cash and Group total assets.

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Bank borrowings less cash and restricted cash including those classified as held for sale	579.1	629.2
Total assets	1,293.6	1,322.0
Net debt leverage ratio	44.77%	47.59%

The net debt leverage ratio stood at 44.77% (2024: 47.49%). The Group undertakes efforts to reduce its leverage through divestments of core and non-core assets and repayment of existing loans.

30 Fair Value Estimation

IFRS 13 requires the use of valuation techniques for which sufficient data is available, maximising the use of observable inputs and minimising the use of unobservable inputs. The degree of detail of the disclosure depends on the observability of the inputs used.

For this purpose, IFRS 13 establishes a fair value hierarchy that classifies the inputs into three levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

i) Investment properties

The following table presents the Group's investment properties that are measured at fair value:

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Investment property – valuations obtained at 31 December 2025 (Note 8)	-	-	1,081.6	1,081.6
Investment property – valuations obtained at 31 December 2024 (Note 8)	-	-	1,039.1	1,039.1

Level 3 investment properties are fair valued using discounted cash flow method, residual method, comparative method, direct capitalisation method, hard-core layer method and fair value at acquisition/divestment (cost) for assets which were either acquired/held for sale close to the balance sheet date or where reliable comparable information is unavailable and management used its judgement and experience to assess the fair value. The valuation techniques for level 3 are further described in Note 3.

30 Fair Value Estimation (Continued)

Quantitative information about fair value measurements using unobservable inputs:

Asset Management

Segment	Valuation technique	Fair value 31 Dec 2025 (in millions of EUR)	Fair value 31 Dec 2024 (in millions of EUR)	Main input	Range 31 Dec 2025	Range 31 Dec 2024
Slovakia						
Office	Hard-core layer method	111.8	108.5	average annual rent / sq m capitalisation rate for terminal value	191 – 211 7.17% - 7.25%	188-211 7.18% - 7.27%
Retail	Hard-core layer method	446.2	369.9	average annual rent / sq m capitalisation rate for terminal value	311 6.50%	247 6.50%
Total for segment		558.0	478.4			

Development in realisation and in preparation

Segment	Valuation technique	Fair value 31 Dec 2025 (in millions of EUR)	Fair value 31 Dec 2024 (in millions of EUR)	Main input	Range 31 Dec 2025	Range 31 Dec 2024
Slovakia						
Office/Retail	Residual Method	4.6	-	Capitalised net revenues less cost to completion (in millions of EUR) Capitalisation rate	7.8 6.25%	- -
Residential	Residual Method	28.5	28.5	value in EUR per sqm	4,560.0	4,550.0
Total		33.1	28.5			

The average annual rent provided includes the Estimated Market Rental Value (EMRV) i.e. the open market rent of each space (not necessarily equal to the current passing rent) of the property, including rental income from office and retail space but including ancillary income from storage, parking, signage, technology and other income divided by square meters of lettable office, retail and storage space.

30 Fair Value Estimation (Continued)

Development in realisation and in preparation (Continued)

Segment	Valuation Technique	Fair value 31 Dec 2025 (in millions of EUR)	Fair value 31 Dec 2024 (in millions of EUR)	Main input	Range 31 Dec 2025	Range 31 Dec 2024
Poland						
Office	Residual method	3.0	3.0	Capitalisation rate less cost to completion	6.35%	6.35%
Total		3.0	3.0			
United Kingdom						
Office	Residual method	304.8	313.5	Capitalised net revenues less cost to completion Capitalisation rate	1,127.7 5.50%	965.8 5.75%
Residential	Residual method	33.8	33.8	Capitalised net revenues less cost to completion Capitalisation rate	29.0 4.75%	32.3 4.75%
Total		338.6	347.3			

30 Fair Value Estimation (Continued)

Development in realisation and in preparation (Continued)

