JTRE HOLDING LTD
Management report and Consolidated Financial Statements
31 December 2025

JTRE HOLDING LTD

Management report and consolidated financial statements for the year ended 31 December 2025

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Officers and professional advisors

Board of Directors:	Jarmila Janosova Julius Zubor
Secretary:	D.H. Nominees Ltd Kyriakou Matsi, 16 EAGLE HOUSE, 8th floor, Agioi Omologites 1082 Nicosia, Cyprus
Independent Auditors:	KPMG Limited Chartered Accountants 14 Esperidon Street, 1087 Nicosia, Cyprus
Registered office:	Klimentos, 41-43 KLIMENTOS TOWER, 1st floor, Flat/Office 12 1061, Nicosia, Cyprus
Bankers:	J&T Banka, a.s. Pobřežní 14 186 00, Praha 8, Czech Republic
Registration number:	HE217553

Management report

The Board of Directors of JTRE HOLDING LTD (the "Company") presents to the members its Annual Report together with the audited consolidated financial statements of the Company and its subsidiaries (together with the Company, the "Group") for the year ended 31 December 2025.

INCORPORATION

JTRE HOLDING LTD (the "Company") was incorporated in Cyprus on 31 December 2007 as a private limited liability company under the Cyprus Companies Law, Cap. 113. On 2 September 2021, the status of the Company was changed from private limited liability company to public company. On 4 June 2024, the status of the Company was changed from public company to private limited liability company.

CHANGE OF NAME

On 4 June 2024, the Company changed its name from J&T REAL ESTATE HOLDING PLC to JTRE HOLDING LTD.

CHANGES IN GROUP STRUCTURE

During the current year, the Group established companies Národné tréningové centrum mládeže s. r. o. (former Tréningové centrum detí a mládeže – basketbal s. r. o.) (100%), UK Blackfriars financing, s. r. o. (100%) and River park, s. r. o. (100%), all registered in Slovak Republic. The Group acquired 100% shareholding in the companies FZTH s. r. o., Skad 7, s. r. o. and nbc pasienky s. r. o. (former Verdan, s.r.o.), all registered in Slovak Republic. Furthermore, the Group disposed 100% shareholding the company Interhouse Košice, a.s., registered in Slovak Republic.

In the previous year, the Group established companies JTRE Financing 5, s.r.o. (100%), UK Triptych financing, s.r.o. (100%), JTRE sports & entertainment a. s. (100%) and BC SLOVAN Bratislava s. r. o. (former BK Slovan Bratislava, s. r. o.) (100%), all registered in Slovak Republic. The Group also acquired 80% shareholding in the company VK SLOVAN Bratislava s. r. o. (former VKP Bratislava, s. r. o.) and 100% shareholding in the companies BC SLOVAN Bratislava ženy s. r. o. (former Inter Bratislava s. r. o.), Sterin, s.r.o. all registered in Slovak Republic, 100% shareholding in the company HC SLOVAN Bratislava, a.s. with its subsidiary SLOVAN MARKETING, s. r. o. (100%), both registered in the Slovak Republic. Furthermore, the Group acquired 100% shareholding in the company Royan Deux G.P. Ltd, registered in Turk and Caicos Islands and 95% shareholding in the company PROVO L.P. registered in Turk and Caicos Islands, with its subsidiaries Grace Bay Investments Limited (100%), registered in Belize and Blue Conch Holdings IV Ltd. (100%) registered in Turks and Caicos Islands. The Group companies J&T REAL ESTATE FINANCE LIMITED (100%) registered in Cyprus and SONS and CO Ltd (100%) registered in the United Kingdom were dissolved.

PRINCIPAL ACTIVITIES AND NATURE OF OPERATIONS OF THE GROUP

The principal activities of the Group, which are unchanged from last year, are the development of properties for sale and commercial rent, also property management and ownership and operations of hotels in hotel segment. This includes residential buildings, offices and retail, with the major markets being the Slovak Republic, London, the United Kingdom (from 2018), Berlin, Germany (from 2023) and also Turks and Caicos Islands (TCI) (from 2024).

The main real estate projects under the Group

Ganz house

Project is located near Eurovea City. It is a unique combination of premium housing, modern boutique offices and exclusive retail spaces in the heart of Bratislava's downtown. The residential part of the Ganz House project will consist of 65 apartments with a net floor area of approximately 5,140 m² and retail space on the ground floor. The office part of the Ganz House project will feature 9,700 m² of net leasable area and a small retail space. The project is applying for BREEAM Outstanding, Well Health Safety, carbon neutrality, Smart Building. The project will be completed in 2026.

Downtown Yards

The project will expand and change a former industrial site into a new full-valued space for Bratislava residents and visitors to the city. The project has an excellent location in the new developing area of Bratislava near Eurovea City and will bring a green sustainable city district with a balanced mix of living, working, relaxing, amenities and public spaces will offer premium family living in 656 residences, diverse offices, commercial spaces, parking spaces and especially 6,100 m² of greenery. The development is ESG compliant. The completion of the first stage is planned for 2026 - 2027.

Triptych project in London

An offices building centrally located, Triptych Bankside offers excellent connectivity, stunning views and plenty of private amenities as well as world-renowned landmarks and attractions in the immediate vicinity. The office building reaches 9 floors and offers 7,218 m² of office space. The office building is fully leased and the Art Academy London, a young and innovative art school, took 1,300 m² of space at Triptych Bankside on a 10-year lease.

Management report (continued)
The main real estate projects under the Group (continued)

Nordhafen Living & Office
The Nordhafen Living & Office project in the attractive central location of Berlin, Germany designed by the studio gmp Architekten, has a building permit for a multifunctional block with a total gross floor area of almost 33,000 square meters. More than half is housing, there will be 150 residences designed for long-term rental. Another third is for administration, and the remaining areas are intended for trade and gastronomy. Work on the land has begun in May 2024 and at the end of the summer 2024, the rough construction began. The project is applying for the prestigious LEED and WELL ecological certificates at the highest level. The project will be completed in 2027.

220 Blackfriars
Partnership with one of London's oldest charities to re-develop 3,076 sqm acresite in one of London's most dynamic and undersupplied office submarkets-the Southbank. Located on the east side of Blackfriars Road. The project represents a mixed use development comprises of 23 storey, best in class, an adjoining building providing 62 almshouses, community space and new garden square. The project is applying for BREEAM Outstanding office building, Wiredscore Platinum, EPC A Rating and smart water and attenuation tanks. Seeking to achieve net zero carbon through off-setting design development and technology. Almshouses designed to highly energy efficient standards. The project will be completed in 2027.

Grace Bay
The project will spread out on a 11.04 acres lot with 431 feet of beach frontage on the Grace Bay beach on the island of Providenciales in TCI. The project is a hotel that will operate under the Kempinski brand and will comprise a total of 119 hotel suites that range in size from studios to five-bedroom suites. The larger suites will have lock-out rooms that increased the total room inventory to 163 keys. These units will be sold as condominiums with an agreement with the hotel operator, who will manage the hotel under a revenue sharing agreement. In addition, there will be four villas that will each comprise six-bedroom units and sold on a freehold basis. The villa owners will have the option to allow the hotel to manage and operate the villas as part of the hotel operation. The project will be completed in 2028.

Pribinova 40
An office building with retail premises and attributed parking areas, located directly on the north bank of the Danube River within Eurovea City, Bratislava, Slovak Republic. The property represents a newly built office building completed in 2023 comprising an aggregate leasable area of 24,707 square meters. The building has a distinctive cosmopolitan character, offers space with excellent views of the Danube and the city center and includes a unique design offices of various types - coworking, agile, executive, traditional, open space or boutique and a community terrace for all tenants with an area of 750 m² and also private terraces from 70 to 500 m².

FINANCIAL RESULTS
The Group's financial results for the year ended 31 December 2025 are set out on page 10 to the consolidated financial statements. The net loss for the year attributable to the equity holders of the Group amounted to EUR 15,114 thousand (2024: net profit of EUR 2,148 thousand).

EXAMINATION OF THE DEVELOPMENT, POSITION AND PERFORMANCE OF THE ACTIVITIES OF THE GROUP
The current financial position as presented in the consolidated financial statements is considered satisfactory.

The Group has recognised a net loss of EUR 15,655 thousand during the year ended 31 December 2025 and as at that date, has positive equity of EUR 239,110 thousand. Its current liabilities exceed its current assets by EUR 114,652 thousand and reported current bank loans and borrowings repayable during 2026 in the amount of EUR 446,792 thousand.

The Group's financial statements have been prepared on a going concern basis by management for the following reasons:
i. the Group is expected to generate proceeds from future rental income and sale of developed trading properties (see also Note 7);
ii. current bank loans and borrowing in the amount of EUR 376,035 were already extended with new maturities in 2027-2029 as of the date of signing these consolidated financial statements;
iii. as at 31 December 2025, the Group has available undrawn lines of credit in the amount of EUR 186,256 thousand (2024: EUR 61,038 thousand).

Management report (continued)
EXAMINATION OF THE DEVELOPMENT, POSITION AND PERFORMANCE OF THE ACTIVITIES OF THE GROUP (continued)

The Group concentrates its activities on the Slovak real estate market with extension to London from 2018, Germany from 2023 and Turk and Caicos Islands from 2024. The subsidiaries operate mainly on the residential, administration and multifunctional buildings market, specifically in the area of Bratislava, London and Berlin. The Group expects its assets and equity to increase in the future as more projects currently in the pre-building phase will be developed in the upcoming years

The principal key performance indicators used by management to monitor performance of the Company are as follows:

KPI	**Performance in 2025**	Performance in 2024
Operating profit as a percentage of total operating income	**25.28%**	17.40%
Net profit as a percentage of total operating income	**-7.61%**	0.52%
In thousands of EUR		
Total assets	**1,343,796**	1,220,794
Equity	**239,110**	252,880

REVENUE
The Group's revenue for the year ended 31 December 2025 was EUR 134,348 thousand (2024: EUR 335,957 thousand).

DIVIDENDS AND TRANSFERS TO RESERVES
The Group did not have any distributable profits as at 31 December 2025, thus the Board of Directors cannot recommend the payment of a dividend. The loss for the year is transferred to retained earnings. During the previous year dividends in the amount of EUR 3,100 thousand were paid, of that EUR 2,790 thousand to the holders of the non-redeemable Class A preference shares and EUR 310 thousand to the Ordinary shareholders of the Company.

MAIN RISKS AND UNCERTAINTIES
The main risks and uncertainties faced by the Group and the steps taken to manage these risks, are described in note 37 to the consolidated financial statements.

FUTURE DEVELOPMENTS
The Board of Directors does not expect major changes in the principal activities of the Group in the foreseeable future.

RESEARCH AND DEVELOPMENT ACTIVITIES
The Group did not carry out any research and development activities during the year.

SHARE CAPITAL
As at 31 December 2025 the authorised, issued and fully paid share capital in the amount of EUR 134,000 consists of 120,000 ordinary shares of EUR 1 each and 14,000 Class A Preference Shares of EUR 1 each. During 2024, 3,500 Class A Preference Shares were issued, of EUR 1 each.

BRANCHES
During the current and prior years the Group did not operate any branches.

BOARD OF DIRECTORS
The members of the Company's Board of Directors as at 31 December 2025 and at the date of this report are presented on page 1. In accordance with the Company's Articles of Association all directors presently members of the Board continue in office. There were no significant changes in the assignment of responsibilities and remuneration of the Board of Directors.

EVENTS AFTER THE REPORTING PERIOD

Any significant events that occurred after the end of the reporting period are described in note 39 to the consolidated financial statements.

RELATED PARTY TRANSACTIONS

Related parties are disclosed in note 38 to the consolidated financial statements.

