

**HB Reavis Investments 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 Investments Holding S.A.  
21 Rue Glesener  
L-1631 Luxembourg  
R. C. S. no. B 255 856  
Subscribed capital: EUR 363,545,341

## **Content**

Management Report

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## **Management Report 2025**

## Strategy

HB Reavis Investments Group is committed to the long-term ownership and management of high-quality commercial properties, with a primary focus on office and retail spaces. The Group strives to deliver enduring value for individuals, communities, and the environment. This objective is achieved through the active oversight of assets by dedicated internal teams, managing buildings that are either owned by HB Reavis Investments Group or development arm of HB Reavis.

## Portfolio

The Group focuses on providing high quality workspaces that are complemented by retail, restaurant opportunities and in case of project Varso, by a hotel.

As at 31 December 2025, HB Reavis Investments Group held major portfolio of income producing investment properties in Poland, Slovakia, Hungary and Germany:

- Varso Tower, Varso I, Varso II and Forest in Warsaw with total GLA of 223 thousand m<sup>2</sup> with annual operating income at full occupancy of EUR 70.3 million
- Nivy Tower and Apollo Nivy in Bratislava with total GLA of 88 thousand m<sup>2</sup> with annual operating income at full occupancy of EUR 20.4 million
- Agora Tower & Hub in Budapest with total GLA of 76 thousand m<sup>2</sup> with annual operating income at full occupancy of EUR 19.0 million
- DSTRCT in Berlin with total GLA of 47 thousand m<sup>2</sup> with annual operating income at full occupancy of EUR 15.7 million

## Executive Changes

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

## Leasing update

The Group has signed more than 37,100 m<sup>2</sup> of gross lettable area ('GLA') in 2025 with annual passing rent of EUR 10.7 million.

## Employees

The Group had 246 employees in the core real estate operations of the Group (on full time equivalent basis) as at 31 December 2025 (2024: 246 employees). The average number of employees in 2025 was 243 (2024: 255).

## Acquisitions and divestments

In 2024, HB REAVIS Investments Group acquired project Worship (FORTYTWO House S.à r.l.) based in London, UK, which was subsequently divested in November 2025.

In 2025, HB REAVIS Investments Group did not complete any major acquisitions.

## Financing

During the year 2025 the Group reduced its total debt exposure by EUR 88.9 million.

Bank loan exposure decreased by EUR 160.2 million, primarily driven by the disposal of Worship bank loan, which accounted for EUR 122.1 million of the decrease. A further reduction of EUR 26.9 million resulted from net repayments of principal on other bank loans (new drawings EUR 97.5 million, repayments EUR 124.4 million). During the year, the Group refinanced or extended several loan facilities, with the refinancing and extension of the Varso loan representing the most significant transaction.

Exposure to related parties' loans declined by EUR 24.2 million, relating entirely to the project Worship divestment.

In addition, the Group issued bonds during 2025, resulting in an increase in debt exposure of EUR 95.5 million.

As at 31 December 2025, the Group's indebtedness comprised bank loans of EUR 1,304.3 million (2024: 1,464.5 million), no related-party borrowings (2024: EUR 24.2 million) and bonds of EUR 95.5 million (2024: nil).

## 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 HB Reavis Investments Group conducted 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.

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 27 respectively of the accompanying Consolidated financial statement as at 31 December 2025.

## Research and development

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 continue 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 22.0 million (2024: total comprehensive loss EUR 39.1 million). 2025 result is driven by net operating income of EUR 103.5 million (2024: EUR 91.9 million), revaluation gain of EUR 12.0 million (2024: loss EUR 28.1 million), net gain on construction and other services EUR 16.2 million (2024: EUR 10.6 million), foreign exchange gain including translation of foreign operations to the presentation currency and translation of foreign operations reclassified to profit or loss upon disposal of subsidiary of EUR 27.9 million (2024: loss EUR 1.5 million), offset by net interest expense of EUR 68.3 million (2024: EUR 74.9 million), loss on disposal of subsidiary EUR 22.2 million (2024: nil), employee benefits costs EUR 14.8 million (2024: EUR 13.8 million), and other operating and finance costs EUR 14.5 million (2024: 15.8 million). Income tax expense was of EUR 17.8 million (2024: EUR 7.5 million). As a result, adjusted Group NAV, defined as equity attributable to the Group adjusted for net deferred income tax, increased by EUR 51.1 million (7.4%) to EUR 745.2 million compared to the end of 2024.

As at 31 December 2025, the Group's total assets amounted to EUR 2.2 billion (31 December 2024: EUR 2.4 billion). Investment property of the Group decreased by EUR 132.6 million during 2025, primarily as a result of the divestment of Worship, based in London. Total liabilities of the Group declined by EUR 130.9 million in 2025. The decrease was mainly attributable to the reduction in borrowings, as explained in Financing section above, as well as the repayment of liability arising from acquisition of Worship, which was completed in December 2024.

### Share capital and number of shares

HB Reavis Investments Holding S.A. was incorporated and is domiciled in Luxembourg. The Company is public limited liability company (société anonyme) and was set up in accordance with the Luxembourg regulations on 31 May 2021. The Company is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg no. B 255.856. 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 share capital of the company consists of 363,545,341 shares with the nominal value of EUR 1 per share (2024: 363,545,341 shares).

### Events after the end of reporting period

Information about events after the end of reporting period is included in Note 32 of the accompanying consolidated financial statements as at 31 December 2025.



.....  
Liviu-Constantin Rusu  
Director A



.....  
Marcel Sedlák  
Director B

**HB Reavis Investments Holding S.A.**

**Consolidated Financial Statements  
31 December 2025**

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To the Shareholders of  
HB Reavis Investments 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 Investments 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



Michael Eichmüller de Souza

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment property	8	1,954.5	2,087.1
Receivables	9	89.4	101.2
Deferred income tax asset	25	0.5	4.6
Other non-current assets	10	12.9	7.6
<b>Total non-current assets</b>		<b>2,057.3</b>	<b>2,200.5</b>
<b>Current assets</b>			
Trade and other receivables	11	41.2	31.8
Derivatives and other financial assets	27	10.0	17.6
Other current assets		0.7	2.3
Restricted cash	12	34.2	62.1
Cash and cash equivalents	13	101.2	39.2
<b>Total current assets</b>		<b>187.3</b>	<b>153.0</b>
<b>TOTAL ASSETS</b>		<b>2,244.6</b>	<b>2,353.5</b>
<b>EQUITY</b>			
Share capital (363,545,341 shares at EUR 1.00 each)	14	363.5	363.5
Share premium	14	509.5	509.5
Other reserves	14	10.8	-
Retained earnings		(272.9)	(283.2)
Currency translation reserve		24.8	13.4
Equity attributable to the Company's owners		635.7	603.2
Non-controlling interest		5.8	16.3
<b>TOTAL EQUITY</b>		<b>641.5</b>	<b>619.5</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Borrowings	15	1,362.8	1,243.1
Deferred income tax liability	25	110.0	95.5
Trade and other payables	16	15.5	12.8
Lease liabilities	15	12.9	13.1
<b>Total non-current liabilities</b>		<b>1,501.2</b>	<b>1,364.5</b>
<b>Current liabilities</b>			
Borrowings	15	37.0	245.6
Trade and other payables	16	63.0	121.2
Derivatives and other financial instruments	27	0.8	1.5
Lease liabilities	15	1.1	1.2
<b>Total current liabilities</b>		<b>101.9</b>	<b>369.5</b>
<b>TOTAL LIABILITIES</b>		<b>1,603.1</b>	<b>1,734.0</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>2,244.6</b>	<b>2,353.5</b>

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

Liviu-Constantin Rusu  
Director A

Marcel Sedlák  
Director B

**HB Reavis Investments Holding S.A.**  
**Consolidated Statement of Profit or Loss and Other Comprehensive Income for the year ended**  
**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>	<b>Note</b>	<b>2025</b>	<b>2024</b>
Rental and similar income from investment property	18	139.9	122.7
Direct operating expenses arising from investment property	19	(36.4)	(30.8)
<b>Net operating income from investment property</b>		<b>103.5</b>	<b>91.9</b>
Net revaluation gain/(loss) on investment property	8	12.0	(28.1)
Loss on disposal of subsidiary	23	(22.2)	-
Revenues from construction and other services	20	27.3	16.4
Construction services	20	(11.1)	(5.8)
Employee benefits	21	(14.8)	(13.8)
Other operating expenses	22	(14.3)	(13.7)
<b>Operating profit</b>		<b>80.4</b>	<b>46.9</b>
Interest income		1.2	1.8
Interest expense	15	(69.5)	(76.7)
Foreign exchange gains	24	16.5	4.5
Net losses on financial derivatives	27	(0.2)	(2.1)
<b>Finance costs, net</b>		<b>(52.0)</b>	<b>(72.5)</b>
<b>Profit/(loss) before income tax</b>		<b>28.4</b>	<b>(25.6)</b>
Current income tax expense		(3.5)	(0.5)
Deferred income tax expense		(14.3)	(7.0)
<b>Income tax expense</b>	25	<b>(17.8)</b>	<b>(7.5)</b>
<b>Net profit/(loss) for the year</b>		<b>10.6</b>	<b>(33.1)</b>
<b>Other comprehensive income/(loss)</b>			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Translation of foreign operations to the presentation currency for the year		6.6	(6.0)
Translation of foreign operations reclassified to profit or loss upon loss of control of subsidiary	23	4.8	-
<b>Total other comprehensive income/(loss)</b>		<b>11.4</b>	<b>(6.0)</b>
<b>Total comprehensive income/(loss) for the year</b>		<b>22.0</b>	<b>(39.1)</b>
<b>Net profit/(loss) is attributable to:</b>			
- Owners of the Company		10.3	(32.5)
- Non-controlling interest		0.3	(0.6)
<b>Profit/(loss) for the year</b>		<b>10.6</b>	<b>(33.1)</b>
<b>Total comprehensive income/(loss) is attributable to:</b>			
- Owners of the Company		21.7	(38.5)
- Non-controlling interest		0.3	(0.6)
<b>Total comprehensive income/(loss) for the year</b>		<b>22.0</b>	<b>(39.1)</b>

The accompanying notes on pages 5 to 43 are an integral part of these consolidated financial statements.