Segment	Valuation Technique	Fair value 31 Dec 2025 (in millions of EUR)	Fair value 31 Dec 2024 (in millions of EUR)	Main input	Range 31 Dec 2025	Range 31 Dec 2024
Germany						
Office	Residual method	113.4	157.6	Capitalised net revenues less cost to completion	150.0	142.2
Office	Land purchase option	22.3	-	Capitalisation rate	4.25% – 4.40%	4.20 – 4.30%
Total		135.7	157.6			
Total for segment		510.4	536.4			
None - core						
Logistics	Comparative method	-	9.2	Price in EUR per sqm	-	4.3
Residential	Residual method	7.3	7.7	Capitalisation rate	6.5%	6.5%
Residential	Comparative method	0.6	1.0	Price in EUR per sqm	3.45	3.44
Retail	At cost	3.5	3.5	-		
HubHub	At cost	1.8	2.9	-		
Total for segment		13.2	24.3			

30 Fair Value Estimation (Continued)

Valuation process

The valuations of the properties are performed twice a year. Year-end valuations are prepared on the basis of valuation reports from independent and qualified valuers.

These reports are based on both:

- information provided by the company such as current rents, terms and conditions of lease agreements, service charges, capital expenditure, etc. This information is derived from the company's financial and property management systems and is subject to the company's overall control environment.
- assumptions and valuation models used by the valuers – the assumptions are typically market related, such as yields, market rents, voids and discount rates. These are based on their professional judgment and market observation. Generally, for income producing assets a DCF, Hardcore layer method and direct capitalisation methods are used, for assets under construction residual method is used and comparative methodology is used for non-core and land bank assets.
- where Letters of Intent from independent third parties were available, these were relied upon rather than the valuation reports.

The information provided to the valuers - and the assumptions and the valuation models used by the valuers - are reviewed by the controlling department and the Group Chief Financial Officer ('CFO'). This includes a review of fair value movements over the period.

Sensitivity of measurement to variance of significant unobservable inputs

A decrease in the estimated annual rent will decrease the fair value. An increase in the discount rates and the capitalisation rates (used for hard-core layer method and for the direct capitalisation method) will decrease the fair value.

There are interrelationships between these rates as they are partially determined by market rate conditions.

The principal assumptions made, and the impact on the aggregate valuations of reasonably possible changes in these assumptions are as follows for properties in the **Western Europe**:

- Rental charges per square meter and month have been calculated for each property on a basis of actually contracted and prevailing market rates as estimated by the qualified valuers. Should the rental levels increase or decrease by 10% the carrying value of investment property would be higher or lower by EUR 339.4 million (2024: 332.1 million).
- The income capitalisation rate (yield) across the portfolio was assumed to be 4.25% to 5.50%, or 4.89% on average (2024: from 4.20% to 5.75%, or 5.13% on average). Should average capitalisation rate increase / decrease by 25 basis points (on a net residual value basis), the carrying value of the investment property portfolio as a whole would be EUR 23.2 million lower or EUR 25.6 million higher (2024: EUR 23.6 million lower or EUR 26.0 million higher).

The principal assumptions made, and the impact on the aggregate valuations of reasonably possible changes in these assumptions are as follows for properties in the **CEE region**:

- Rental charges per square meter and month have been calculated for each property on a basis of actually contracted and prevailing market rates as estimated by the qualified valuers. Should the rental levels increase or decrease by 10% the carrying value of investment property would be higher or lower by EUR 66.8 million (2024: EUR 65.2 million).
- The income capitalisation rate (yield) across the portfolio was assumed to be from 6.25% to 7.25%, or 6.52% on average (2024: from 5.75% to 7.27%, or 6.30% on average). Should average capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property portfolio as a whole would be EUR 23.3 million lower or EUR 25.3 million higher (2024: EUR 20.3 million lower or EUR 22.0 million higher).

ii) Financial Instruments

Fair value of a financial instrument is the price that would be received to sell the financial instrument in an orderly transaction between market participants at the measurement date and is best evidenced by the transaction price or an active quoted market price. The estimated fair values of financial instruments have been determined by the Group using available market information, where it exists, and appropriate valuation methodologies as described below. However, judgement is necessarily required to interpret market data to determine the estimated fair value.

Financial assets carried at amortised cost. The fair value of floating rate instruments is normally their carrying amount. The estimated fair value of fixed interest rate instruments is based on estimated future cash flows expected to be received discounted at current interest rates for new instruments with similar credit risk and remaining maturity. Discount rates used depend on credit risk of the counterparty.