INDEPENDENT AUDITORS

The independent auditors of the Company, KPMG Limited, have expressed their willingness to continue in office and a resolution giving authority to the Board of Directors to fix their remuneration will be submitted at the forthcoming Annual General Meeting.

By order of the Board of Directors,

D.H. Nominees Limited
Secretary
Nicosia, 7 August 2026

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Chartered Accountants
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P.O. Box 21121, 1502 Nicosia, Cyprus
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INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF

JTRE HOLDING LTD

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of JTRE HOLDING LTD (the "Company"), and its subsidiaries (the "Group"), which are presented on pages 10 to 120 and comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy 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 of 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 and the requirements of the Cyprus Companies Law, Cap. 113 (the "Companies Law, Cap.113").[17]

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the "*Auditor's Responsibilities for the Audit of the Consolidated Financial Statements*" section of our report. We remained independent of the Group throughout the period of our appointment in accordance with the *International Code of Ethics (including International Independence Standards) for Professional Accountants of the International Ethics Standards Board for Accountants ("IESBA Code")* together with the ethical requirements in Cyprus that are relevant to our audit of the consolidated financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Board of Directors is responsible for the other information. The other information comprises the Management report but does not include the consolidated financial statements and our auditor's report 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, except as required by the Companies Law, Cap.113.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above 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 that fact. With regards to the Management Report, our report is presented in the "Report on other legal and regulatory requirements' section.

Responsibilities of the Board of Directors for the Consolidated Financial Statements

The Board of Directors is responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Companies Law, Cap. 113, 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 there is an intention to liquidate the Company or to cease the Group's operations, or there is no realistic alternative but to do so.

The Board of Directors and those charged with governance are responsible for overseeing the Group's financial reporting process.

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs 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 ISAs, we exercise professional judgment and maintain professional scepticism 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 auditor's report 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 auditor's report. 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 a true and fair view.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion. [16]

We communicate with the Board of Directors, 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

Pursuant to the additional requirements of Law L.53(I)/2017, and based on the work undertaken in the course of our audit, we report the following:

- In our opinion, the Management Report, the preparation of which is the responsibility of the Board of Directors, has been prepared in accordance with the requirements of the Companies Law, Cap. 113, and the information given is consistent with the consolidated financial statements.
- In light of the knowledge and understanding of the business and the Group's environment obtained in the course of the audit, we have not identified material misstatements in the Management Report.

Other Matter

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Article 10(1) of the EU Regulation 537/2014 and Section 69 of Law L.53(I)/2017 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

The engagement partner on the audit resulting in this independent auditor's report is Marios G. Gregoriades.

Marios G. Gregoriades, CPA
Certified Public Accountant and Registered Auditor for and on behalf of

KPMG LIMITED
Certified Public Accountants and Registered Auditors
14 Esperidon Street,
1087 Nicosia ,
Cyprus

7 August 2026

Consolidated income statement for the year ended 31 December 2025

In thousands of EUR	**Note**	**2025**	**2024**
Rental income	6	12,724	10,915
Revenues from contracts with customers	7	121,624	325,042
Total operating revenues		**134,348**	**335,957**
Other operating income	8	4,089	3,369
Gain on revaluation/disposal of investment property, net	3,17	67,331	40,936
Foreign exchange (loss)/gain on operating activities, net		(178)	999
Gain on disposal of property, plant and equipment, net		46	7,149
Total operating income, net		**205,636**	**388,410**
Cost of trading properties sold	9	(72,878)	(222,523)
Property operating expenses	10	(14,739)	(15,505)
Depreciation and amortisation		(2,997)	(2,951)
Personnel expenses	13	(24,394)	(26,452)
Impairment losses, net	12	(413)	(21,426)
Other operating expenses	14	(38,240)	(31,951)
Total operating costs		**(153,661)**	**(320,808)**
Operating profit		**51,975**	**67,602**
Interest income		3,255	5,436
Interest expense	30	(43,784)	(55,339)
Gain/(loss) on financial instruments, net	11	2,762	(2,871)
Foreign exchange (loss)/gain on financial activities, net		(12,874)	11,552
Net finance cost		**(50,641)**	**(41,222)**
Gain arising from a bargain purchase	5	-	22
Gain on disposal of subsidiaries	5	213	-
Profit before tax		**1,547**	**26,402**
Income taxes	15	(17,202)	(24,385)
Net (loss)/profit for the year		**(15,655)**	**2,017**
Attributable to:			
Equity holders of the parent		**(15,114)**	**2,148**
Non-controlling interests		**(541)**	**(131)**
		(15,655)	**2,017**

An analysis of the consolidated income statement by segment is provided in Note 4 – Operating segments.

The notes presented on pages 18 to 120 form an integral part of the consolidated financial statements.

JTRE HOLDING LTD

Consolidated statement of comprehensive income for the year ended 31 December 2025

In thousands of EUR	**2025**	**2024**
Net (loss)/profit for the year	**(15,655)**	**2,017**
Other comprehensive income		
Items that are or may be reclassified to profit or loss		
Cash flow hedging	343	(481)
Foreign exchange translation differences	1,542	(1,916)
Other comprehensive gain/(loss) for the year, net of income tax	**1,885**	**(2,397)**
Total comprehensive income for the year	**(13,770)**	**(380)**
Attributable to:		
Equity holders of the parent	(12,892)	(419)
Non-controlling interests	(878)	39
Total comprehensive income for the year	**(13,770)**	**(380)**

The notes presented on pages 18 to 120 form an integral part of the consolidated financial statements.

JTRE HOLDING LTD

Consolidated statement of financial position as at 31 December 2025

In thousands of EUR	Note	31 December 2025	31 December 2024
Assets			
Goodwill and other intangible assets		3,781	4,056
Property, plant and equipment	16	51,692	51,492
Investment property	17	846,697	658,818
Trade receivables	19	186	526
Loans and advances	20	40,194	30,042
Financial instruments	21	96	-
Restricted cash	24	3,921	3,056
Other receivables	26	257	-
Deferred tax assets	22	2,992	4,151
Total non-current assets		**949,816**	**752,141**
Inventories	23	253,504	257,104
Trade receivables	19	19,456	16,212
Loans and advances	20	9,037	52,780
Financial instruments	21	8,410	6,185
Cash and cash equivalents	24	88,702	92,142
Restricted cash	24	124	2,367
Other receivables	26	892	1,839
Prepayments and other assets	25	12,100	10,144
Current income tax receivable		1,755	189
Assets held for sale	27	-	29,691
Total current assets		**393,980**	**468,653**
Total assets		**1,343,796**	**1,220,794**
Equity			
Share capital	28	134	134
Share premium		99,346	99,346
Reserves		2,718	625
Retained earnings		134,703	149,688
Total equity attributable to equity holders of the parent		**236,901**	**249,793**
Non-controlling interests	28	2,209	3,087
Total equity	28	**239,110**	**252,880**

Consolidated statement of financial position as at 31 December 2025 (continued)

In thousands of EUR

	Note	31 December 2025	31 December 2024
Liabilities			
Issued debentures	29	290,794	153,580
Loans and borrowings	30	181,047	400,633
Trade payables	31	5,661	3,224
Other payables	32	27,243	29,347
Deferred revenue and other liabilities	33	27,597	13,957
Deferred tax liabilities	22	63,712	48,632
Total non-current liabilities		**596,054**	**649,373**
Issued debentures	29	2,898	59,450
Loans and borrowings	30	446,792	171,822
Trade payables	31	40,971	29,784
Provisions		240	80
Current income tax liability		217	11,275
Other payables	32	2,405	15,320
Deferred revenue and other liabilities	33	15,109	19,113
Liabilities held for sale	27	-	11,697
Total current liabilities		**508,632**	**318,541**
Total liabilities		**1,104,686**	**967,914**
Total equity and liabilities		**1,343,796**	**1,220,794**

The notes presented on pages 18 to 120 form an integral part of the consolidated financial statements.

JTRE HOLDING LTD

Consolidated statement of changes in equity for the year ended 31 December 2025

In thousands of EUR	**Share capital**	**Share premium**	**Non-distributable reserves**	**Translation reserve**	**Revaluation reserve**	**Retained earnings**	**Total attributable to equity holders of the parent**	**Non-controlling interests**	**Total**
Balance at 1 January 2025	**134**	**99,346**	**1,334**	**(462)**	**(247)**	**149,688**	**249,793**	**3,087**	**252,880**
Total comprehensive income									
Net loss for the year	-	-	-	-	-	(15,114)	(15,114)	(541)	(15,655)
Other comprehensive income									
Cash flow hedging	-	**-**	**-**	-	343	-	343	-	**343**
Foreign exchange translation differences	-	**-**	**-**	1,879	-	-	1,879	(337)	1,542
Total other comprehensive income/(loss), net of tax	**-**	**-**	**-**	**1,879**	**343**	**-**	**2,222**	**(337)**	**1,885**
Total comprehensive income/(loss) for the year	**-**	**-**	**-**	**1,879**	**343**	**(15,114)**	**(12,892)**	**(878)**	**(13,770)**
Transactions with owners, recorded directly in equity									
Effect of business combinations	-	-	(129)	-	-	129	-	-	-
Total transactions with owners	-	-	(129)	-	-	129	-	-	-
Balance at 31 December 2025	**134**	**99,346**	**1,205**	**1,417**	**96**	**134,703**	**236,901**	**2,209**	**239,110**

Consolidated statement of changes in equity for the year ended 31 December 2025 (continued)

In thousands of EUR	Note	Share capital	Share premium	Non-distributable reserves	Translation reserve	Revaluation reserve	Retained earnings	Total attributable to equity holders of the parent	Non-controlling interests	Total
Balance at 1 January 2024		**131**	**43,349**	**1,334**	**1,624**	**234**	**150,237**	**196,909**	**2,276**	**199,185**
Total comprehensive income										
Net profit/(loss) for the year		-	-	-	-	-	2,148	2,148	(131)	**2,017**
Other comprehensive income										
Cash flow hedging		-	**-**	**-**	-	(481)	-	(481)	-	**(481)**
Foreign exchange translation differences		-	**-**	**-**	(2,086)	-	-	(2,086)	170	**(1,916)**
Total other comprehensive (loss)/income, net of tax		**-**	**-**	**-**	**(2,086)**	**(481)**	**-**	**(2,567)**	**170**	**(2,397)**
Total comprehensive (loss)/income for the year		**-**	**-**	**-**	**(2,086)**	**(481)**	**2,148**	**(419)**	**39**	**(380)**
Transactions with owners, recorded directly in equity										
Increase of share capital	28	3	-	-	-	-	-	3	-	**3**
Increase of share premium	28	-	55,997	-	-	-	-	55,997	-	**55,997**
Dividends paid	38	-	-	-	-	-	(3,100)	(3,100)	-	**(3,100)**
Changes associated with capital contributions		-	-	-	-	-	403	403	21	**424**
Effect of business combinations		-	-	-	-	-	-	-	751	**751**
Total transactions with owners		**3**	**55,997**	**-**	**-**	**-**	**(2,697)**	**53,303**	**772**	**54,075**
Balance at 31 December 2024		**134**	**99,346**	**1,334**	**(462)**	**(247)**	**149,688**	**249,793**	**3,087**	**252,880**

See also Note 28 – Equity.
The notes presented on pages 18 to 120 form an integral part of the consolidated financial statements.