<i>In millions of EUR</i>	Note	Share capital (Note 14)	Share premium (Note 14)	Other reserves	Retained earnings	Translation reserve	Total	Non-controlling interest	Total equity
<b>Balance at 1 January 2024</b>		<b>363.5</b>	<b>478.6</b>	-	<b>(256.5)</b>	<b>19.4</b>	<b>605.0</b>	<b>4.9</b>	<b>609.9</b>
Loss for the period	-	-	-	-	(32.5)	-	(32.5)	(0.6)	(33.1)
Other comprehensive loss	-	-	-	-	-	(6.0)	(6.0)	-	(6.0)
<b>Total comprehensive loss for 2024</b>		-	-	-	<b>(32.5)</b>	<b>(6.0)</b>	<b>(38.5)</b>	<b>(0.6)</b>	<b>(39.1)</b>
Shareholder contribution	14	-	30.9	-	-	-	<b>30.9</b>	12.0	<b>42.9</b>
Change in equity due to business combination under common control	17	-	-	-	5.8	-	<b>5.8</b>	-	<b>5.8</b>
<b>Balance at 31 December 2024</b>		<b>363.5</b>	<b>509.5</b>	-	<b>(283.2)</b>	<b>13.4</b>	<b>603.2</b>	<b>16.3</b>	<b>619.5</b>
Profit for the year		-	-	-	10.3	-	<b>10.3</b>	0.3	<b>10.6</b>
Other comprehensive income		-	-	-	-	11.4	<b>11.4</b>	-	<b>11.4</b>
<b>Total comprehensive income for 2025</b>		-	-	-	<b>10.3</b>	<b>11.4</b>	<b>21.7</b>	<b>0.3</b>	<b>22.0</b>
Transfer to Other reserves	14	-	-	10.8	-	-	<b>10.8</b>	(10.8)	-
<b>Balance at 31 December 2025</b>		<b>363.5</b>	<b>509.5</b>	<b>10.8</b>	<b>(272.9)</b>	<b>24.8</b>	<b>635.7</b>	<b>5.8</b>	<b>641.5</b>

<i>In millions of EUR</i>	<b>Note</b>	<b>2025</b>	<b>2024</b>
<b><i>Cash flows from operating activities</i></b>			
Profit/(loss) before income tax		28.4	(25.6)
<i>Adjustments for:</i>			
Depreciation and amortisation		1.2	0.5
Revaluation (gains)/losses on investment property	8	(12.0)	28.1
Result on disposal of subsidiary	23	22.2	-
Interest expense	15	69.5	76.7
Interest income		(1.2)	(1.8)
Unrealised foreign exchange gains	24	(15.8)	(4.5)
Unrealised losses from financial derivatives	27	7.0	20.2
Impairment of receivables	11	(0.3)	1.3
Operating cash flows before working capital changes		99.0	94.9
<i>Working capital changes:</i>			
Decrease in trade and other receivables, other assets and restricted cash		12.5	32.1
Increase/(decrease) in trade and other payables		4.6	(2.0)
Increase in derivative and other financial instruments		(0.1)	(0.3)
Cash generated from operations		116.0	124.7
Interest paid		(73.4)	(69.6)
Interest income received		1.0	1.5
Income taxes paid		(2.2)	(3.8)
<b>Net cash from operating activities</b>		<b>41.4</b>	<b>52.8</b>
<b><i>Cash flows from investing activities</i></b>			
Purchase of PP&E and Intangibles		(1.2)	(0.5)
Construction costs related to investment properties paid		(41.8)	(25.6)
Proceeds from sale of subsidiary, net of cash disposed	23	54.4	-
Cash paid on business combinations	17	(46.9)	(91.7)
<b>Net cash used in investing activities</b>		<b>(35.5)</b>	<b>(117.8)</b>
<b><i>Cash flows from financing activities</i></b>			
Proceeds from borrowings including borrowings from related parties	15	189.6	108.2
Repayment of borrowings including borrowings from related parties	15	(132.1)	(106.0)
Repayment of lease liabilities	15	(1.4)	(1.0)
Contribution from shareholder owning non-controlling interest	7	-	12.0
<b>Net cash from financing activities</b>		<b>56.1</b>	<b>13.2</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>62.0</b>	<b>(51.8)</b>
Cash and cash equivalents at the beginning of the year	13	39.2	91.0
<b>Cash and cash equivalents at the end of the year</b>		<b>101.2</b>	<b>39.2</b>

## **1 Corporate information**

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 Investments Holding S.A. (the "Company") and its subsidiaries (together referred to as the "Group" or "HB REAVIS Investments 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 31 May 2021. The Company is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg no. B 255.856. HB Reavis Investments 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%). 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 Investments Group is a real estate group with major portfolio of income producing investment properties in Slovakia, Poland, Hungary and Germany. It is principally leasing out investment properties to its tenants and providing asset management services. The Group manages investment properties to earn rental income or for capital appreciation.

The Group focuses on providing high quality workspaces that are complemented by retail, restaurant opportunities and in case of project Varso, by a hotel.

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. 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, Nicosia, London, 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 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 29.

**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 Investments Group conducted 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. Refer to Note 27.

### **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)

### 2.3 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	<b>HB Reavis Investments Holding S.A. (The Company)</b>	EUR	Luxembourg	N/A	N/A
2	UBX 2 Objekt Berlin S.à r.l.	EUR	Luxembourg	89.9	89.9
3	FORTYTWO House S.à r.l. <sup>2</sup>	GBP	Luxembourg	-	100
4	HB REAVIS INVESTMENTS CYPRUS LIMITED	EUR	Cyprus	100	100
5	HB Reavis Investments Germany GmbH	EUR	Germany	100	100
6	HB Reavis Investments UK Ltd.	GBP	UK	100	100
7	HB Reavis Investments Hungary Kft.	HUF	Hungary	100	100
8	HB REAVIS REAL ESTATE DEVELOPMENT FUND	HUF	Hungary	100	100
9	HB Reavis Qubes Hungary Kft.	HUF	Hungary	100	100
10	Polcom Investment VI Sp. z o. o.	PLN	Poland	100	100
11	CHM1 Sp. z o. o.	PLN	Poland	100	100
12	CHM2 Sp. z o. o.	PLN	Poland	100	100
13	HB Reavis Investments Poland Sp. Z o.o.	PLN	Poland	100	100
14	Polcom Investment XVIII Sp. z o.o.	PLN	Poland	100	100
15	HB Reavis Finance PL 4 sp. z o.o. <sup>1</sup>	PLN	Poland	100	-
16	HB Reavis Investments Slovakia s. r. o.	EUR	Slovakia	100	100
17	Nivy Tower s. r. o.	EUR	Slovakia	100	100
18	Nové Apollo s. r. o.	EUR	Slovakia	100	100
19	HB REAVIS Finance SK II s. r. o.	EUR	Slovakia	100	100
20	HB REAVIS Consulting k. s.	EUR	Slovakia	100	100
21	HB Reavis Investments Finance SK s. r. o.	EUR	Slovakia	100	100
22	Twin City VI s. r. o. <sup>1</sup>	EUR	Slovakia	100	-
23	HB Reavis Finance CZ III, s.r.o.	EUR	Czech Republic	100	100
24	HB Reavis Investments Holding Europe a.s	CZK	Czech Republic	100	100

<sup>1</sup> Entities acquired/incorporated by the Group during the year ended 31 December 2025 (refer to Note 17)

<sup>2</sup> Entities disposed of by the Group during the year ended 31 December 2025 (refer to Note 23)

**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.

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.

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.

**Acquisition of subsidiaries from parties under common control. Pooling of interest method.** Acquisition of subsidiaries from parties under common control are accounted for using the predecessor values method. The assets and liabilities of the subsidiary transferred under common control are at the predecessor entity's carrying amounts. The Group opted for prospective approach when using pooling of interest method, i.e. acquirees are consolidated from the acquisition date of each subsidiary with no adjustment or restatement of periods prior to the date that control is obtained.

**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.

## **2 Accounting Policies (Continued)**

### **2.2 Consolidated Financial Statements (Continued)**

**Purchases and sales of non-controlling interests.** The Group applies the economic entity model to account for transactions with owners of non-controlling interest. Any difference between the purchase consideration and the carrying amount of non-controlling interest acquired is recorded as a capital transaction directly in equity. The Group recognises the difference between sales consideration and carrying amount of non-controlling interest sold as a capital transaction in the consolidated statement of changes in equity.