30 Fair Value Estimation (Continued)

Liabilities carried at amortised cost. Considering that most borrowings have variable rate of interest and that own credit risk of the Group did not materially change, the amortised cost carrying value approximates fair value. The fair value of liabilities repayable on demand or after a notice period (“demandable liabilities”) is estimated as the amount payable on demand, discounted from the first date that the amount could be required to be paid. The discount rate was 4.43% p.a. (2024: 4.45% p.a.). Refer to Note 16 for the estimated fair values of borrowings (for non-current borrowings Level 3 inputs are used). Carrying amounts of current borrowings, trade and other payables approximate fair values.

Financial derivatives. The fair values of derivatives are based on counterparty bank quotes and are considered level 2 valuations. The fair value was estimated as follows:

Forward exchange contracts. The fair value is determined using quoted forward exchange rates at the reporting date and present value calculations based on high credit quality yield curves in the respective currencies.

Interest rate swaps. The fair value is calculated as the present value of the estimated future cash flows. Estimates of future floating-rate cash flows are based on quoted swap rates, future prices and interbank borrowings rates. Estimated cash flows are discounted using yield curve constructed from similar sources and which reflects the relevant benchmark interbank rates used by market participants for this purpose when pricing interest rate swaps. The fair value estimate is subject to credit risk adjustment that reflects the credit risk of the Group and of the counterparty; this is calculated based on credit spreads derived from current credit default swap or bond prices.

Interest rate Cap. The fair value is calculated as the present value of the estimated future cash flows. Estimates of future floating-rate cash flows are based on quoted swap rates, future prices and interbank borrowings rates. Estimated cash flows are discounted using yield curve constructed from similar sources and which reflects the relevant benchmark interbank rates used by market participants for this purpose when pricing interest rate swaps. A defined cost paid by purchasing a IR CAP option ensures that the fair value of the derivative can't be negative.

31 Reconciliation of Classes of Financial Instruments with Measurement Categories

For the purposes of measurement, IFRS 9 “*Financial Instruments*” classifies financial assets into the following categories: (a) financial assets at FVTPL; (b) debt instruments at FVOCI, (c) equity instruments at FVOCI and (c) financial assets at AC. Financial assets at FVTPL have two sub-categories: (i) assets mandatorily measured at FVTPL, and (ii) assets designated as such upon initial recognition or subsequently. In addition, finance lease receivables form a separate category.

The Group's financial derivatives are classified as financial assets at FVTPL. All other Group financial assets are measured at amortised cost as they meet both of the following conditions and are not designated as at FVTPL:

- held within a business model whose objective is to hold assets to collect contractual cash flows and
- contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All of the Group's financial liabilities are carried at amortised cost except for financial derivatives that are classified as financial liabilities at FVTPL.

32 Consolidated Structured Entities

The following table presents the details of Group's issued bonds:

Entity	Country of incorporation	ISIN	Coupon	Maturity
HB REAVIS Finance SK IV s. r. o.	Slovakia	SK4120013244	4.45%	14 September 2027
HB REAVIS Finance SK VI s. r. o.	Slovakia	SK4000015590	2.75%	17 July 2026
HB REAVIS Finance SK VIII s. r. o.	Slovakia	SK4000019378	3.40%	15 January 2026
HB REAVIS Finance SK IX s. r. o.	Slovakia	SK4000020087	3.60%	14 December 2026
	Slovakia	SK4000020459	3.75%	31 March 2026
	Slovakia	SK4000020855	3.85%	30 June 2026
	Slovakia	SK4000021424	4.10%	31 August 2027

These entities were consolidated as they are wholly owned by the Group, they were specifically set up for the purposes of the Group, and the Group has exposure to substantially all risks and rewards through ownership and outstanding guarantees of the entities' obligations. The Group guarantees all obligations of these entities represented by the bonds issued amounting to EUR 202.0 million. Bonds issued by entities incorporated in Slovakia are listed on Bratislava stock exchange.

33 Events after the End of the Reporting Period

There were no material events, which occurred after the end of the reporting period which have a bearing on the understanding of these consolidated financial statements.