JTRE HOLDING LTD

Consolidated cash flow statement for the year ended 31 December 2025

In thousands of EUR	Note	2025	2024
Operating activities			
Profit for the year		(15,655)	2,017
Adjustments for:			
(Gain)/loss on financial instruments	11	(2,762)	2,871
Loss from written-off receivables	14	37	57
Loss/(gain) on disposal of investment property	17	837	(58)
Gain on disposal of property, plant and equipment		(46)	(7,149)
Gain on revaluation of investment property	3,17	(68,168)	(40,878)
Depreciation and amortisation		2,997	2,951
Profit from termination of the lease	8	(184)	(25)
Impairment losses,net	12	413	21,426
Gain arising on a bargain purchase	5	-	(22)
Unrealised foreign exchange loss/(gain), net		12,888	(11,485)
Net interest expense		40,300	49,697
Gain on disposal of subsidiaries	5	(213)	-
Income taxes	15	17,202	24,385
Operating (loss)/profit before changing of working capital		**(12,354)**	**43,787**
Change in provisions		160	(24)
Change in inventories		1,177	183,869
Change in trade and other receivables and prepayments and other assets		(4,474)	2,198
Change in trade and other payables and deferred revenue and other liabilities		12,446	(93,836)
Cash flows (used in)/ generated from operations		**(3,045)**	**135,994**
Income taxes paid		(14,048)	(7,152)
Cash flows (used in)/generated from operating activities		**(17,093)**	**128,842**
Investing activities			
Acquisition of property, plant and equipment and intangible assets		(1,500)	(916)
Acquisition of investment property		(95,578)	(59,191)
Acquisition of subsidiaries, net cash outflow	5	(9,565)	(26,243)
Proceeds from the sale of property, plant and equipment and intangible assets		88	49
Proceeds from the sale of investment property		375	58
Proceeds from the sale of assets held for sale		-	20,020
Purchase of financial instruments		(2,225)	(2,061)
Proceeds from sale of financial instruments		-	4,269
Proceeds from disposal of subsidiaries, net cash inflow	5	9,104	-
Restricted cash	24	1,378	(2,064)
Lease receivables cash inflows	36	10,674	2,603
Cash outflows from disbursement of loans granted		(12,382)	(111,562)
Cash inflows from repayment of loans granted		50,666	83,379
Interest received		3,598	2,735
Cash flows used in investing activities		**(45,367)**	**(88,924)**

Consolidated cash flow statement for the year ended 31 December 2025 (continued)

In thousands of EUR	Note	2025	2024
Financing activities			
Proceeds from borrowings	30	254,813	372,987
Repayment of borrowings	30	(213,789)	(291,253)
Cash in from issued debentures	30	129,795	59,558
Repayment of debentures	30	(41,699)	(145,392)
Lease payments	30	(13,315)	(4,699)
Dividends paid		-	(3,100)
Capital contributions		-	424
Increase of share capital	28	-	3
Increase of share premium	28	-	55,997
Interest paid	30	(58,491)	(94,503)
Cash flows generated from/(used in) financing activities		**57,314**	**(49,978)**
Net decrease in cash and cash equivalents		**(5,146)**	**(10,060)**
Cash and cash equivalents at beginning of the year		**90,988**	**100,164**
Effect of exchange rate fluctuations on cash held		(619)	884
Cash and cash equivalents at the end of the year		**85,223**	**90,988**

In thousands of EUR	Note	31 December 2025	31 December 2024
Cash and cash equivalents	24	88,702	92,142
Cash and cash equivalents included in the disposal group held for sale	27	-	3,042
Overdrafts	30	(3,479)	(4,196)
Cash and cash equivalents at the end of the year*		**85,223**	**90,988**

* *In the consolidated cash flow statement, cash and cash equivalents includes bank overdrafts that are repayable on demand.*

The notes presented on pages 18 to 120 form an integral part of the consolidated financial statements.

The consolidated financial statements were authorized and approved for issue by the Board of Directors on 7 August 2026.

Jarmila Janosova
Director

JTRE
HOLDING LTD.
Klimentos, 41-43 KLIMENTOS TOWER,
1st floor, Flat/Office 12, 1061 Nicosia, Cyprus
ID: HE 217553

Julius Zubor
Director

Notes to the consolidated financial statements

1. Corporate information

Country of incorporation
The company JTRE HOLDING LTD (the "Parent Company" or the "Company") was incorporated in Cyprus on 31 December 2007 as a private limited liability company under the provisions of the Cyprus Companies Law, Cap. 113 and is domiciled in Cyprus. Its registered office is at Klimentos, 41-43, Klimentos Tower, 1st floor, Flat/Office 12, 1061, Nicosia, Cyprus.

Change of Company name and legal form
On 9 March 2009, the Company changed its name from J&T Securities Management Ltd to J&T Real Estate CR Limited and on 9 April 2009, it changed its name again to J&T Real Estate Limited. On 16 November 2017, the Company changed its name from J&T Real Estate Limited to J&T Real Estate Holding Limited and on 2 September 2021 the Company changed its legal form and name from J&T REAL ESTATE HOLDING LIMITED to J&T REAL ESTATE HOLDING PLC. On 4 June 2024, the Company changed its legal form and name from J&T REAL ESTATE HOLDING PLC to JTRE HOLDING LTD.

Shareholders
As at 31 December 2025 and 31 December 2024, the Company is owned by six non Cyprus resident individuals, who are the following:
(1) Peter Korbacka (19%),
(2) Peter Remenar (16.2%),
(3) Pavel Pelikan (16.2%),
(4) Juraj Kalman (16.2%),
(5) Peter Píš (16.2%), and
(6) Michal Borgula (16.2%).

As at 31 December 2025 and 31 December 2024, the Company's Class A Preference Shares are wholly owned by JTRE INVESTMENT LTD, registered in Cyprus.

As from 28 May 2021, Class A preference shares do not have any voting rights and they only have a right to receive dividends declared by the Company subject to the approval of the general meeting up to such amount as approved.

The consolidated financial statements of the Company as at and for the year ended 31 December 2025 comprise the Company and its subsidiaries (together referred to as the "Group" and individually as "Group entities") and the Group's interest in jointly controlled entities. The composition of the Group is presented in Note 40 – Group entities.

Principal activities
The main activity of the Group is the development of properties for sale and commercial rent, also property management and ownership and operations of hotels in hotel segment. This includes residential buildings, offices and retail, with the major markets being the Slovak Republic, London, the United Kingdom (from 2018), Berlin, Germany (from 2023) and also Turks and Caicos Islands (TCI) (from 2024).

2. Basis of preparation and significant accounting policies

a) Statement of compliance

The consolidated financial statements have been prepared in accordance with IFRS Accounting Standards ("IFRS") issued by the International Accounting Standard Board (IASB) as adopted by the European Union (IFRS-EU) and the requirements of the Cyprus Companies Law, Cap.113.

b) Basis of measurement

The consolidated financial statements have been prepared under the historical cost convention, with the exception of investment property, financial assets at fair value through other comprehensive income and derivative financial instruments (financial assets and liabilities at fair value through profit or loss), which are measured at fair value. Non-current assets held for sale are stated at the lower of their carrying amount and fair value less costs to sell (Note 17 and Note 21).

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 (i.e., an 'exit price').

When measuring the fair value of an asset or a liability, the Group uses market observable data as far as possible. If a market is not active, fair values of assets and liabilities are determined using valuation techniques. When applying valuation techniques, the estimates and assumptions used are consistent with estimates and assumptions that market participants would use when pricing the asset or liability.

Fair values are categorized into different levels of the fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- Level 2: inputs other than quoted market prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices of similar instruments) or indirectly (i.e. derived from such prices).
- Level 3: inputs for asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

c) Going concern basis

The Group has recognised a net loss of EUR 15,655 thousand during the year ended 31 December 2025 and as at that date, has positive equity of EUR 239,110 thousand. Its current liabilities exceed its current assets by EUR 114,652 thousand and reported current bank loans and borrowings repayable during 2026 in the amount of EUR 446,792 thousand.

The Group's financial statements have been prepared on a going concern basis by management for the following reasons:

i. the Group is expected to generate proceeds from future rental income and sale of developed trading properties (see also Note 7);
ii. current bank loans and borrowing in the amount of EUR 376,035 were already extended with new maturities in 2027-2029 as of the date of signing these consolidated financial statements;
iii. as at 31 December 2025, the Group has available undrawn lines of credit in the amount of EUR 186,256 thousand (2024: EUR 61,038 thousand).

2. Basis of preparation and significant accounting policies (continued)

d) Functional and presentation currency

The consolidated financial statements are presented in Euro ("EUR"), which is the Company's functional and presentation currency. All financial information presented in EUR has been rounded to the nearest thousand. Refer to accounting policy (h) for the translation of foreign currency transactions and financial statements of foreign operations.

e) Use of estimates and judgments

Financial statements prepared in compliance with IFRS Accounting Standards as adopted by the European Union (IFRS-EU) require various judgements, assumptions and estimates to be exercised that affect the reported amounts of assets, liabilities, income and expenses. Actual results will likely differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods.
Critical accounting estimates and judgements made by management with a significant risk of material adjustment in the next year are discussed in Note 3 – Critical accounting estimates and assumptions.

f) Adoption of new and revised IFRS Accounting Standards as adopted by the European Union (IFRS-EU)

i. Standards and interpretations effective as from 1 January 2025

Application of the following Standards, Amendments to Standards and Interpretations does not have significant effect on the consolidated financial statements of the Group.

- Amendments to IAS 21 - The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability. The amendment is effective for annual reporting periods beginning on or after 1 January 2025. An entity cannot restate comparative information. If a currency is not exchangeable into another currency, an entity is required to estimate the spot exchange rate at the measurement date. The amendment specifies how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments require disclosure of information that enables users of financial statements to understand the impact of a currency not being exchangeable.

ii. Standards and interpretations adopted by the EU

The following Standards, Amendments to Standards and Interpretations have been issued by the IASB but are not yet effective for annual periods beginning on 1 January 2025. Those relevant to the Group are set out below. The Group does not plan to adopt these standards early. Management of the Group does not expect that these standards will have a significant effect on the consolidated financial statements of the Group.

- Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7 (issued on 30 May 2024). Effective for annual reporting periods beginning on or after 1 January 2026. Earlier application is permitted. Settlement of liabilities through electronic payment systems. There has been diversity in practice over the timing of the recognition and derecognition of financial assets and financial liabilities, particularly when they are settled using electronic payment system. The amendments to IFRS 9 clarify when a financial asset or a financial liability is recognised and derecognised.

- Annual Improvements Volume 11 (issued on 18 July 2024). The amendments to IFRS 9 require companies to initially measure a trade receivable without a significant financing component at the amount determined by applying IFRS 15. They also clarify that when lease liabilities are derecognised under IFRS 9, the difference between the carrying amount and the consideration paid is recognised in profit or loss. Effective for annual reporting periods on or after 1 January 2026. Earlier application is permitted. The amendment on derecognition of lease liabilities applies only to lease liabilities extinguished on or after the beginning of the annual reporting period in which the amendment is first applied.

2. Basis of preparation and significant accounting policies (continued)

- IFRS 18 Presentation and Disclosure in Financial Statement (issued on 9 April 2024). IFRS 18 replaces IAS 1 Presentation of Financial Statements. Effective for annual reporting periods beginning on or after 1 January 2027. Earlier application is permitted. The major areas of changes in the requirements are summarised below:
    - a more structured statement of profit or loss,
    - Management Performance Measures ("MPMs") - disclosed and subject to audit
    - greater disaggregation of information,
    - other changes applicable to the primary financial statements

iii. Standards and interpretations not adopted by the EU

The following Standards, Amendments to Standards and Interpretations have been issued by the IASB but are not yet effective for annual periods beginning on 1 January 2025 and are not yet endorsed by the EU.

- IFRS 19 Subsidiaries without Public Accountability: Disclosures (issued on 9 May 2024). Effective for annual reporting periods beginning on or after 1 January 2027.

- Amendments to IFRS 19 (issued on 21 August 2025). Effective for annual reporting periods beginning on or after 1 January 2027.

Where transition provisions in adopted IFRS give an entity the choice of whether to apply new standards prospectively or retrospectively, the Group elects to apply the Standards prospectively from the date of transition. Management of the Group does not expect that these standards will have a significant effect on the consolidated financial statements of the Group.