### **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 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 to a different presentation currency 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.

### **2.4 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.

## **2.5 Investment Property**

Investment property is 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 comprises freehold commercial properties (offices) and leased land plots.

After initial recognition at cost, the 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 balance sheet 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 property". Investment properties are derecognised when they have been disposed of or classified as Assets held for sale.

## **2.6 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.

## **2.7 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, trade and other receivables and derivatives. Financial assets recognised in the consolidated statement of financial position as trade and other receivables and receivables 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.

## 2 Accounting Policies (Continued)

### 2.7 Financial Instruments (Continued)

**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.

**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).

## **2 Accounting Policies (Continued)**

### **2.7 Financial Instruments (Continued)**

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 2.12 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.

### **2.8 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.

### **2.9 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.

## **2 Accounting Policies (Continued)**

### **2.9 Current and Deferred Income Taxes (Continued)**

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.

### **2.10 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. Share premium account includes capital contributions without issue of shares by means of an "account 115 contribution" which is a freely distributable reserve.

### **2.11 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 balance sheet 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.

### **2.12 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.

### **2.13 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.

### **2.14 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.

### **2.15 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 Accounting Policies (Continued)**

### **2.16 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
- Revenues from other 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.

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.

### **2.17 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 did not recognise these employee benefits as its expenses in profit or loss.

### **2.18 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 Accounting Policies (Continued)**

### **2.19 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 99.98% of investment properties (31 December 2024: 99.97%) 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 29.

**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 27.

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 29.

#### **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**

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.

### **(a) Description of reportable segments of the Group**

All significant business activities that earn revenue or incur expenses of the Group are performed in asset management segment. All the Group's assets also belong to this segment. Therefore, CODM does not review performance based on operational segments but based on geographical areas.

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

The Group's segments are geographical areas which are managed separately because each country 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.

### **(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.

Information presented in segment analysis should be read in conjunction with the Note 17 Business combinations that provides more information on the time schedule of underlying business combinations in 2025 and 2024.

**6 Segment Analysis (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>	<b>Note</b>	<b>Poland</b>	<b>Hungary</b>	<b>Germany</b>	<b>UK</b>	<b>Slovakia</b>	<b>Luxembourg</b>	<b>Cyprus</b>	<b>Czech Republic</b>	<b>Total</b>
Rental income	18	51.3	16.0	15.5	7.8	16.0	-	-	-	<b>106.6</b>
Service charges	18	16.7	5.3	2.0	3.3	4.3	-	-	-	<b>31.6</b>
Management charges	18	1.0	0.4	-	-	0.3	-	-	-	<b>1.7</b>
Direct operating expenses	19	(18.7)	(7.0)	(4.2)	(1.8)	(4.7)	-	-	-	<b>(36.4)</b>
<b>Net operating income from investment property</b>		<b>50.3</b>	<b>14.7</b>	<b>13.3</b>	<b>9.3</b>	<b>15.9</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>103.5</b>
Revaluation gain/(loss) on investment property	8	23.3	(14.4)	0.6	(4.3)	6.8	-	-	-	<b>12.0</b>
Loss on disposal of subsidiary	23	-	-	-	(22.2)	-	-	-	-	<b>(22.2)</b>
Revenue from construction and other services	20	20.5	1.0	1.5	1.4	7.6	0.7	-	0.2	<b>32.9</b>
<i>Inter-segment IC elimination</i>		<i>(0.6)</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>(4.6)</i>	<i>(0.3)</i>	<i>-</i>	<i>(0.1)</i>	<b>(5.6)</b>
Construction expenses	20	(10.3)	(0.1)	-	(0.5)	(0.2)	-	-	-	<b>(11.1)</b>
Interest income		0.3	0.1	-	-	0.1	0.4	0.1	0.2	<b>1.2</b>
Interest expense		(28.1)	(8.3)	(8.2)	(9.7)	(7.4)	(2.9)	-	(4.9)	<b>(69.5)</b>
Other operating expenses	22	(4.0)	(1.7)	(1.6)	(1.9)	(2.4)	(0.5)	(0.2)	(2.0)	<b>(14.3)</b>
Employee benefits		(6.2)	(1.8)	(2.0)	(1.3)	(2.6)	(0.6)	(0.1)	(0.2)	<b>(14.8)</b>
Foreign exchange gains/(losses), net	24	7.1	9.1	-	(0.1)	-	0.1	1.9	(1.6)	<b>16.5</b>
Net (losses)/gains on financial derivatives	27	(2.7)	0.1	-	(1.0)	0.6	0.2	-	2.6	<b>(0.2)</b>
<b>Profit/(loss) before tax</b>		<b>49.6</b>	<b>(1.3)</b>	<b>3.6</b>	<b>(30.3)</b>	<b>13.8</b>	<b>(2.9)</b>	<b>1.7</b>	<b>(5.8)</b>	<b>28.4</b>
Investment property in use or vacant	8	1,072.3	271.3	316.9	-	294.0	-	-	-	<b>1,954.5</b>
Receivables	9	59.8	6.1	12.2	-	11.3	-	-	-	<b>89.4</b>
Deferred income tax asset	25	-	-	-	-	0.2	0.2	-	0.1	<b>0.5</b>
Other non-current assets		4.7	0.3	-	-	7.9	-	-	-	<b>12.9</b>
<b>Total non-current assets</b>		<b>1,136.8</b>	<b>277.7</b>	<b>329.1</b>	<b>-</b>	<b>313.4</b>	<b>0.2</b>	<b>-</b>	<b>0.1</b>	<b>2,057.3</b>
Restricted cash	12	18.3	11.8	0.4	-	3.7	-	-	-	<b>34.2</b>
Cash and cash equivalents	13	13.2	4.8	0.4	0.6	9.5	4.2	19.0	49.5	<b>101.2</b>
Derivatives and other financial assets	27	7.5	-	-	-	-	0.2	-	2.3	<b>10.0</b>
Trade and other receivables including Other assets	11	14.5	5.2	10.5	0.4	8.6	-	2.6	0.1	<b>41.9</b>
<b>Total current assets</b>		<b>53.5</b>	<b>21.8</b>	<b>11.3</b>	<b>1.0</b>	<b>21.8</b>	<b>4.4</b>	<b>21.6</b>	<b>51.9</b>	<b>187.3</b>
<b>Total assets</b>		<b>1,190.3</b>	<b>299.5</b>	<b>340.4</b>	<b>1.0</b>	<b>335.2</b>	<b>4.6</b>	<b>21.6</b>	<b>52.0</b>	<b>2,244.6</b>

**6 Segment Analysis (Continued)**

**Geographical information.** Liabilities, capital expenditures and sale of investment property analysed by country for the year ended 31 December 2025 are as follows:

<i>In millions of EUR</i>	<b>Note</b>	<b>Poland</b>	<b>Hungary</b>	<b>Germany</b>	<b>UK</b>	<b>Slovakia</b>	<b>Luxembourg</b>	<b>Cyprus</b>	<b>Czech Republic</b>	<b>Total</b>
Borrowings	15									
- non-current		(682.2)	(152.8)	(225.4)	-	(174.2)	(50.0)	-	(78.2)	<b>(1,362.8)</b>
- current		(12.3)	(5.6)	-	-	(16.7)	(0.5)	-	(1.9)	<b>(37.0)</b>
Leasing	15									
- non-current		(12.5)	-	-	-	(0.4)	-	-	-	<b>(12.9)</b>
- current		(0.7)	-	-	-	(0.4)	-	-	-	<b>(1.1)</b>
Trade and other payables	16									
- non-current		(8.4)	(5.3)	-	-	(1.8)	-	-	-	<b>(15.5)</b>
- current		(25.8)	(6.8)	(17.5)	(0.1)	(10.0)	(0.8)	(0.1)	(1.9)	<b>(63.0)</b>
Derivatives and other financial instruments		-	-	-	-	(0.8)	-	-	-	<b>(0.8)</b>
Deferred income tax liability	25	(73.7)	-	(15.3)	-	(21.0)	-	-	-	<b>(110.0)</b>
<b>Total liabilities</b>		<b>(815.6)</b>	<b>(170.5)</b>	<b>(258.2)</b>	<b>(0.1)</b>	<b>(225.3)</b>	<b>(51.3)</b>	<b>(0.1)</b>	<b>(82.0)</b>	<b>(1,603.1)</b>
<b>Net asset value</b>		<b>374.7</b>	<b>129.0</b>	<b>82.2</b>	<b>0.9</b>	<b>109.9</b>	<b>(46.7)</b>	<b>21.5</b>	<b>(30.0)</b>	<b>641.5</b>
Construction costs related to investment property	8	14.8	2.0	1.9	1.7	8.1	-	-	-	<b>28.5</b>
Construction costs related to construction work		10.3	0.1	-	0.5	0.2	-	-	-	<b>11.1</b>
<b>Total investments</b>		<b>25.1</b>	<b>2.1</b>	<b>1.9</b>	<b>2.2</b>	<b>8.3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>39.6</b>
Disposal of investment property due to sale		-	-	-	(187.7)	-	-	-	-	<b>(187.7)</b>
<b>Total divestments</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>(187.7)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(187.7)</b>

## 6 Segment Analysis (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	Poland	Hungary	Germany	UK	Slovakia	Luxembourg	Cyprus	Czech Republic	Total
Rental income	18	50.6	18.6	13.8	-	12.7	-	-	-	95.7
Service charges	18	15.9	3.8	2.5	-	3.5	-	-	-	25.7
Management charges	18	0.6	0.1	-	-	0.6	-	-	-	1.3
Direct operating expenses	19	(17.4)	(7.1)	(1.7)	(0.1)	(4.5)	-	-	-	(30.8)
<b>Net operating income/(expense) from investment property</b>		<b>49.7</b>	<b>15.4</b>	<b>14.6</b>	<b>(0.1)</b>	<b>12.3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>91.9</b>
Revaluation (loss)/gain on investment property	8	(41.9)	12.8	(12.3)	-	13.3	-	-	-	(28.1)
Revenue from construction and other services	20	9.2	0.7	1.5	1.2	6.8	0.8	-	-	20.2
<i>Inter-segment IC elimination</i>		-	-	(0.2)	-	(3.5)	(0.1)	-	-	(3.8)
Construction expenses	20	(5.4)	-	-	-	(0.4)	-	-	-	(5.8)
Interest income		0.6	0.3	0.3	-	0.1	0.4	0.1	-	1.8
Interest expense		(45.2)	(9.3)	(8.8)	-	(7.8)	(5.6)	-	-	(76.7)
Other operating expenses	22	(5.2)	(1.4)	(1.7)	(0.7)	(2.3)	(2.1)	(0.2)	(0.1)	(13.7)
Employee benefits		(6.1)	(1.6)	(2.7)	(0.5)	(2.1)	(0.8)	-	-	(13.8)
Foreign exchange gains/(losses), net	24	11.4	(9.6)	-	-	-	(0.1)	2.8	-	4.5
Net (losses)/gains on financial derivatives	27	(1.7)	1.0	-	-	(1.4)	-	-	-	(2.1)
<b>(Loss)/profit before tax</b>		<b>(34.6)</b>	<b>8.3</b>	<b>(9.3)</b>	<b>(0.1)</b>	<b>15.0</b>	<b>(7.5)</b>	<b>2.7</b>	<b>(0.1)</b>	<b>(25.6)</b>
Investment property in use or vacant	8	1,020.7	265.8	314.5	200.2	285.9	-	-	-	2,087.1
Receivables	9	62.1	8.0	12.5	8.2	10.4	-	-	-	101.2
Deferred income tax asset	25	-	-	-	4.3	-	0.3	-	-	4.6
Other non-current assets		5.2	0.5	-	-	1.9	-	-	-	7.6
<b>Total non-current assets</b>		<b>1,088.0</b>	<b>274.3</b>	<b>327.0</b>	<b>212.7</b>	<b>298.2</b>	<b>0.3</b>	<b>-</b>	<b>-</b>	<b>2,200.5</b>
Restricted cash	12	43.1	11.7	0.5	2.8	4.0	-	-	-	62.1
Cash and cash equivalents	13	5.5	4.1	11.2	1.0	5.6	0.5	11.2	0.1	39.2
Derivatives and other financial assets	27	13.1	2.4	-	2.1	-	-	-	-	17.6
Trade and other receivables including Other assets	11	13.1	2.7	3.7	2.2	6.9	3.0	2.5	-	34.1
<b>Total current assets</b>		<b>74.8</b>	<b>20.9</b>	<b>15.4</b>	<b>8.1</b>	<b>16.5</b>	<b>3.5</b>	<b>13.7</b>	<b>0.1</b>	<b>153.0</b>
<b>Total assets</b>		<b>1,162.8</b>	<b>295.2</b>	<b>342.4</b>	<b>220.8</b>	<b>314.7</b>	<b>3.8</b>	<b>13.7</b>	<b>0.1</b>	<b>2,353.5</b>

**6 Segment Analysis (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>	<b>Note</b>	<b>Poland</b>	<b>Hungary</b>	<b>Germany</b>	<b>UK</b>	<b>Slovakia</b>	<b>Luxembourg</b>	<b>Cyprus</b>	<b>Czech Republic</b>	<b>Total</b>
Borrowings	15									
- non-current		(646.2)	-	(271.8)	(150.4)	(174.7)	-	-	-	<b>(1,243.1)</b>
- current		(11.3)	(162.0)	(3.5)	(2.2)	(16.0)	(50.6)	-	-	<b>(245.6)</b>
Leasing	15									
- non-current		(12.4)	-	-	-	(0.7)	-	-	-	<b>(13.1)</b>
- current		(0.7)	-	-	-	(0.5)	-	-	-	<b>(1.2)</b>
Trade and other payables	16									
- non-current		(6.6)	(4.6)	-	-	(1.6)	-	-	-	<b>(12.8)</b>
- current		(36.5)	(4.0)	(15.9)	(5.4)	(12.8)	(1.1)	(0.3)	(45.2)	<b>(121.2)</b>
Derivatives and other financial instruments		-	-	-	-	(1.5)	-	-	-	<b>(1.5)</b>
Deferred income tax liability	25	(64.7)	-	(13.6)	-	(17.2)	-	-	-	<b>(95.5)</b>
<b>Total liabilities</b>		<b>(778.4)</b>	<b>(170.6)</b>	<b>(304.8)</b>	<b>(158.0)</b>	<b>(225.0)</b>	<b>(51.7)</b>	<b>(0.3)</b>	<b>(45.2)</b>	<b>(1,734.0)</b>
<b>Net asset value</b>		<b>384.4</b>	<b>124.6</b>	<b>37.6</b>	<b>62.8</b>	<b>89.7</b>	<b>(47.9)</b>	<b>13.4</b>	<b>(45.1)</b>	<b>619.5</b>
Investment property acquired through business combination	8	-	-	-	200.2	-	-	-	-	<b>200.2</b>
Construction costs related to investment property	8	15.8	0.4	5.5	-	3.6	-	-	-	<b>25.3</b>
Construction costs related to construction work		5.4	-	-	-	0.4	-	-	-	<b>5.8</b>
<b>Total investments</b>		<b>21.2</b>	<b>0.4</b>	<b>5.5</b>	<b>200.2</b>	<b>4.0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>231.3</b>

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 10 senior managers (2024: 10). 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>	<b>Entities under common control</b>	<b>Key management personnel</b>	<b>Total</b>
Trade and other receivables (Note 11)	11.2	-	<b>11.2</b>
ECL allowance for trade receivables to related party (Note 11)	(0.2)	-	<b>(0.2)</b>
Receivables	2.1	-	<b>2.1</b>
Other assets	0.3	-	<b>0.3</b>
Borrowings current - capitalised transaction costs	0.1	-	<b>0.1</b>
Borrowings non-current - capitalised transaction costs	0.5	-	<b>0.5</b>
Lease liabilities current	(0.1)	-	<b>(0.1)</b>
Lease liabilities non-current	(0.1)	-	<b>(0.1)</b>
Trade and other payables current (Note 16)	(24.4)	-	<b>(24.4)</b>
Liabilities resulting from business combination (Note 16 & 17)	(0.1)	-	<b>(0.1)</b>

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

<i>In millions of EUR</i>	<b>Entities under common control</b>	<b>Key management personnel</b>	<b>Total</b>
Revenue from construction and other services (Note 20)	4.8	-	<b>4.8</b>
Revenue from asset management (Note 20)	4.8	-	<b>4.8</b>
Rental income	1.4	-	<b>1.4</b>
Direct operating expenses arising from investment property	(2.2)	-	<b>(2.2)</b>
Other operating expenses	(3.6)	-	<b>(3.6)</b>
Employee benefits (salaries)	-	(0.7)	<b>(0.7)</b>
Employee benefits (social security costs)	-	(0.2)	<b>(0.2)</b>
Fit-out (Note 20)	(9.2)	-	<b>(9.2)</b>
Interest expense (Note 15)	(1.9)	-	<b>(1.9)</b>
Interest income calculated using effective interest method	0.2	-	<b>0.2</b>
Capitalised expenditure on investment property	20.6	-	<b>20.6</b>

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

<i>In millions of EUR</i>	<b>Entities under common control</b>	<b>Key management personnel</b>	<b>Total</b>
Trade and other receivables (Note 11)	8.2	-	<b>8.2</b>
ECL allowance for trade receivables to related party (Note 11)	(0.8)	-	<b>(0.8)</b>
Receivables	4.4	-	<b>4.4</b>
Other assets	0.5	-	<b>0.5</b>
Trade and other payables current (Note 16)	(44.6)	-	<b>(44.6)</b>
Borrowings current (Note 15)	(1.1)	-	<b>(1.1)</b>
Borrowings non-current (Note 15)	(23.1)	-	<b>(23.1)</b>
Borrowings non-current - capitalised transaction costs	0.8	-	<b>0.8</b>
Lease liabilities current	(0.1)	-	<b>(0.1)</b>
Lease liabilities non-current	(0.3)	-	<b>(0.3)</b>
Liabilities resulting from business combination (Note 16 & 17)	(45.2)	-	<b>(45.2)</b>

**7 Balances and Transactions with Related Parties (Continued)**

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

<i>In millions of EUR</i>	<b>Entities under common control</b>	<b>Key management personnel</b>	<b>Total</b>
Revenue from construction and other services (Note 20)	4.7	-	<b>4.7</b>
Revenue from asset management (Note 20)	4.6	-	<b>4.6</b>
Rental income	0.9	-	<b>0.9</b>
Direct operating expenses arising from investment property	(1.5)	-	<b>(1.5)</b>
Other operating expenses	(5.5)	-	<b>(5.5)</b>
Employee benefits (salaries)	-	(1.0)	<b>(1.0)</b>
Employee benefits (social security costs)	-	(0.2)	<b>(0.2)</b>
Fit-out (Note 20)	(5.0)	-	<b>(5.0)</b>
Other construction services	(0.4)	-	<b>(0.4)</b>
Interest expense (Note 15)	(1.9)	-	<b>(1.9)</b>
Capitalised expenditure on investment property	19.5	-	<b>19.5</b>
Capital contribution from shareholder owning non-controlling interest	12.0	-	<b>12.0</b>

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 amounts 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 Company amounted to EUR 0.6 million in 2025 (2024: EUR 0.7 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 14.