2. Basis of preparation and significant accounting policies (continued)

g) Basis of consolidation

i. ***Business combinations***

The Group accounts for business combinations using the acquisition method when the acquired set of activities and assets meets the definition of a business and control is transferred to the Group. 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.

The Group has an option to apply a 'concentration test' that permits a simplified assessment of whether an acquired set of activities and assets is not a business. The optional concentration test is met if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar identifiable assets.

The consideration transferred in a business combination is measured at fair value, which is calculated as the aggregate of the fair values (at the date of exchange) of the assets transferred to the Group, liabilities assumed by the Group to the former owners of the acquiree and the equity instruments issued by the Group in exchange for control of the acquiree. Acquisition-related costs are recognised in profit or loss as incurred, except if related to the issue of debt or equity securities.

The acquiree's identifiable assets, liabilities and contingent liabilities that meet the recognition criteria under IFRS 3 are recognised at their fair value at the acquisition date. Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. Goodwill arising in a business combination is recognised as an asset and is not amortised but is reviewed for impairment at least annually.

A gain arising from a bargain purchase is subject to management's review as at the acquisition date to re-assess whether all of the assets acquired and liabilities assumed have been correctly identified and whether the assets acquired and liabilities assumed have been properly measured. Any amount of gain arising from a bargain purchase remaining after such a re-assessment is recognised in profit or loss on acquisition date.

Where a business combination is achieved in stages, the Group's previously held interests in the acquired entity does not remeasure and accounts for only the newly acquired interest.

ii. ***Business combinations under common control***

Acquisitions of businesses under common control are accounted for using the acquisition method (refer to accounting policy g) i., except that any gain or loss should be recognised directly in equity.

iii. ***Acquisition of a group of assets***

In case an acquisition does not meet the definition of a business (see also Note 2g) i.), the Group accounts for acquisition of a group of assets. The purchase price is allocated to the individual identifiable assets and liabilities on the basis of their relative fair values. No deferred tax is recognised under IAS 12, given the initial recognition exception and goodwill is not recognised. Transaction costs form part of the cost of the asset.

iv. ***Subsidiaries***

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

2. Basis of preparation and significant accounting policies (continued)

v. ***Joint ventures***

A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities. Interests in the joint venture are accounted using the equity method. They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of the profit or loss and other comprehensive income of equity accounted investees, until the date on which joint control ceases. When the Group's share of losses exceeds the carrying amount of the joint venture, the carrying amount is reduced to nil and recognition of further losses is discontinued, except to the extent that the Group has incurred obligations in respect of the joint venture.

vi. ***Non-controlling interests***

Any non-controlling interest in an acquiree is measured as the non-controlling interest's proportionate share of the acquiree's identifiable net assets at the acquisition date. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

vii. ***Loss of control***

Upon a loss of control, the Group derecognises the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognised in profit or loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost. Subsequently it is accounted for as an equity-accounted investee or as an financial assets at fair value through other comprehensive income - depending on the level of influence retained.

viii. ***Consolidation scope***

There are 69 Group entities included in the consolidation for the year ended 31 December 2025 (31 December 2024: 64 Group entities). All fully consolidated Group entities prepared their annual financial statements as at and for the year ended 31 December 2025. The Group entities are listed in Note 40 – Group entities.

ix. ***Transactions eliminated on consolidation***

Intra-group balances and transactions, and any unrealised gains and losses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with jointly controlled entities are eliminated against the investment to the extent of the Group's interest in the enterprise. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent of the recoverable amount.

x. ***Tax effect of inclusion of the consolidated subsidiaries' reserves***

The consolidated financial statements do not include the tax effects that might arise from transferring the consolidated subsidiaries' reserves to the accounts of the Parent Company, since no distribution of profits, not taxed at the source, is expected in the foreseeable future, and the Group considers that these reserves will be used as self-financing resources by each consolidated subsidiary.

xi. ***Unification of accounting principles***

The accounting principles and procedures applied by the consolidated subsidiaries and equity accounted investees in their financial statements were unified in the consolidation, and agree with the principles applied by the Parent Company.

h) Foreign currency

i. ***Foreign currency transactions***

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).

2. Basis of preparation and significant accounting policies (continued)

Transactions in foreign currencies are translated into the respective functional currency of the Group companies at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate valid as at the statement of financial position date. Non-monetary assets and liabilities denominated in foreign currencies, which are stated at historical cost, are translated into the functional currency at the foreign exchange rate ruling at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated into the functional currency at the foreign exchange rates ruling at the dates the fair values are determined.

Foreign exchange differences arising on translation are recognised in profit or loss.

ii. ***Financial statements of foreign operations***

The consolidated financial statements are presented in Euro, which is the Group's presentation currency.

The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on consolidation, are translated into Euro at foreign exchange rates ruling at the statement of financial position date. The revenues and expenses of foreign operations are translated into Euro at the foreign exchange rates ruling at the dates of the transactions.

Foreign exchange differences arising on translation are recognised directly in other comprehensive income.

Exchanges rates of the European Central Bank are used for translation.

When a foreign operation is disposed of in its entirety or partially such that control, joint control or significant influence is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to profit or loss.

i) Financial instruments

i. ***Classification***

Financial assets

The Group classifies financial assets as subsequently measured at amortised costs, at fair value through other comprehensive income (debt investment or equity investment) or at fair value through profit or loss based on the following two aspects:

- the business model of the Group for managing financial assets;
- the contractual characteristics of a given financial asset in the area of cash flows.

Financial assets – Business model assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held. The information considered includes:

a) the stated policies and objectives for the financial asset(s) and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
b) how the performance of the financial asset(s) is evaluated and reported to the Group's management;
c) the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
d) how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
e) the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

2. Basis of preparation and significant accounting policies (continued)

Financial assets – Assessment of contractual cash flows are solely payments of principal and interest
For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:
a) contingent events that would change the amount or timing of cash flows;
b) terms that may adjust the contractual coupon rate, including variable-rate features;
c) prepayment and extension features; and
d) terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

Financial assets at amortised cost
Financial assets are measured at amortized cost if the following two conditions are met:
a) financial assets are held within a business model that intends to hold financial assets to collect contractual cash flows; and
b) the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

In the Group's statement of financial position these assets are recognised as trade and other receivables, loans and advances and cash and cash equivalents.

Financial assets at fair value through other comprehensive income
Financial assets (debt investments) are measured at fair value through other comprehensive income, if both of the following conditions are met:
a) financial assets are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
b) the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

For investments in equity instruments (equity securities) that are not held for trading and that would otherwise be measured at fair value through profit or loss, the Group used the initial recognition option to irrevocably choose to make subsequent changes in fair value (including exchange rate gains and losses) recognised in other comprehensive income.

These assets are recognised as financial instruments in the statement of financial position of the Group.

Financial assets at fair value through profit or loss
All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss. On initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at fair value through other comprehensive income as at fair value through profit or loss if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

2. Basis of preparation and significant accounting policies (continued)

Financial liabilities
The Group's financial liabilities are assigned to one of the following categories: *financial liabilities at fair value through profit or loss* and *financial liabilities measured at amortised costs.*

These financial liabilities at amortised cost are recognised as issued debentures, loans and borrowings, trade payables and other payables in the consolidated statement of financial position.

Financial liabilities at fair value through profit or loss represent derivative financial instruments and are recognised within the caption other payables in the consolidated statement of financial position.

ii. ***Initial recognition***
The Group recognises financial assets measured at fair value through other comprehensive income on transaction date.

Financial assets at amortised costs are recognized on the date when they are acquired by the Group.

Financial liabilities are initially recognized on the trading date.

iii. ***Measurement***

Financial assets
Financial assets measured at amortised costs are initially recognised at fair value including directly attributable transaction costs. After initial recognition they are measured at amortised cost using the effective interest rate method less impairment losses (measured by the expected credit loss model). Trade receivables and other receivables are initially measured at transaction price and subsequently decreased by impairment losses (refer to accounting policy (k)). Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial assets (debt investments) *at fair value through other comprehensive income* are initially recognised at fair value. Subsequently to initial recognition these assets are measured at fair value and gains and losses arising from changes in fair value are recognised directly in equity within other comprehensive income. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. On derecognition, gains or losses accumulated in other comprehensive income are reclassified to profit or loss.

For equity instruments (equity securities) measured at fair value through other comprehensive income, foreign exchange gains and losses are also recognised directly in equity. Changes in fair value are not recognised in profit or loss at the time of sale as well as gain or loss from sale are not recognised in profit or loss but are recognised in other comprehensive income. At the time of sale, profits and losses may be reclassified in equity from the revaluation reserve to retained earnings/losses. Only dividends are recognised in profit or loss for the year.

Financial assets at fair value through profit or loss are initially measured at fair value. Subsequently to initial recognition these assets are measured at fair value and net gains and losses, including any interest or dividend income, are recognised in profit or loss.

Financial liabilities
Financial liabilities at fair value through profit or loss
Derivative instruments are measured upon initial recognition at fair value. Any directly attributable transaction costs are recognised in profit or loss. Subsequent to initial recognition derivative instruments are measured at fair value and changes therein are generally recognised in profit or loss.

2. Basis of preparation and significant accounting policies (continued)

Financial liabilities measured at amortized costs
These liabilities are measured upon initial recognition at fair value, the value at inception is also adjusted for transaction costs. Subsequent to initial recognition these are measured at amortized cost using the effective interest rate method. In measuring amortized cost, any difference between cost and redemption value is recognised in profit or loss over the period of the liability on an effective interest rate basis.

iv. ***Fair value measurement principles***
The fair value of financial instruments is based on their quoted market price at the statement of financial position date without any deduction for transaction costs. If a quoted market price is not available, the fair value of the instrument is estimated by management using pricing models or discounted cash flows techniques.

Where discounted cash flow techniques are used, estimated future cash flows are based on management's best estimates and the discount rate is a market-related rate at the statement of financial position date for an instrument with similar terms and conditions. Where pricing models are used, inputs are based on market-related measures at the statement of financial position date.

v. ***Offsetting***
Financial assets and liabilities are offset and the net amount is presented in the consolidated statement of financial position when the Group has a legally enforceable right to set off the recognised amounts and the transactions are intended to be settled on a net basis or to release the asset and settle the liability simultaneously.

vi. ***Derecognition***
A financial asset is derecognised when the Group loses control over the contractual rights that comprise that asset. This occurs when the rights are realised, expire or are surrendered.

A financial liability is derecognised when the Group's obligations specified in the contract expire or are discharged or cancelled.

vii. ***Derivative financial instruments and hedge accounting***
The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures and also equity options.

Derivatives are recorded as assets when their fair value is positive and as liabilities when their fair value is negative.

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with highly probable forecast transactions arising from changes in interest rates.

At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the hedge. The Group also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Cash flow hedges
When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in other comprehensive income and accumulated in the hedging reserve. The effective portion of changes in the fair value of the derivative that is recognised in other comprehensive income is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in profit or loss.

The amount accumulated in equity is retained in other comprehensive income and reclassified to profit or loss in the same period or periods during which the hedged expected future cash flows affect profit or loss.

2. Basis of preparation and significant accounting policies (continued)

If the hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires or is terminated or exercised, then hedge accounting is discontinued prospectively. When hedge accounting for cash flow hedges is discontinued, the amount that has been accumulated in the hedging reserve remains in equity until it is reclassified to profit or loss in the same period or periods as the hedged expected future cash flows affect profit or loss.

If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in equity are immediately reclassified to profit or loss.

j) Inventories
Inventories, trading properties are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated cost of completion and selling expenses.

Inventories under construction (trading properties) are stated in production costs. Production costs include direct costs (direct material, direct labour and other direct costs) and part of overheads directly attributable to trading properties production (production overheads).

Purchased trading property and real estate property held for current sale or future development are stated at cost, which includes the purchase price and other directly attributable expenses incurred in acquiring the properties and bringing them to their existing location and condition. Inventories, other than trading properties, of a similar nature are valued using the weighted average cost method.

k) Impairment

Financial assets
The Group recognises loss allowances for expected credit losses (‘ECLs’) on:
a) financial assets measured at amortised cost;
b) debt investments measured at FVOCI; and
c) contract assets.

The Group measures loss allowances at an amount equal to lifetime ECLs, except for long term loans and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition, which are measured at 12-month ECLs.

Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group’s historical experience and informed credit assessment and including forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Group considers a financial asset to be in default when:
a) the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or
b) the financial asset is more than 90 days past due.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECLs that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

2. Basis of preparation and significant accounting policies (continued)

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

Measurement of ECL
ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive).

ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets
At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt securities at fair value through other comprehensive income are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:
a) significant financial difficulty of the borrower or issuer;
b) a breach of contract such as a default or being more than 90 days past due;
c) the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
d) it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
e) the disappearance of an active market for a security because of financial difficulties.

Stages of impairment losses for loans
Stage 1 – ECL on a date a loan is originated or purchased (12-month ECL). Interest revenue is calculated on the loan's gross carrying amount (that is, without deduction for ECLs).
Stage 2 – If a loan's credit risk has increased significantly since initial recognition and is not considered low, lifetime ECLs are recognised. The calculation of interest revenue is the same as for Stage 1.
Stage 3 – If the loan's credit risk increases to the point where it is considered credit-impaired, interest revenue is calculated based on the loan's amortised cost (that is, the gross carrying amount less the loss allowance). Lifetime ECLs are recognised, as in Stage 2.

Presentation of allowance for ECL in the statement of financial position
Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

The allowance is reviewed at each balance sheet date.

Write off
The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. The Group individually makes an assessment with respect to the timing and amount of write-off based on whether there is a reasonable expectation of recovery. The Group expects no significant recovery from the amount written off.

Non-financial assets
The carrying amounts of the Group's non-financial assets, other than inventories (refer to accounting policy (j)), investment properties (refer to accounting policy (n)), non-current assets or disposal groups held for sale (refer to accounting policy (z)) and deferred tax assets (refer to accounting policy (u)) are reviewed at each balance sheet date to determine whether there is objective evidence of impairment. If any such indication exists, the asset's recoverable amount is estimated.

Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation, but are tested annually for impairment as part of the cash-generating unit (CGU) to which they belong.

2. Basis of preparation and significant accounting policies (continued)

An impairment loss is recognised whenever the carrying amount of an asset or its CGU exceeds its recoverable amount. Impairment losses are recognised in profit or loss. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

The recoverable amount of an asset is the greater of its fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

Impairment losses recognised in prior periods are evaluated at each balance sheet date to determine whether there are indicators that would imply that the loss has decreased or ceased to exist.

An impairment loss in respect of goodwill is not reversed.

Impairment losses to other non-financial assets are reversed or reduced if there is any indication that this impairment is no longer justified and the assumptions used in determining the recoverable value have changed. Impairment loss may be reversed or reduced to such an amount that the carrying amount does not exceed the carrying amount that would have been determined by taking into account depreciation and amortisation if no impairment loss had been recognised. In the case of goodwill, the impairment loss cannot be subsequently reduced.

l) Property, plant and equipment

i. ***Owned assets***

Items of property, plant and equipment (owner-occupied) are stated at cost less accumulated depreciation (refer to accounting policy (l) iii. and accumulated impairment losses (refer to accounting policy (k)).

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the asset to a working condition for its intended use, the costs of dismantling and removing the items and restoring the site on which they are located and capitalised borrowing costs.

When parts of an item of property, plant and equipment have different useful lives, those components are accounted for as separate items (major components) of property, plant and equipment.

ii. ***Subsequent expenditure***

Subsequent expenditure is capitalised if it is probable that the future economic benefits embodied in the part of property, plant and equipment will flow to the Group and its cost can be measured reliably. All other expenditures, including the costs of repairs and maintenance of property, plant and equipment, are recognised in profit or loss as an expense as incurred.

iii. ***Depreciation***

Depreciation is calculated to write off the cost of items of property, plant and equipment less their estimated residual values using the straight-line method over their estimated useful lives, and is generally recognised in profit or loss. Land and property, plant and equipment under construction are not depreciated. The estimated useful lives are as follows:

■ Buildings	40 years
■ Fixtures, fittings and equipment	3 - 8 years

Each part of an item of property, plant and equipment (component) with a cost that is significant in relation to the total cost of this item is depreciated separately. Significant parts of property, plant and equipment that have similar useful life and depreciation method are grouped in determining the depreciation charge.

Depreciation methods and useful lives, as well as residual values, are reassessed annually as at the statement of financial position date.

2. Basis of preparation and significant accounting policies (continued)

iv. ***Gains and losses on disposal***
Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the net proceeds from disposal with the carrying amount of property, plant and equipment, and are recognised net in profit or loss.

v. ***Reclassification to investment property***
When the use of an item of property, plant and equipment changes from owner-occupied to investment property, the property is remeasured to fair value and reclassified as investment property. Any gain arising on remeasurement is recognised in profit or loss to the extent that it reverses a previous impairment loss on the specific property, with any remaining gain recognised in other comprehensive income and presented in the revaluation reserve in equity. Any loss is recognised in profit or loss.

m) Intangible assets

i. ***Goodwill and intangible assets acquired in business combinations***
Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary and joint venture at the date of acquisition.

Goodwill on acquisition of subsidiaries is included under intangible assets. Goodwill on acquisition of joint ventures is included in the carrying amount of the investments in joint ventures.

Goodwill is tested annually for impairment and carried at cost less accumulated impairment losses (refer to accounting policy (k)).

A gain arising from a bargain purchase on an acquisition is reassessed and any excess remaining after the reassessment is recognised directly in profit or loss.

Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity disposed.

Intangible assets acquired in a business combination are recognised at fair value on the acquisition date if the intangible asset is separable or arises from contractual or other legal rights. Intangible assets with an indefinite useful life are not subject to amortisation and are recorded at cost less accumulated impairment losses (refer to accounting policy (k)).

Intangible assets with a definite useful life are amortised over their useful lives and are recorded at cost less accumulated amortisation (refer to accounting policy (m) iv. and accumulated impairment losses (refer to accounting policy (k)).

ii. ***Software and other intangible assets***
Software and other intangible assets that have finite useful lives are measured at cost less accumulated amortisation (refer to accounting policy (m) iv. and accumulated impairment losses (refer to accounting policy (k)).

The useful lives are usually finite. Those intangible assets that have an indefinite useful life are not amortised and are tested annually for impairment. Their useful life is reviewed at each period-end to assess whether events and circumstances continue to support an indefinite useful life.

iii. ***Subsequent expenditure***
Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill and brands, is recognised in profit or loss as incurred.

2. Basis of preparation and significant accounting policies (continued)

iv. ***Amortisation***

Amortisation is charged to profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill and intangible assets with an indefinite useful life, from the date that they are available for use. The estimated useful lives are as follows:

■ Software	4 - 5 years
■ Other intangible assets	5 - 10 years

Amortisation methods and useful lives, as well as residual values, are reassessed annually as at the statement of financial position date.

n) Investment property

Investment properties represent assets that are held to generate rental income or to realise a long-term increase in value, and are not used in production or for administrative purposes or sold as part of the ordinary business activities of the Group. Land and/or buildings, or parts thereof, can also represent investment property. Land that is purchased as a site for the construction of investment property is classified as investment property on the date of acquisition and subsequently measured at fair value.

Investment property is stated at fair value, as determined by an independent registered appraiser or by management. Fair value is assessed based on current prices in an active market for similar properties in the same location and condition, or where not available, by applying generally applicable valuation methodologies such as expert opinions and yield methods. Any gain or loss arising from a change in fair value is recognised in profit or loss.

Existing investment properties undergoing redevelopment, for the purpose of earning future rental income, continue to be accounted for as investment properties.

Properties are treated as acquired at the time when the Group assumes the significant risks and rewards of ownership and as disposed when these are transferred to the buyer. An investment property is regarded as sold when the significant risks and rewards have been transferred to the purchaser. For conditional exchanges, sales are recognised once all of the conditions are satisfied.

The gain or loss arising on the disposal of investment property is determined as the difference between the net sales proceeds and the carrying amount of the asset at the date of disposal. The gain or loss is recognised net in profit or loss.

Investment property under construction is measured at fair value if the fair value is considered to be reliably determinable. Investment properties under construction for which the fair value cannot be determined reliably, but for which the Group expects that the fair value of the property will be reliably determinable when construction is completed, are measured at cost less accumulated impairment losses (refer to accounting policy (k)) until the fair value becomes reliably determinable or construction is completed, whichever is earlier.

Rental income from investment property is accounted for as described in accounting policy (r) i.

Transfers to, or from, investment property is made when and only when there is a change in use, evidenced by:

- commencement of owner-occupation, for a transfer from investment property to owner-occupied property;
- commencement of development with a view to sale, for a transfer from investment property to inventories;
- end of owner-occupation, for a transfer from owner-occupied property to investment property; or
- commencement of an operating lease to another party, for a transfer from inventories to investment property.

When the use of a property changes such that it is reclassified as property, plant and equipment or inventories, its fair value at the date of reclassification becomes its cost for subsequent accounting.

When an investment property that was previously classified as property, plant and equipment is sold, any related amount included in the revaluation reserve is transferred to retained earnings.

2. Basis of preparation and significant accounting policies (continued)

o) Contract liabilities
Contract liabilities with customers represent the Group's obligation to transfer goods or services to a customer for which the Group has already received the consideration from this customer. Contract liabilities are measured at the amount of consideration received. In the consolidated statement of financial position these liabilities are disclosed within the item deferred revenue and other liabilities.

p) Provisions
A provision is recognised in the statement of financial position when the Group has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate of the amount can be made.

q) Leases
At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group uses the definition of a lease in IFRS 16.

i. ***As a lessee***
At commencement or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term or over the useful life of the underlying asset. In addition, the right-of-use asset is periodically reduced by impairment losses (refer to accounting policy (k)), if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payments included in the measurement of the lease liability comprise the following:
- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate or if the Group changes its assessment of whether it will exercise a purchase, extension or termination option, or if there is a revised in-substance fixed lease payment.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

2. Basis of preparation and significant accounting policies (continued)

The Group presents right-of-use assets in property, plant and equipment and lease liabilities in loans and borrowings in the consolidated statement of financial position.

The Group has elected not to recognise right-of-use assets and lease liabilities for leases of low-value assets and short-term leases. The Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

ii. ***As a lessor***

At inception or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Group makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

When the Group is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If the sublease is classified as an operating lease the Group recognises an asset on its balance sheet – as a right-of-use asset with respect to the head lease, in case the sub-lease is classified as a finance lease the Group recognises a lease receivable with respect to the sublease. If a head lease is a short-term lease to which the Group applies the exemption described above, then it classified the sub-lease as an operating lease.

For a sub-lease that results in a finance lease, it is not permitted to offset the remaining lease liability (from the head lease) and the lease receivable (from the sublease). The same applies for the lease income and lease expense relating to head lease and sub-lease of the same underlying asset.

At the commencement date of the sub-lease, if the Group cannot readily determine the rate implicit in the sub-lease, then it uses the discount rate that it uses for the head lease, adjusted for any initial direct costs associated with the sub-lease, to account for the sub-lease.

If an arrangement contains lease and non-lease components, then the Group applies IFRS 15 to allocate the consideration in the contract.

The Group applies the derecognition and impairment requirements in IFRS 9 to the net investment in the lease. The Group further regularly reviews estimated unguaranteed residual values used in calculating the gross investment in the lease.