The Group acquired Twin City VI s. r. o. and FORTYTWO House S.à r.l. from a related party in 2025 and 2024, respectively. Further details are disclosed in Note 17.

**8 Investment Property**

<i>In millions of EUR</i>	<b>Year ended 31 December 2025</b>			<b>Year ended 31 December 2024</b>		
	<b>Owned</b>	<b>Leased</b>	<b>Total</b>	<b>Owned</b>	<b>Leased</b>	<b>Total</b>
<b>Fair value at 1 January</b>	<b>2,075.0</b>	<b>12.1</b>	<b>2,087.1</b>	<b>1,886.6</b>	<b>12.3</b>	<b>1,898.9</b>
Acquired through business combination (Note 17)	-	-	-	200.2	-	<b>200.2</b>
Subsequent expenditure on investment property	28.5	-	<b>28.5</b>	25.3	-	<b>25.3</b>
Disposal of subsidiary (Note 23)	(187.7)	-	<b>(187.7)</b>	-	-	-
Transfers to property plant and equipment	(6.2)	-	<b>(6.2)</b>	(4.7)	-	<b>(4.7)</b>
Fair value gains/(losses)	12.2	(0.2)	<b>12.0</b>	(27.9)	(0.2)	<b>(28.1)</b>
Effect of translation to presentation currency*	20.8	-	<b>20.8</b>	(4.5)	-	<b>(4.5)</b>
<b>Fair value at 31 December</b>	<b>1,942.6</b>	<b>11.9</b>	<b>1,954.5</b>	<b>2,075.0</b>	<b>12.1</b>	<b>2,087.1</b>

\* As of 31 December 2025, owned investment property portfolio of the Group with fair value of EUR 1,331.9 million or 69 % of total investment property of the Group as of that date (2024: EUR 1,474.9 million or 71 % of total investment property of the Group) - see also Note 6 Segmental Analysis – Geographical Information, was based in Poland and Hungary (2024: Poland, Hungary and UK). The functional currency of the Group's subsidiaries which own such investment properties is PLN and HUF respectively (2024: PLN, HUF and GBP). The revaluation of fair value of these properties expressed in the local functional currencies is presented under fair value gain. The effects of appreciation and depreciation of the local functional currencies compared to EUR is 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 11.9 million (2024: EUR 12.1 million).

At 31 December 2025, investment properties carried at EUR 1,942.1 million (at 31 December 2024: EUR 2,074.3 million) have been pledged to third parties as collateral with respect to borrowings (Note 15).

## 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
<b>Valuations obtained</b>		<b>2,046.0</b>	<b>2,183.1</b>
Add: right-of-use assets classified as investment property		11.9	12.1
Less: property classified as property plant and equipment (own use)		(11.3)	(5.1)
Less: lease incentive receivables	9(a)	(89.4)	(101.2)
Less: rental receivables Fx adjustments		(2.7)	(1.8)
<b>Fair value at 31 December</b>		<b>1,954.5</b>	<b>2,087.1</b>

## 9 Receivables

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Lease incentives receivables	(a)	89.4	101.2
<b>Total receivables</b>		<b>89.4</b>	<b>101.2</b>

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

- (a) Lease incentive receivables of EUR 89.4 million (31 December 2024: EUR 101.2 million) represent cost of incentives recognised over the lease term, on a straight-line basis. These receivables 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.

## 10 Other non-current assets

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Property, plant and equipment		11.8	5.9
Intangible assets		0.5	0.6
Right of use assets		0.6	0.9
Other non-current assets		-	0.2
<b>Total receivables</b>		<b>12.9</b>	<b>7.6</b>

## 11 Trade and Other Receivables

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
Trade receivables		23.1	16.0
Trade and other receivables from related parties	7	11.2	8.2
Less expected credit loss allowance for trade receivables		(1.1)	(1.4)
Accrued rental income		3.0	0.7
<b>Total financial assets / receivables</b>		<b>36.2</b>	<b>23.5</b>
VAT receivable		3.0	4.4
Current income tax receivable		2.0	3.9
<b>Total trade and other receivables</b>		<b>41.2</b>	<b>31.8</b>

11 Trade and Other Receivables (Continued)

The expected credit loss allowance for trade receivables and accrued rental income 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 accrued rental income						
- current	19.1	-	19.1	13.2	-	13.2
- less than 30 days overdue	3.8	(0.1)	3.7	1.9	(0.1)	1.8
- 30 to 90 days overdue	0.4	-	0.4	0.5	-	0.5
- 91 to 180 days overdue	0.9	(0.1)	0.8	0.3	-	0.3
- 181 to 360 days overdue	1.2	(0.3)	0.9	0.2	(0.1)	0.1
- over 360 days overdue	0.4	(0.1)	0.3	0.6	(0.4)	0.2
- individually impaired	0.3	(0.3)	-	-	-	-
<b>Total</b>	<b>26.1</b>	<b>(0.9)</b>	<b>25.2</b>	<b>16.7</b>	<b>(0.6)</b>	<b>16.1</b>
Trade and other receivables and accrued rental income with related parties						
- current	10.0	-	10.0	6.1	-	6.1
- less than 30 days overdue	0.1	-	0.1	0.2	-	0.2
- 30 to 90 days overdue	0.6	-	0.6	0.1	-	0.1
- 91 to 180 days overdue	0.1	-	0.1	0.1	-	0.1
- 181 to 360 days overdue	0.3	(0.1)	0.2	0.7	(0.1)	0.6
- over 360 days overdue	0.1	(0.1)	-	1.0	(0.7)	0.3
<b>Total</b>	<b>11.2</b>	<b>(0.2)</b>	<b>11.0</b>	<b>8.2</b>	<b>(0.8)</b>	<b>7.4</b>
<b>Total financial assets</b>			<b>36.2</b>			<b>23.5</b>

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 ageing analysis of trade and other receivables. Certain third party trade receivables are secured by either bank guarantee or deposit. The unsecured third party 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
<b>Expected credit loss allowance at 1 January</b>	<b>1.4</b>	<b>0.1</b>
Expected credit loss (release)/charge to profit or loss for the period	(0.3)	1.3
<b>Expected credit loss allowance at 31 December</b>	<b>1.1</b>	<b>1.4</b>

The Group has pledged the trade receivables of EUR 20.5 million as collateral for the borrowings as at 31 December 2025 (2024: EUR 12.8 million).

## 12 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	4.3	18.1
Tenant security deposits	19.5	18.2
Utilisation accounts	4.7	22.1
Other	5.7	3.7
<b>Total restricted cash</b>	<b>34.2</b>	<b>62.1</b>

**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.

**Utilisation accounts.** Cash associated with previously drawn development facility. The balance will be released in parallel with progress in development.

**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 amounted to EUR 39.2 million and restricted cash gross inflow amounted to EUR 11.3 million during the year 2025.

## 13 Cash and Cash Equivalents

<i>In millions of EUR</i>	31 December 2025	31 December 2024
Cash at bank	101.2	39.1
Cash on transit and in hand	-	0.1
<b>Total cash and cash equivalents</b>	<b>101.2</b>	<b>39.2</b>

The table below discloses the credit quality of cash at bank based on credit risk grades at 31 December 2025. Refer to Note 27 for the description of the Group's credit risk grading system.

<i>In millions of EUR</i>	31 December 2025	31 December 2024
- Excellent	96.8	33.7
- Good	4.4	5.4
<b>Total cash and cash equivalents, excluding cash on hand</b>	<b>101.2</b>	<b>39.1</b>

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.

#### 14 Share Capital, Share Premium and Other Reserves

	Number of shares	Ordinary shares in EUR	Share premium in EUR	Total in EUR
At 1 January 2024	363,545,341	363,545,341	478,634,974	<b>842,180,315</b>
At 31 December 2024	363,545,341	363,545,341	509,544,509	<b>873,089,850</b>
At 31 December 2025	363,545,341	363,545,341	509,544,509	<b>873,089,850</b>

As at 31 December 2025, the share capital of the Company is EUR 363,545,341 and consists of 363,545,341 shares with the nominal value of EUR 1. The share premium of the Company is EUR 509,544,509 as at 31 December 2025 (31 December 2024: EUR 509,544,509).

There were no distributions to owners declared or paid during the period ended 31 December 2025 (31 December 2024: nil).

The balance of Other Reserves represents the Group's share of the equity contributions made by the non-controlling shareholder and amounted to EUR 10.8 million as at 31 December 2025.

#### 15 Borrowings and Lease Liabilities

<i>In millions of EUR</i>	Note	31 December 2025	31 December 2024
<b>Non-current</b>			
Bank borrowings		1,269.8	1,220.0
Borrowings from related parties	7	-	23.1
Issued bonds	31	93.0	-
Lease liabilities		12.8	12.8
Lease liabilities from related parties	7	0.1	0.3
<b>Total non-current borrowings and lease liabilities</b>		<b>1,375.7</b>	<b>1,256.2</b>
<b>Current</b>			
Bank borrowings		34.5	244.5
Borrowings from related parties	7	-	1.1
Issued bonds	31	2.5	-
Lease liabilities		1.0	1.1
Lease liabilities from related parties	7	0.1	0.1
<b>Total current borrowings and lease liabilities</b>		<b>38.1</b>	<b>246.8</b>
<b>Total borrowings and lease liabilities</b>		<b>1,413.8</b>	<b>1,503.0</b>

## 15 Borrowings and Lease Liabilities (Continued)

The Group's borrowings are denominated in EUR and CZK (2024: EUR, GBP). 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
<b>Total borrowings and lease liabilities as at 1 January 2024</b>	<b>1,360.7</b>	-	<b>14.0</b>	<b>1,374.7</b>
<b>Cash flows</b>				
Proceeds from new drawdowns	108.2	-	-	<b>108.2</b>
Repayments	(106.0)	-	(1.0)	<b>(107.0)</b>
<b>Non-cash changes</b>				
New leases	-	-	0.8	<b>0.8</b>
Acquired through business combination	152.6	-	-	<b>152.6</b>
Non-cash movement due to contribution to equity	(30.9)	-	-	<b>(30.9)</b>
Non-cash movement due to derecognition of a lease	-	-	(0.4)	<b>(0.4)</b>
Foreign exchange adjustments	(0.3)	-	-	<b>(0.3)</b>
Change in accrued interest	3.3	-	0.7	<b>4.0</b>
Change in amortised transaction costs	2.9	-	-	<b>2.9</b>
Effect of translation to presentation currency	(1.8)	-	0.2	<b>(1.6)</b>
<b>Total borrowings and lease liabilities as at 31 December 2024</b>	<b>1,488.7</b>	-	<b>14.3</b>	<b>1,503.0</b>
<b>Cash flows</b>				
Proceeds from new drawdowns	97.5	92.1	-	<b>189.6</b>
Repayments	(132.1)	-	(1.4)	<b>(133.5)</b>
<b>Non-cash changes</b>				
New leases	-	-	0.1	<b>0.1</b>
Non-cash movement due to disposal of subsidiary	(138.3)	-	-	<b>(138.3)</b>
Foreign exchange adjustments	(17.2)	2.2	-	<b>(15.0)</b>
Change in accrued interest	(8.0)	2.9	0.8	<b>(4.3)</b>
Change in amortised transaction costs	2.1	(1.7)	-	<b>0.4</b>
Effect of translation to presentation currency	11.6	-	0.2	<b>11.8</b>
<b>Total borrowings and lease liabilities as at 31 December 2025</b>	<b>1,304.3</b>	<b>95.5</b>	<b>14.0</b>	<b>1,413.8</b>

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 loans	1,269.8	1,243.1	1,248.0	1,231.4
Bonds	93.0	-	94.2	-
<b>Non-current borrowings</b>	<b>1,362.8</b>	<b>1,243.1</b>	<b>1,342.2</b>	<b>1,231.4</b>

Assumptions used in determining fair value of borrowings are described in Note 29. 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.

The Group has the following undrawn bank borrowing facilities:

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

**15 Borrowings and Lease Liabilities (Continued)**

Investment properties (Note 8) and receivables (Note 11) are pledged as collateral for borrowings of EUR 1,239.9 million (2024: EUR 1,395.9 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 80% (2024: 60% to 80%) and minimum debt service coverage ratios at 1.2 (2024: 1.0 to 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 term of the loans were renegotiated due to defaults or breaches.

The Group recognized interest expense on its borrowings and lease liabilities amounting to EUR 69.5 million in 2025 (2024: EUR 76.7 million) comprising the following:

<i>In millions of EUR</i>	<b>Note</b>	<b>2025</b>	<b>2024</b>
Interest expense from bank borrowings		60.7	70.0
Interest expense from related parties borrowings	7	1.9	1.9
Interest expense from bonds		5.0	-
Transaction costs and other		1.9	4.8
<b>Total interest expense</b>		<b>69.5</b>	<b>76.7</b>

After 31 December 2025 and up to date of authorization of these consolidated financial statements, the Group repaid EUR 8.7 million of bank borrowings.

**16 Trade and Other Payables**

<i>In millions of EUR</i>	<b>Note</b>	<b>31 December 2025</b>	<b>31 December 2024</b>
<b>Non-current</b>			
Tenant's deposits		15.5	12.8
<b>Total non-current payables</b>		<b>15.5</b>	<b>12.8</b>
<b>Current</b>			
Trade and other payables to related parties	7	24.3	89.8
Accrued liabilities		9.8	8.2
Accrued liabilities to related parties	7	0.2	-
Trade payables		3.2	4.9
Other payables		2.2	1.1
<b>Total current financial payables</b>		<b>39.7</b>	<b>104.0</b>
Items that are not financial instruments:			
Deferred rental income		16.2	12.0
Contract liability		2.5	2.0
Tenant's deposits		1.8	1.5
Income tax payable		0.3	-
Accrued employee benefit costs		1.0	1.0
Other taxes payable		1.5	0.7
<b>Total current trade and other payables</b>		<b>63.0</b>	<b>121.2</b>
<b>Total trade and other payables</b>		<b>78.5</b>	<b>134.0</b>

The fair value of trade payables, accrued liabilities, trade payables to related parties and other liabilities is not significantly different from their carrying amount.

## 17 Business Combinations

In 2025 the Group acquired 100% interest in Twin City VI s. r. o., based in Slovakia from the entity under common control belonging to HB Reavis Group.

In 2024 the Group acquired 100% interest in FORTYTWO House S.à r.l., based in the UK from the entity under common control belonging to HB Reavis Group. Additionally, the Group acquired part of enterprise from HB Reavis Poland sp. Z o. o.

The assets and liabilities of the subsidiaries acquired were transferred to the Group at the predecessor entity's carrying amounts.

Details of the assets and liabilities acquired during the year ended 31 December 2025 and the year ended 31 December 2024 are as follows:

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
Investment property	-	200.2
Receivables	0.1	8.2
Trade and other receivables due from third parties	-	0.9
Derivatives and other financial assets	-	2.1
Deferred income tax asset	-	4.3
Other assets	-	1.2
Cash and cash equivalents	-	3.9
Borrowings LT	-	(150.4)
Borrowings ST	-	(2.2)
Trade and other payables ST	-	(6.6)
<b>Carrying value of identifiable net assets of subsidiaries</b>	<b>0.1</b>	<b>61.6</b>
Amount recognized in retained earnings	-	(5.8)
Purchase Price	0.1	55.8
Outstanding liability	(0.1)	(45.2)
Less: cash and cash equivalents of subsidiary acquired	-	(3.9)
Repayment of prior period liability	45.2	85.0
Foreign exchange difference	1.7	-
<b>Outflow of cash and cash equivalents on acquisition</b>	<b>46.9</b>	<b>91.7</b>

## 18 Rental and Similar Income from Investment Property

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
Rental income	106.6	95.7
Service charges	31.6	25.6
Management charges income	1.7	1.4
<b>Total Rental and similar income from investment property</b>	<b>139.9</b>	<b>122.7</b>

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.

**18 Rental and Similar Income from Investment Property (Continued)**

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>	<b>31 December 2025</b>	<b>31 December 2024</b>
Not later than 1 year	111.0	105.7
Later than 1 year and not later than 2 years	115.0	113.3
Later than 2 years and not later than 3 years	105.5	121.2
Later than 3 years and not later than 4 years	105.0	110.4
Later than 4 years and not later than 5 years	97.7	108.7
Later than 5 years	330.6	474.9
<b>Total operating lease payments receivable</b>	<b>864.8</b>	<b>1,034.2</b>

**19 Direct Operating Expenses arising from Investment Property**

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
<i>Direct operating expenses arising from investment property that generate rental income:</i>		
Services relating to investment property	14.4	12.9
Utilities costs	15.2	12.1
Materials consumed	0.8	0.6
Repairs and maintenance services	1.4	0.8
Real estate tax	1.0	0.8
Other costs	3.6	3.6
<b>Total</b>	<b>36.4</b>	<b>30.8</b>

**20 Revenue from construction and other services, construction expenses**

Revenues from construction contracts and other services comprised the following:

<i>In millions of EUR</i>	<b>Note</b>	<b>2025</b>	<b>2024</b>
Revenues from fit-out – tenants		12.4	5.2
Revenues from construction and other services with related parties	7	4.8	4.7
Revenues from asset management	7	4.8	4.6
Contractual penalties		3.5	-
Sales of services		0.7	1.7
Sales of inventories		0.1	-
Other		1.0	0.2
<b>Total revenue from construction and other services</b>		<b>27.3</b>	<b>16.4</b>

Expenses arising from construction services comprised the following:

<i>In millions of EUR</i>	<b>Note</b>	<b>2025</b>	<b>2024</b>
Fit-out from related parties	7	9.2	5.0
Fit-out from third parties		1.3	0.3
Other construction services		0.6	0.5
<b>Total construction services</b>		<b>11.1</b>	<b>5.8</b>

**21 Employee benefits**

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
Wages and salaries (including social and health insurance)	14.1	13.1
Pension costs – defined contribution plans	0.7	0.7
<b>Total employee benefits</b>	<b>14.8</b>	<b>13.8</b>

The Group had 246 employees in the core real estate operations of the Group (on full time equivalent basis) as at 31 December 2025 (2024: 246 employees). The average number of employees in 2025 was 243 (2024: 255).