The Group recognises lease payments received under operating leases as rental income (refer to accounting policy (r) i.).

r) Revenue

The Group recognises revenues to the extent it is probable that economic benefits will flow to the Group and these revenues can be reliably measured. Revenues are recognised at fair value.

Deferred revenues and advance payments received from customers are recognised as contract liabilities (refer to accounting policy (o)).

The maturity of issued invoices is usually 30 days.

For reporting unsatisfied performance obligations, the Group applies the practical expedient provided by IFRS 15 and does not disclose information for contracts with an original expected duration of one year or less.

2. Basis of preparation and significant accounting policies (continued)

Revenues of the Group principally comprises of rental income, proceeds from sales of developed trading properties, property management and service charges, developer's fees and revenues from hotels.

i. ***Rental income***

Rental income from investment property is recognised in profit or loss on a straight-line basis over the term of the lease. Rental income is reduced by the aggregated cost of incentives (e.g. rent-free periods or contributions by the lessor to the lessee's relocation costs), recognised over the lease term on a straight-line basis.

ii. ***Revenues from trading properties sold***

Revenue from the sale of developed trading property is recognised in profit or loss when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding the recovery of the consideration due, associated costs or the possible return of property.

iii. ***Property management and service charges***

Property management and service charges and other recoveries include income in relation to service fees and directly recoverable expenditure together with any chargeable consulting, management and servicing fees. Other directly recoverable fees are reinvoiced, so they are recognised net in the profit or loss.

Revenue from services rendered is recognised in profit or loss as the services are provided.

iv. ***Developer's fees***

Developer's fees are fees related to the provision of services in connection with the development projects. The Group provides services related to various stages of development projects. There are two types of fees. Fixed amounts for the period and fees associated with achieving project milestones. Fixed developer fees are recognised in profit or loss on a straight-line basis over the period. Other developer fees are recognised in profit or loss at the date of achieving the milestones.

v. ***Revenues from hotels***

Revenues from hotels include mainly revenues from accommodation and restaurant facilities and are recognised in profit or loss as incurred. Other services include, in particular, services provided in connection with accommodation such as parking, wellness, massages, souvenir sales and the like. Revenue from the sale of souvenirs and other goods is recognised in profit or loss when the significant risks and rewards of ownership have been transferred to the buyer. Other revenue from the provided services is recognised in profit or loss as incurred. Revenues are reduced by discounts and deductions (rebates, bonuses, etc.).

The following table provides information about the nature and timing of the satisfaction of the performance obligations in contracts with customers, including significant payment terms.

vi. ***Revenues from sport clubs***

Revenues are recognized in accordance with IFRS 15 at the amount of consideration the Group expects to receive for the services provided. Revenues from admission fees are recognized at the time the sporting event takes place. Revenues from season ticket sales aer recognized as deferred revenue upon receipt of payment and is recognized as revenue over the course of the season. Revenues from sponsorship agreements are recognized on an ongoing basis over the period in which advertising and marketing services are provided.

2. Basis of preparation and significant accounting policies (continued)

Product and services	**Nature, timing of satisfaction of performance obligation and significant payment terms**
Trading properties	The Group recognises revenue when the significant risks and rewards of ownership have been transferred to the buyer. This usually occurs after the entry in the Land Register is recorded or the takeover of the property by the buyer, depends what occurs as first. The buyer pays first an advance payment and after the issuance of the occupancy permit for the property pays the remaining price of the property. In certain cases of delay with construction of the property, the buyer has the right to withdraw from the contract.
Developer's services and other consulting fees	The Group recognises revenue from contracts with fixed amount for the period on a straight-line basis over the period of the contract. The services are billed on monthly basis. For contracts with project's milestones, the Group recognises revenue after a milestone is achieved. At the same, the services are billed. Milestones are of construction type (e.g. zoning decision, building permit, occupancy permit) and those related to sales and occupancy of the properties. The contract represents one basic obligation, which is split into milestones.
Property management services	The Group recognises revenues as the services are provided. The property management services are billed and paid on a monthly or quarterly basis.
Hotel services	The Group recognises revenues as the services are provided. The revenues are reduced by discounts and deductions.
Sport clubs revenues	The Group recognises revenues as the services are provided.

s) Property operating expenses
Property operating expenses comprise of repair and maintenance costs, energy and utilities, expenses related to preparations of projects and construction works, administrative costs related to investment property and other costs related to operation of the buildings.

Property operating expenses are recognised in profit or loss as incurred.

t) Finance income and finance costs
Finance income/(costs) represent income/(costs) related to financial assets and liabilities.

Interest income is recognised as it accrues in profit or loss, using the effective interest rate method.

Interest expense on loans and borrowings and impairment losses recognised on financial assets are recognised in profit or loss. Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are included in the cost of that asset. Such borrowing costs are capitalised as part of the cost of the asset when it is probable that they will result in future economic benefits to the entity and the costs can be measured reliably. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in profit or loss using the effective interest rate method.

Foreign currency gains and losses are reported on a net basis.

Changes in the fair value of derivative financial instruments are recognised net in profit or loss as gain/(loss) on financial instruments.

u) Income tax
Income tax expense comprises current and deferred tax. Income tax is recognised in profit or loss, except to the extent that it relates to items recognised directly in other comprehensive income, in which case it is recognised in other comprehensive income.

2. Basis of preparation and significant accounting policies (continued)

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted at the statement of financial position date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The following temporary differences are not provided for: the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss, and differences relating to investments in subsidiaries and jointly controlled entities to the extent that it is probable that they will not reverse in the foreseeable future since the parent is able to control the reversal of the temporary difference. In addition, deferred tax is not recognised for taxable temporary differences arising on the initial recognition of goodwill. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

v) Share capital
Ordinary and preference shares are classified as equity. The difference between the fair value of the consideration received by the Company and the nominal value of the share capital being issued is taken to the share premium account.

Preference share capital is classified as equity if it is non-redeemable, or redeemable only at the Company’s option, and any dividends are discretionary. Dividends thereon are recognised as distributions within equity on approval by the Company’s shareholders.

w) Dividends
Dividends are recognised in the statement of changes in equity and as a liability in the period in which they are declared.

x) Operating segments
An operating segment is a component of an entity: that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the same entity), whose operating results are reviewed regularly by the entity's chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance and for which discrete financial information is available.

Operating segments are regularly reviewed by the chief operating decision maker in order to allocate resources to the segments and to assess their performance. The Group reports information about the revenues derived from its products or services (or groups of similar products and services), about the countries in which it earns revenues and holds assets, and about major customers. In presenting information on the basis of geographical segment, revenue is based on the geographical location of customers. Assets are based on the geographical location of the assets. See Note 4 – Operating segments for further details.

Inter-segment prices are determined on the basis of market rates for similar services and financing.

2. Basis of preparation and significant accounting policies (continued)

y) Estimation of fair values
The following summarises the major methods and assumptions used in estimating the fair values of financial instruments reflected in Note 34 – Fair value information.

i. ***Loans and advances to customers***
Fair value is calculated based on discounted expected future principal and interest cash flows. Expected future cash flows are estimated considering credit risk and any indication of impairment. The estimated fair values of loans reflect changes in credit status since the loans were made and changes in interest rates in the case of fixed rate loans.

ii. ***Loans, borrowings and issued debentures***
For loans and borrowings with no defined maturities, fair value is taken to be the amount payable on demand at the statement of financial position date. The estimated fair value of fixed-maturity loans, borrowings and issued debentures is based on discounted cash flows using rates currently offered for loans and borrowings of similar risks and remaining maturities.

iii. ***Trade receivables/payables, other financial assets/liabilities and liabilities from leases***
For trade receivables/payables and for other financial assets/liabilities the nominal amount is deemed to reflect the fair value. In the case of liabilities from leases (IFRS 16), the disclosure of fair value is not required.

z) Non-current assets and disposal groups held for sale
Non-current assets, or disposal groups comprising assets and liabilities are classified as held-for-sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.

Immediately before classification as held for sale, the assets, or components of a disposal group, are remeasured in accordance with the Group's accounting policies. Thereafter the assets, or disposal group, are measured at the lower of their carrying amount and fair value less cost to sell. Any impairment loss on a disposal group first is allocated to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to inventories, financial assets, deferred tax assets and investment property, which continue to be measured in accordance with the Group's accounting policies. Impairment losses on initial classification as held for sale and subsequent gains or losses on remeasurement are recognised in profit or loss. Gains are not recognised in excess of any cumulative impairment loss.

Once classified as held for sale, intangible assets and property, plant and equipment are no longer amortised or depreciated, and any equity-accounted investee is no longer equity accounted.

When a non-current asset ceases to be classified as held for sale (its value is realised mainly by its use, not the sale), it is measured at the lower of:
- its carrying amount before the asset (or disposal group) was classified as held for sale, adjusted for any depreciation, amortisation or revaluations that would have been recognised had the asset (or disposal group) not been classified as held for sale; and
- its recoverable amount at the date of the subsequent decision not to sell.

The adjustment is included in profit or loss from continuing operations in the period in which the held for sale criteria are no longer met.

aa) Comparatives
Comparatives represent consolidated results of the Group as at and for the year ended 31 December 2024. There were no changes of comparatives from prior year.

3. Critical accounting estimates and assumptions

The preparation of financial statements in accordance with IFRS Accounting Standards as adopted by the European Union (IFRS-EU) requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Group's accounting policies. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year are discussed below. The estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

(a) Valuation of investment property

Investment property is carried at fair value. Investment property under construction for which the fair value cannot be determined reliably, but for which the company expects that the fair value of the property will be reliably determinable when construction is completed, is measured at cost until the fair value becomes reliably determinable or construction is completed, whichever is earlier. Fair values of investment property are determined either by independent appraisers or by management (refer to Note 2 n) – Investment property) in both cases based on current market values and conditions. The independent appraisers hold a recognised and relevant professional qualification and are experienced in the geographical locations and segment categories of the properties valued.

The valuation basis is fair value and conforms to international valuation standards. Valuation methods applied principally consist of referring to market transaction prices for similar properties. In the absence of current prices in an active market, the valuations are prepared considering the estimated net cash flows expected to be received from renting out the property and a capitalisation yield that reflects the specific risks inherent in the market and in those cash flows.

As at 31 December 2025, out of total investment property of EUR 846,697 thousand, EUR 498,579 thousand was valued by the independent valuators referred to above and EUR 348,118 thousand by management.

As at 31 December 2024, out of total investment property of EUR 658,818 thousand, EUR 342,860 thousand was valued by the independent valuators referred to above and EUR 315,958 thousand by management.

For the year ended 31 December 2025, revaluation of investment property lead to a revaluation gain of EUR 72,966 thousand and revaluation loss of EUR 4,798 thousand. For the year ended 31 December 2025, the sale of investment property lead to a loss on sale of EUR 837 thousand.

For the year ended 31 December 2024, revaluation of investment property lead to a revaluation gain of EUR 47,567 thousand and revaluation loss of EUR 6,689 thousand. For the year ended 31 December 2024, the sale of investment property lead to a gain on sale of EUR 58 thousand.

For the year ended 31 December 2025, the most significant revaluation gain in the amount of EUR 34,000 thousand arises from revaluation of land in Bratislava and then EUR 17,353 thousand arises from the revaluation of office building under construction in London, UK. The most significant revaluation loss in the amount of EUR 2,630 thousand arises from the project under construction in Bratislava.

For the year ended 31 December 2024, the most significant revaluation gain in the amount of EUR 20,996 thousand arises from revaluation of land in Bratislava and then EUR 11,817 thousand arises from the revaluation of office building in Bratislava and the most significant revaluation loss in the amount of EUR 4,971 thousand from the project under construction in Berlin.

The revaluations are based on the assumptions stated in the rent-roll's, which take into account contracts with customers at the time of their signing, the validity of these contracts and current market assumptions.

3. Critical accounting estimates and assumptions (continued)

When classifying investment property to individual classes (in accordance with the requirement of IFRS 13) the Group has assessed the character, the nature and the risks of investment property as well as the classification to hierarchies for determining fair value (Level 1 to Level 3). Fair value measurements for investment property were categorized as a Level 3 measurement based on the inputs used in the valuation technique.

As at 31 December 2025 and 31 December 2024, the result of the assessment is eight classes of investment property, all categorized as Level 3 measurement: SK Office and retail, SK Land Bratislava, SK Under construction, UK Office and retail, UK Under construction London, DE Under construction, Hotels and Tourism and Other.

There are inter relationships between unobservable inputs. Expected vacancy rates may impact the yield with higher vacancy rates resulting in higher yields. An increase in the future rental income may be linked with higher costs.

3. Critical accounting estimates and assumptions (continued)

As at 31 December 2025 fair value measurement, a description of the valuation techniques applied and the inputs used in the fair value measurement are summarized in the following tables:

	SK Office and retail	**SK Land Bratislava**	**SK Under construction**	**UK Office and retail**	**UK Under construction London**	**DE Under construction**	**Hotels and Tourism**	**Other**	**Total**
Fair value *in thousands of EUR*	132,900	358,680	23,599	107,151	121,051	93,094	7,661	2,561	**846,697**
Valuation technique	income capitalization	market comparison method	residual value	income capitalization	residual value	residual value	market comparison method	market comparison method	
Range of unobservable inputs:									
Exit yield in %	6.13%		5.30%	5.75%	5.00%	3.75%			
Weighted average rent per sqm per month (in EUR)	19.38 - 22.42	-	-	62.10	-	-	-	-	
Contracted remaining average rent period (in years)	21.77		-	62.10	-	-			
Price of land per sqm (weighted in EUR)	7.75 - 8.99	-	-	7.50	-	-	-	-	
Gross development value - completed and occupied	-	-	47,870	-	465,494	214,087	-	-	
Future development costs			-		(22,738)	(12,642)			
Finance costs	-	-	(15,520)	-	(204,745)	(69,052)	-	-	
Various other costs	-	-	(733)	-	(21,181)	(2,846)	-	-	
Unrealized part of developer's profit	-	-	(4,787)	-	(55,131)	(22,159)	-	-	
Discount to present value									
Other key information:									
Total land area in sqm	-	1,350,633	-	-	-	-	-	-	
Total lettable area in sqm	31,252	-	10,771	8,865	21,376	20,913	-	-	

** see Note 2 – Basis of preparation and significant accounting policies, (n) Investment property*

3. Critical accounting estimates and assumptions (continued)

In thousands of EUR	**SK Office and retail**	**SK Land Bratislava**	**SK Under construction**	**UK Office and retail**	**UK Under construction London**	**DE Under construction**	**Hotels and Tourism**	**Other**	**Total**
Sensitivity analysis - changes in significant inputs' effect on fair value as at 31 December 2025:									
Fair value	132,900	358,680	23,599	107,151	121,051	93,094	7,661	2,561	**846,697**
Change in fair value - increase 5% in price of land per sqm	-	17,934	-		-	-	-	-	
Change in fair value - decrease 5% in price of land per sqm	-	(17,934)	-		-	-	-	-	
Change in fair value - increase of 5% in average monthly rent per sqm	6,663	-	2,394	5,840	23,306	10,704	-	-	
Change in fair value - decrease of 5% in average monthly rent per sqm	(6,663)	-	(2,394)	(5,648)	(23,306)	(10,704)	-	-	
Change in fair value - increase in discount factor 0.5%	(10,070)	-	(4,127)	(9,095)	(42,375)	(25,175)	-	-	
Change in fair value - decrease in discount factor 0.5%	11,866	-	4,987	11,038	51,790	32,916	-	-	

3. Critical accounting estimates and assumptions (continued)

A s at 31 December 2024 fair value measurement, a description of the valuation techniques applied and the inputs used in the fair value measurement are summarized in the following tables:

	SK Office and retail	**SK Land Bratislava**	**SK Under construction**	**UK Office and retail**	**UK Under construction London**	**DE Under construction**	**Hotels and Tourism**	**Other**	**Total**
Fair value *in thousands of EUR*	106,450	316,906	13,104	114,572	47,319	49,087	8,663	2,717	**658,818**
Valuation technique	income capitalization	market comparison method	residual value	income capitalization	residual value	residual value	market comparison method	market comparison method	
Range of unobservable inputs:									
Exit yield in %)	5.97%	-	5.30%	5.41%	5.15%	4.20%	-	-	
Weighted average rent per sqm per month (in EUR)	21.98	-	-	61.94	-	-	-	-	
Contracted remaining average rent period (in years)	9.43	-	-	8.40	-	-	-	-	
Price of land per sqm (weighted in EUR)	-	235	-		-	-	-	-	
Gross development value - completed and occupied	-	-	48,355	-	457,987	182,954	-	-	
Future development costs	-	-	(22,918)	-	(270,591)	(88,670)	-	-	
Finance costs	-	-	(2,353)	-	(38,817)	(6,093)	-	-	
Various other costs			(484)		(23,180)	(6,494)			
Unrealized part of developer's profit	-	-	(5,701)	-	(54,351)	(19,411)	-	-	
Discount to present value	-	-	(3,795)	-	(23,729)	(13,199)	-	-	
Other key information:									
Total land area in sqm	-	1,349,313	-	-	-	-	-	-	
Total lettable area in sqm	24,649	-	10,771	8,865	21,339	20,250	-	-	

** see Note 2 - Basis of preparation and significant accounting policies, (n) Investment property*

3. Critical accounting estimates and assumptions (continued)

In thousands of EUR	**SK Office and retail**	**SK Land Bratislava**	**SK Under construction**	**UK Office and retail**	**UK Under construction London**	**DE Under construction**	**Hotels and Tourism**	**Other**	**Total**
Sensitivity analysis - changes in significant inputs' effect on fair value as at 31 December 2024:									
Fair value	106,450	316,906	13,104	114,572	47,319	49,087	8,663	2, 717	**658,818**
Change in fair value - increase 5% in price of land per sqm	-	15,845	-	-	-	-	-	-	
Change in fair value - decrease 5% in price of land per sqm	-	(15,845)	-	-	-	-	-	-	
Change in fair value - increase of 5% in average monthly rent per sqm	5,446	-	2,418	6,111	22,900	9,148	-	-	
Change in fair value - decrease of 5% in average monthly rent per sqm	(5,446)	-	(2,418)	(6,071)	(22,900)	(9,148)	-	-	
Change in fair value - increase in discount factor 0.5%	(8,419)	-	(4,168)	(10,288)	(40,529)	(19,467)	-	-	
Change in fair value - decrease in discount factor 0.5%	9,958	-	5,037	12,428	49,246	24,729	-	-	

3. Critical accounting estimates and assumptions (continued)

The following valuation techniques were used for the valuation of the investment properties:

- income capitalization approach is used to determine the value of an income generating property by deriving a value indication by conversion of expected benefits like cash flows. This approach is applicable for those properties that generate income like the rental properties. The income from rent that an owner expects from a property is also a part of the value of that property;

- market comparison method considers comparable data, for market price of property per square meter taking into account the physical and legal characteristics of the properties, the trends and the prospects of the property market and of the economy;

- the residual analysis determines a price that could be paid for the site given the expected 'as if complete' value of the proposed development and the total cost of the completed development, allowing for market level profit margins and having due regard to the known characteristics of the property and the inherent risk involved in its development. The significant unobservable input in this method is therefore the total development costs, given that there are assumptions over the cost per square meter and the estimated marketing and professional fees.

Highest and best use
For all investment property that is measured at fair value, the current use of the property is considered the highest and best use.

(b) Impairment testing of non-financial assets

i. Goodwill
The Group conducts impairment testing of goodwill arisen in a business combination during the current period and impairment testing of goodwill already recognised in prior years annually at the year end. The Group also conducts impairment testing of cash-generating units ("CGUs") where a trigger for impairment testing is identified. As at the acquisition date goodwill acquired is allocated to each of the cash-generating units expected to benefit from the combination's synergies. Impairment is determined by assessing the recoverable amount of the cash-generating unit, to which goodwill relates, on the basis of a value in use that reflects estimated future discounted cash flows or on the basis of fair value less costs to sell, whichever is higher.

As at 31 December 2025, the item Goodwill and other intangible assets comprises of goodwill in the net amount of EUR 1,966 thousand (2024: EUR 1,999 thousand). For the year ended 31 December 2025, impairment of goodwill in the amount of EUR 1,171 thousand was recognised in profit or loss (2024: EUR 2,867 thousand).

ii. Tangible assets

As at the date of preparation of the financial statements, the Group assesses whether the value of the Group's tangible assets has decreased. IAS 36 requires assessment as to whether there are internal or external indicators that would indicate a possible impairment of the asset. If any such indication exists, the recoverable amount of the asset is estimated.

3. Critical accounting estimates and assumptions (continued)

As at 31 December 2025, impairment losses to land in the amount of EUR 1,877 thousand and to other property, plant and equipment in the amount of EUR 128 thousand were recorded and indicators for the impairment of the Group's tangible assets were identified due to the fact that the hotels owned by the Group did not achieve the planned profitability. For this reason, the Group had estimated the recoverable amounts of these assets in order to identify if they were impaired.

Sheraton Bratislava Hotel
As at 31 December 2025, the Group performed impairment testing of the hotel. As the carrying amount was lower than the recoverable amount, the impairment testing did not lead to the recognition of an impairment loss. The recoverable amount was higher than the carrying amount of the hotel by EUR 270 thousand and was based on the value in use method: terminal value - perpetuity formulas - revenue growth rate: 2% and profitability of 25.03% EBITDA Margin (historically); discount rate (WACC) = 9.25%.

As at 31 December 2024, impairment losses to land in the amount of EUR 2,155 thousand and to other property, plant and equipment in the amount of EUR 128 thousand were disclosed and indicators for the impairment of the Group's tangible assets were identified due to the fact that the hotels owned by the Group did not achieve the planned profitability. For this reason, the Group had estimated the recoverable amounts of these assets in order to identify if they were impaired.

Sheraton Bratislava Hotel
As at 31 December 2024, the Group performed impairment testing of the hotel. As the carrying amount was lower than the recoverable amount, the impairment testing did not lead to the recognition of an impairment loss. The recoverable amount was higher than the carrying amount of the hotel by EUR 25 thousand and was based on the value in use method: terminal value - perpetuity formulas - revenue growth rate: 2% and profitability of 24.6% EBITDA Margin (historically); discount rate (WACC) = 8.72%.

DoubleTree By Hilton Hotel Košice
As at 31 December 2024, the Group performed impairment testing of the hotel. As the carrying amount was lower than the recoverable amount, the impairment testing did not lead to the recognition of an impairment loss. The recoverable amount was higher than the carrying amount of the hotel by EUR 6,112 thousand and was based on the value in use method: terminal value - perpetuity formulas - revenue growth rate: 2% and profitability of 20% EBITDA Margin (historically); discount rate (WACC) = 8.72%.

iii. Inventories
The Group assesses inventories, including trading properties under construction, for impairment at each reporting date. Inventories are carried at the lower of cost and net realisable value. The determination of NRV requires significant management judgement and estimates, including expected selling prices, estimated costs to complete construction, selling and marketing costs, market demand, and the expected timing of sales. These estimates are based on the most recent market information available at the reporting date.

Management reviews these assumptions on an ongoing basis and updates the estimates when new information becomes available.

As at 31 December 2025, impairment loss to inventories in the amount of EUR 836 thousand was recognised in proft and loss (2024: impairment loss in the amount of EUR 17,095 thousand).