**22 Other Operating Expenses**

Other operating expenses comprised the following:

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
Services	10.7	9.0
Rental expenses	0.4	1.3
Audit fees	0.4	0.5
Material and energy consumption	0.4	0.3
Net impairment losses on financial and contract assets	(0.3)	1.0
Other taxes	0.1	0.1
Depreciation charge	1.2	0.5
Other	1.4	1.0
<b>Total other operating expenses</b>	<b>14.3</b>	<b>13.7</b>

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>	<b>Fees billed by principal approved audit firm</b>		<b>Fees billed by other network firms</b>		<b>Total</b>	
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
Audit fees	0.4	0.4	-	-	0.4	0.4
Audit-related fees	-	-	-	-	-	-
Tax fees	-	-	-	-	-	-
Other fees	-	-	-	-	-	-
<b>Total audit fees</b>	<b>0.4</b>	<b>0.4</b>	<b>-</b>	<b>-</b>	<b>0.4</b>	<b>0.4</b>

## 23 Disposals of Subsidiaries

The Group sold shares to third party in one (1) subsidiary during the year 2025: FORTYTWO House S.à r.l.. No subsidiaries were disposed during the year 2024.

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

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
Investment property	187.7	-
Receivables	15.7	-
Deferred income tax asset	3.1	-
Trade and other receivables	1.8	-
Other current assets	1.3	-
Restricted cash	2.0	-
Borrowings non-current	(136.8)	-
Borrowings current	(1.5)	-
Trade and other payables – current	(1.5)	-
<b>Net assets value</b>	<b>71.8</b>	<b>-</b>
<b>Loss on disposal of subsidiaries</b>	<b>(22.2)</b>	<b>-</b>
Foreign currency translation differences transferred from other comprehensive income upon loss of control	4.8	-
<b>Proceeds from sale of subsidiaries</b>	<b>54.4</b>	<b>-</b>
Less cash in subsidiaries at the date of transaction	-	-
<b>Cash sale proceeds</b>	<b>54.4</b>	<b>-</b>

## 24 Foreign exchange gains

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
<b>Foreign exchange gains/(losses) unrealised</b>		
Borrowings	15.0	0.3
Inter-company loans to foreign operations that do not form part of net investment	1.2	2.9
Trade and other receivables and payables	(0.4)	1.3
	<b>15.8</b>	<b>4.5</b>
<b>Foreign exchange gains/(losses) realised</b>		
Borrowings	0.3	-
Inter-company loans to foreign operations that do not form part of net investment	0.1	(0.3)
Trade and other receivables and payables	0.3	0.3
	<b>0.7</b>	<b>-</b>
<b>Foreign exchange gains, net</b>	<b>16.5</b>	<b>4.5</b>

## 25 Income tax

Income tax expense comprises the following:

<i>In millions of EUR</i>	2025	2024
Current tax	(3.5)	(0.5)
Deferred tax	(14.3)	(7.0)
<b>Income tax expense for the period</b>	<b>(17.8)</b>	<b>(7.5)</b>

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

<i>In millions of EUR</i>	2025	2024
<b>Gain/(loss) before income tax</b>	<b>28.4</b>	<b>(25.6)</b>
Theoretical tax charge at applicable rate 20.0% (2024: 19.7%)	(5.7)	5.1
Tax effect of items which are not deductible or assessable for taxation purposes:		
- Income/(loss) not subject to taxation	(2.3)	4.9
- Non-temporary taxable items	(8.2)	(9.7)
- Change in estimate of prior period income taxes	(0.8)	(5.5)
- Unrecognised deferred tax assets from tax losses carried-forward	(3.9)	(0.9)
- Utilisation of previously unrecognised tax loss carry-forwards	3.1	0.8
- Effect of changes in income tax rate effective from 2025	-	(2.2)
<b>Income tax expense for the period</b>	<b>(17.8)</b>	<b>(7.5)</b>

The Group uses 20.0% (2024: 19.7%) 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 21% or 24% (2024: 21%), the Czech Republic of 21% (2024: 21%), Poland of 19% (2024: 19%), Hungary of 9% (2024: 9%), 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 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>	31 December 2024	(Charged)/ credited to profit or loss	Divestment of subsidiaries	Currency translation difference	31 December 2025
<b>Tax effect of deductible/(taxable) temporary differences</b>					
Investment properties	(104.6)	(13.3)	2.7	(0.9)	(116.1)
Tax losses carried forward	14.0	-	(5.8)	(0.1)	8.1
Other	(0.3)	(1.0)	-	(0.2)	(1.5)
<b>Net deferred tax (liability)</b>	<b>(90.9)</b>	<b>(14.3)</b>	<b>(3.1)</b>	<b>(1.2)</b>	<b>(109.5)</b>

## 25 Income tax (Continued)

<i>In millions of EUR</i>	31 December 2023	(Charged)/ credited to profit or loss	Acquired through business combination	Currency translation difference	31 December 2024
<b>Tax effect of deductible/(taxable) temporary differences</b>					
Investment properties	(91.8)	(10.0)	(1.8)	(1.0)	(104.6)
Tax losses carried forward	4.3	3.4	6.1	0.2	14.0
Other	0.1	(0.4)	-	-	(0.3)
<b>Net deferred tax liability</b>	<b>(87.4)</b>	<b>(7.0)</b>	<b>4.3</b>	<b>(0.8)</b>	<b>(90.9)</b>

Net deferred tax liability of EUR 109.5 million as at 31 December 2025 (2024: EUR 90.9 million) consists of deferred tax liability of EUR 110.0 million (2024: EUR 95.5 million) and deferred tax asset of EUR 0.5 million (2024: EUR 4.6 million) presented in the Consolidated Statement of Financial Position.

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 3.9 million (2024: EUR 4.8 million) resulting from tax losses for the year in amount of EUR 20.5 million (2024: EUR 25 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 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 6.3 million at 31 December 2025 (31 December 2024: EUR 25.6 million). The Group believes that future net income and funding will be sufficient to cover this and any similar such commitments.

## 27 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), liquidity risks, operational risks and legal 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.

## **27 Financial Risk Management (Continued)**

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.

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 17 banks (2024: 16 banks) but 95.5% (2024: 86.7%) of cash balances as of 31 December 2025 are held with 5 (2024: 5) 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 13.

### **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 Polish Zloty, British Pound, Czech koruna, 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 hedging instruments, mostly forwards, that are set up to minimize foreign exchange losses.

**27 Financial Risk Management (Continued)**

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 50.8 million lower (2024: loss would be EUR 49.6 million higher). Equity, after allowing for the tax effects, would have been EUR 6.4 million lower (2024: EUR 7.0 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 50.8 million higher (2024: loss would be EUR 49.6 million lower). Equity, after allowing for the tax effects, would have been EUR 6.4 million higher (2024: EUR 7.0 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. The table presents the aggregated amounts of the Group's financial assets and liabilities at carrying amounts, categorised by the earlier of contractual interest repricing or maturity dates.

<i>In millions of EUR</i>	<b>Up to 1 month</b>	<b>1 to 3 months</b>	<b>3 months to 1 year</b>	<b>1 to 5 years</b>	<b>Over 5 years</b>	<b>Total</b>
<b>31 December 2025</b>						
<b>Interest rate bearing financial assets</b>						
Cash and cash equivalents	101.2	-	-	-	-	<b>101.2</b>
Derivatives and other financial assets	-	0.1	0.8	9.1	-	<b>10.0</b>
<b>Interest rate bearing financial liabilities</b>						
Borrowings	(0.7)	(995.3)	-	(181.8)	(222.0)	<b>(1,399.8)</b>
Lease liabilities	-	-	(1.1)	(2.7)	(10.2)	<b>(14.0)</b>
Trade and other payables non-current	-	-	-	(8.8)	(6.7)	<b>(15.5)</b>
Derivatives and other financial instruments	-	-	-	(0.8)	-	<b>(0.8)</b>
<b>Net interest sensitivity gap at 31 December 2025</b>	<b>100.5</b>	<b>(995.2)</b>	<b>(0.3)</b>	<b>(185.0)</b>	<b>(238.9)</b>	<b>(1,318.9)</b>
<b>31 December 2024</b>						
<b>Interest rate bearing financial assets</b>						
Cash and cash equivalents	39.2	-	-	-	-	<b>39.2</b>
Derivatives and other financial assets	-	3.2	-	8.3	6.1	<b>17.6</b>
<b>Interest rate bearing financial liabilities</b>						
Borrowings	-	(1,109.4)	-	(38.1)	(341.2)	<b>(1,488.7)</b>
Lease liabilities	-	-	(1.2)	(3.1)	(10.0)	<b>(14.3)</b>
Trade and other payables non-current	-	-	-	(2.5)	(10.3)	<b>(12.8)</b>
Derivatives and other financial instruments	-	-	-	(1.5)	-	<b>(1.5)</b>
<b>Net interest sensitivity gap at 31 December 2024</b>	<b>39.2</b>	<b>(1,106.2)</b>	<b>(1.2)</b>	<b>(36.9)</b>	<b>(355.4)</b>	<b>(1,460.5)</b>

## 27 Financial Risk Management (Continued)

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

<i>In millions of EUR</i>	31 December 2025			31 December 2024		
	Notional values	Fair values	Net loss on financial derivatives	Notional values	Fair values	Net loss on financial derivatives
<b>Derivatives - Assets</b>						
Interest rate cap	625.0	7.5	(3.6)	909.8	17.6	(0.7)
Cross-currency interest rate swap EUR/CZK	79.3	2.3	2.6	-	-	-
Interest rate swap	50.0	0.1	0.1	-	-	-
FX forward currency pair of EUR/GBP	20.5	0.1	0.1	-	-	-
<b>Derivatives - Liabilities</b>						
Interest rate swap	48.7	(0.8)	0.6	48.7	(1.5)	(1.4)
<b>Total</b>		<b>9.2</b>	<b>(0.2)</b>		<b>16.1</b>	<b>(2.1)</b>

Net result on financial derivatives comprises of realised and unrealised gains/(losses). Detail is disclosed in table below:

<i>In millions of EUR</i>	2025	2024
Realised gain on financial derivatives	6.8	18.1
Unrealised loss on financial derivatives	(7.0)	(20.2)
<b>Total</b>	<b>(0.2)</b>	<b>(2.1)</b>

Had the interest rates on the Group's variable interest rate loans (generally the 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 3.1 million (2024: EUR 3.3 million lower). Equity, after allowing for the tax effects, would have been lower by approximately EUR 2.6 million (2024: lower by EUR 2.6 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.

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.

**27 Financial Risk Management (Continued)**

The table below shows liabilities as of 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.

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

<i>In millions of EUR</i>	<b>Demand and less than 12 months</b>	<b>From 1 to 2 years</b>	<b>From 2 to 5 years</b>	<b>Over 5 years</b>	<b>Total</b>
<b>Liabilities</b>					
Borrowings (principal repayments)	34.7	269.7	884.1	225.2	<b>1,413.7</b>
Borrowings (future interest payments)	55.7	56.3	112.6	41.2	<b>265.8</b>
Financial payables - current (Note 16)	39.7	-	-	-	<b>39.7</b>
Trade and other payables non-current	-	2.7	7.2	9.3	<b>19.2</b>
Future lease payments (Note 15)	1.1	1.0	2.4	45.3	<b>49.8</b>
Cash outflows from derivatives	0.4	0.3	0.2	-	<b>0.9</b>
<b>Total future payments, including future principal and interest payments</b>	<b>131.6</b>	<b>330.0</b>	<b>1,006.5</b>	<b>321.0</b>	<b>1,789.1</b>

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

<i>In millions of EUR</i>	<b>Demand and less than 12 months</b>	<b>From 1 to 2 years</b>	<b>From 2 to 5 years</b>	<b>Over 5 years</b>	<b>Total</b>
<b>Liabilities</b>					
Borrowings (principal repayments)	241.3	33.6	853.2	348.2	<b>1,476.3</b>
Borrowings (future interest payments)	52.9	47.7	80.9	56.2	<b>237.7</b>
Financial payables - current (Note 16)	104.0	-	-	-	<b>104.0</b>
Trade and other payables non-current	-	0.2	2.2	14.5	<b>16.9</b>
Future lease payments (Note 15)	1.2	1.1	2.6	45.5	<b>50.4</b>
Cash outflows from derivatives	0.2	0.4	0.9	-	<b>1.5</b>
<b>Total future payments, including future principal and interest payments</b>	<b>399.6</b>	<b>83.0</b>	<b>939.8</b>	<b>464.4</b>	<b>1,886.8</b>

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 the consolidated financial statements (see also Note 2).

Based on these factors, Management has a reasonable expectation that the Group has and will have adequate resources to continue as a going concern for the foreseeable future.

## 28 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 Investments Holding S.A.		635.7	603.2
Adjusted for			
Add: Deferred income tax net	25	109.5	90.9
<b>Net Asset Value (adjusted) as monitored by management</b>		<b>745.2</b>	<b>694.1</b>

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	1,264.4	1,363.2
Total assets	2,244.6	2,353.5
<b>Net debt leverage ratio</b>	<b>56.33%</b>	<b>57.92%</b>

## 29 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).

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)	-	-	2,046.0	<b>2,046.0</b>
Investment property – valuations obtained at 31 December 2024 (Note 8)	-	-	2,183.1	<b>2,183.1</b>

Level 3 investment properties are fair valued using discounted cash flow method, hard-core layer method, direct capitalization 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.

**29 Fair Value Estimation (Continued)**

Quantitative information about fair value measurements using unobservable inputs:

**Asset Management**

<b>Segment</b>	<b>Valuation technique</b>	<b>Fair value 31 Dec 2025 (in millions of EUR)</b>	<b>Fair value 31 Dec 2024 (in millions of EUR)</b>	<b>Main input</b>	<b>Range 31 Dec 2025</b>	<b>Range 31 Dec 2024</b>
<b>Slovakia</b>						
Office	Hardcore layer method	311.4	295.8	Average annual rent in EUR per sqm Capitalisation rate (yield) for terminal value	219 – 254 6.00% - 6.10%	207 – 240 6.00% - 6.10%
<b>Total</b>		<b>311.4</b>	<b>295.8</b>			
<b>Poland</b>						
Office	Hardcore layer method	1,127.4	1,077.6	Average annual rent in EUR per sqm Capitalisation rate (yield)	264 – 360 5.70% - 6.40%	257 – 346 5.70% - 6.40%
<b>Total</b>		<b>1,127.4</b>	<b>1,077.6</b>			
<b>United Kingdom</b>						
Office	Discounted cash flow	-	208.4	Average annual rent in EUR per sqm Discount rate	- -	1,025.5 6.00%
<b>Total</b>		<b>-</b>	<b>208.4</b>			
<b>Germany</b>						
Office	Discounted cash flow	329.1	327.0	Average annual rent in EUR per sqm Discount rate	324 5.45%	330.8 5.75%
<b>Total</b>		<b>329.1</b>	<b>327.0</b>			
<b>Hungary</b>						
Office	Discounted cash flow	277.6	273.7	Average annual rent in EUR per sqm Discount rate	256.6 7.10%	256.5 6.90%
<b>Total</b>		<b>277.6</b>	<b>273.7</b>			
<b>Total for segment</b>		<b>2,045.5</b>	<b>2,182.5</b>			

29 Fair Value Estimation (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
<b>Non - Core</b>						
Retail	At cost	0.2	0.3	-	-	-
HubHub	At cost	0.3	0.5	-	-	-
<b>Total for segment</b>		<b>0.5</b>	<b>0.8</b>			
<b>Total</b>		<b>2,046.0</b>	<b>2,183.1</b>			

## 29 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 including fit-outs, 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, discount rates, market rents and voids. These are based on their professional judgment and market observation. Generally, for income producing assets a DCF and Hardcore layer method are used, and comparative methodology is used for non-core.

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 or yield 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 (Germany):

- 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 34.2 million (2024: EUR 60.1 million).
- The exit yield across the portfolio was assumed to be 4.60% (2024: 4.60% to 5.25%, or 4.85% on average). Should the exit yield increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 17.0 million lower or EUR 18.9 million higher (2024: EUR 26.2 million lower or EUR 29.1 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 (Poland, Hungary, Slovakia):

- 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 181.6 million (2024: EUR 175.9 million).
- The exit yield across the portfolio was assumed to be from 5.70% to 6.70%, or 6.05% on average (2024: from 5.70% to 6.70%, or 6.05% on average). Should the exit yield increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 68.2 million lower or EUR 74.1 million higher (2024: EUR 65.4 million lower or EUR 71.0 million higher).

### ● 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.

**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: 4.39% p.a.). Refer to Note 15 for the estimated fair values of borrowings (for current borrowings Level 2 inputs are used, for non-current borrowings Level 3 inputs are used). Carrying amounts of trade and other payables approximate fair values.

## 29 Fair Value Estimation (Continued)

**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:

**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.

## 30 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 (d) 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.

## 31 Consolidated Structured Entities

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

Entity	Country of incorporation	ISIN	Coupon	Maturity
HB Reavis Finance CZ III	Czech republic	CZ0003567588	7.00%	9 January 2030
HB Reavis Finance CZ III	Czech republic	CZ0003577967	7.00%	21 November 2030
HB Reavis Investments Finance SK	Slovakia	SK4000026712	4.95%	7 February 2029

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 15.0 million and CZK 1,921.9 million (EUR 79.3 million). Bonds issued by entities incorporated in Slovakia are listed on Bratislava stock exchange, in Czech Republic on Prague stock exchange.

## 32 Events after the End of the Reporting Period

After 31 December 2025 and up to date of authorization of these consolidated financial statements, there were no material events that have a bearing on the understanding of these consolidated financial statements.