3. Critical accounting estimates and assumptions (continued)

(c) Business combinations and purchase price allocations

The acquiree's identifiable assets, liabilities and contingent liabilities are recognised and measured at their fair values at the acquisition date. Allocation of the total purchase price among the net assets acquired for the financial statements reporting purposes is performed with the support of professional advisors and by management.

The valuation analysis is based on historical and prospective information available as of the date of the business combination. Any prospective information that may impact the fair value of the acquired assets is based on management's expectations of the competitive and economic environments that will prevail in the future.

The results of the valuation analyses are used as well for determining the amortisation and depreciation periods of the values allocated to specific intangible and tangible fixed assets.

For business combinations that occurred in 2025, there were no fair value adjustments.

For business combinations that occurred in 2024, there were fair value adjustments resulting from the purchase price allocation analysis.

Fair value adjustments are presented in the following table:

In thousands of EUR	**Intangible assets**	**Total net balance sheet effect**
HC SLOVAN group[1]	(3,052)	(3,052)

(d) Other estimates

Information about other assumptions and estimation uncertainties at 31 December 2024 that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

- Note 22 – recognition of deferred tax assets: availability of future taxable profit against which deductible temporary differences and tax losses carried forward can be utilised;
- Note 19 – measurement of ECL allowance for trade receivables;
- Notes 20, 24 and 26 – measurement of ECL allowance for loans and advances, cash and cash equivalents and other receivables; and
- Note 23 - key assumption in determining the net realizable prices of trading property and costs to complete of the trading property.

[1] HC SLOVAN group includes companies HC SLOVAN Bratislava, a.s. and SLOVAN MARKETING, s. r. o.

4. Operating segments

4.1 Information about operating segments - Consolidated statement of financial position as at 31 December 2025

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Industrial**	**Hotels, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Assets										
Goodwill and other intangible assets	4	901	583	1,457	10	770	56	3,781	-	**3,781**
Property, plant and equipment	15	1,459	357	100	41,638	1,707	6,416	51,692	-	**51,692**
Investment property	16,242	401,133	415,423	5,165	7,661	-	1,073	846,697	-	**846,697**
Loans and advances	20,146	83,975	2,770	1,499	3,769	488	643,327	755,974	*(706,743)*	**49,231**
Financial instruments	-	8,500	-	-	-	-	6	8,506	-	**8,506**
Inventories	47,793	172,547	32	26	32,862	160	84	253,504	-	**253,504**
Trade receivables	1,545	9,355	345	81	313	286	22,646	34,571	*(14,929)*	**19,642**
Other receivables	321	394	2	2	174	166	1,671	2,730	*(1,581)*	**1,149**
Prepayments and other assets	1,440	6,034	1,663	5	296	146	2,707	12,291	*(191)*	**12,100**
Current income tax receivable	1,519	57	-	-	-	-	179	1,755	-	**1,755**
Deferred tax assets	194	10	-	-	304	-	2,484	2,992	-	**2,992**
Cash and cash equivalents	6,459	26,713	3,239	277	5,458	716	45,840	88,702	-	**88,702**
Restricted cash	-	-	-	-	124	-	3,921	4,045	-	**4,045**
Total segment assets	**95,678**	**711,078**	**424,414**	**8,612**	**92,609**	**4,439**	**730,410**	**2,067,240**	***(723,444)***	**1,343,796**

4. Operating segments (continued)

4.1 Information about operating segments - Consolidated statement of financial position as at 31 December 2025 (continued)

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Industrial**	**Hotels, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Liabilities										
Issued debentures	-	164,234	-	-	11,916	-	117,542	293,692	-	**293,692**
Loans and borrowings	137,295	511,233	214,660	169	52,797	9,073	413,152	1,338,379	*(710,540)*	**627,839**
Trade payables	4,136	38,383	3,778	10	792	1,112	13,421	61,632	*(15,000)*	**46,632**
Provisions	-	60	-	-	-	180	-	240	-	**240**
Other payables	4	2,242	19,606	-	8	573	8,795	31,228	*(1,580)*	**29,648**
Deferred revenue and other liabilities	3,595	28,018	2,035	38	4,528	1,135	3,468	42,817	*(111)*	**42,706**
Deferred tax liabilities	347	14,447	48,274	112	-	-	532	63,712	-	**63,712**
Current income tax liability	2	14	9	2	101	6	83	217	-	**217**
Total segment liabilities	**145,379**	**758,631**	**288,362**	**331**	**70,142**	**12,079**	**556,993**	**1,831,917**	***(727,231)***	**1,104,686**

As at 31 December 2025, the net difference arising from inter-segment eliminations represents the elimination difference of unrealised losses from the sale of assets within the Group.

4. Operating segments (continued)

4.2 Information about operating segments - Consolidated statement of financial position as at 31 December 2024

In thousands of EUR	Flats	Offices & Retail	Mixed (Flats, Offices & Retail)	Industrial	Hotels, Retail & Tourism	Sports	Corporate Centre	Total segments	*Inter-segment eliminations*	JTRE HOLDING LTD
Assets										
Goodwill and other intangible assets	5	903	616	1,680	14	782	56	4,056	-	**4,056**
Property, plant and equipment	7	97	500	105	43,520	1,728	5,535	51,492	-	**51,492**
Investment property	11,442	296,144	336,176	5,320	8,663	-	1,073	658,818	-	**658,818**
Loans and advances	34,817	68,393	8,896	1,493	3,695	701	544,433	662,428	*(579,606)*	**82,822**
Financial instruments	-	6,184	-	-	-	-	1	6,185	-	**6,185**
Inventories	131,897	90,449	32	26	33,805	44	661	256,914	*190*	**257,104**
Trade receivables	991	9,950	236	93	226	397	15,668	27,561	*(10,823)*	**16,738**
Other receivables	888	129	1	1	185	133	2,023	3,360	*(1,521)*	**1,839**
Prepayments and other assets	2,909	3,539	1,356	4	84	139	2,316	10,347	*(203)*	**10,144**
Current income tax receivable	-	173	-	5	-	-	11	189	-	**189**
Deferred tax assets	371	-	786	-	373	-	2,621	4,151	-	**4,151**
Cash and cash equivalents	17,373	51,484	5,122	28	996	283	16,856	92,142	-	**92,142**
Restricted cash	922	-	-	-	581	-	3,920	5,423	-	**5,423**
Disposal group held for sale	-	-	-	-	29,691	-	-	29,691	-	**29,691**
Total segment assets	**201,622**	**527,445**	**353,721**	**8,755**	**121,833**	**4,207**	**595,174**	**1,812,757**	***(591,963)***	**1,220,794**

4. Operating segments (continued)

4.2 Information about operating segments - Consolidated statement of financial position as at 31 December 2024 (continued)

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Industrial**	**Hotels, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Liabilities										
Issued debentures	-	71,819	-	-	11,321	-	129,890	213,030	-	**213,030**
Loans and borrowings	179,233	361,279	179,369	156	57,027	6,118	369,814	1,152,996	*(580,541)*	**572,455**
Trade payables	6,367	24,368	2,257	10	826	870	9,137	43,835	*(10,827)*	**33,008**
Provisions	-	80	-	-	-	-	-	80	-	**80**
Other payables	-	2,462	23,355	5	24	856	19,485	46,187	*(1,520)*	**44,667**
Deferred revenue and other liabilities	9,611	18,457	40	24	346	960	3,835	33,273	*(203)*	**33,070**
Deferred tax liabilities	21	11,317	36,275	135	-	-	884	48,632	-	**48,632**
Current income tax liability	10,748	64	2	-	1	2	458	11,275	-	**11,275**
Liabilities included in disposal groups classified as held for sale	-	-	-	-	11,697	-	-	11,697	-	**11,697**
Total segment liabilities	**205,980**	**489,846**	**241,298**	**330**	**81,242**	**8,806**	**533,503**	**1,561,005**	***(593,091)***	**967,914**

As at 31 December 2024, the net difference arising from inter-segment eliminations represents the elimination difference of unrealised losses from the sale of assets within the Group.

4. Operating segments (continued)

4.3 Information about operating segments - Consolidated income statement for the year ended 31 December 2025

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Industrial**	**Hotels, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Rental income	13	10,702	543	180	680	-	977	13,095	*(371)*	**12,724**
- external	13	10,377	537	180	640	-	977	12,724	-	**12,724**
- inter-segment	-	325	6	-	40	-	-	371	*(371)*	**-**
Revenues from contracts with customers	79,181	2,113	-	-	12,564	5,480	32,236	131,574	*(9,950)*	**121,624**
- external	79,181	2,095	-	-	12,564	4,827	22,957	121,624	-	**121,624**
- inter-segment	-	18	-		-	653	9,279	9,950	*(9,950)*	**-**
Other operating income	682	238	209	18	117	3,038	2,411	6,713	*(2,624)*	**4,089**
- external	682	238	209	18	117	750	2,075	4,089	-	**4,089**
- inter-segment	-	-	-		-	2,288	336	2,624	*(2,624)*	**-**
Gain on revaluation/disposal of investment property, net	4,768	14,763	47,581	219	-	-	-	67,331	-	**67,331**
Foreign exchange gain/(loss) on operating activities, net	(658)	(1,022)	-	-	(134)	(9)	(96)	(1,919)	*1,741*	**(178)**
Gain on disposal of property, plant and equipment, net	-	-	-	-	-	-	46	46	-	**46**
Cost of trading properties sold	(72,878)	-	-	-	-	-	-	(72,878)	-	**(72,878)**
Property operating expenses	(1,713)	(1,005)	(4,481)	(10)	(1,697)	(600)	(5,768)	(15,274)	*535*	**(14,739)**
Depreciation and amortisation	(6)	(23)	(163)	(229)	(466)	(300)	(1,810)	(2,997)	-	**(2,997)**

4. Operating segments (continued)

4.3 Information about operating segments - Consolidated income statement for the year ended 31 December 2025 (continued)

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Industrial**	**Hotels, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Personnel expenses	(2)	(51)	(2)	-	(3,657)	(753)	(19,929)	(24,394)	-	**(24,394)**
(Impairment losses)/reversal of impairment losses,net	(850)	278	(1,173)	(11)	-	(33)	264	(1,525)	*1,112*	**(413)**
Other operating expenses	(6,068)	(13,790)	(2,107)	(350)	(6,021)	(9,241)	(13,016)	(50,593)	*12,411*	**(38,182)**
Other operating non-cash expenses	-	(33)	-	-	(20)	-	(5)	(58)	-	**(58)**
Interest income	500	1,674	107	27	100	-	26,695	29,103	*(25,848)*	**3,255**
Interest expense	(8,606)	(17,958)	(12,544)	(8)	(3,581)	(379)	(26,551)	(69,627)	*25,843*	**(43,784)**
Gain on financial instruments	-	-	2,762	-	-	-	-	2,762	-	**2,762**
Foreign exchange gain/(loss) on financial activities, net	(5,723)	(6,611)	-	-	(1,922)	-	1,382	(12,874)	-	**(12,874)**
Gain on disposal of subsidiaries and joint ventures	-	-	-	-	213	-	-	213	-	**213**
Income taxes	(1,566)	(2,656)	(12,798)	18	(234)	(30)	64	(17,202)	-	**(17,202)**
Segment result	**(12,926)**	**(13,381)**	**17,934**	**(146)**	**(4,058)**	**(2,827)**	**(3,100)**	**(18,504)**	***2,849***	**(15,655)**

4. Operating segments (continued)

4.4 Information about operating segments - Consolidated income statement for the year ended 31 December 2024

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Industrial**	**Hotels, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Rental income	70	8,156	588	95	1,238	-	1,243	11,390	*(475)*	**10,915**
- external	70	7,828	588	95	1,231	-	1,103	10,915	-	**10,915**
- inter-segment	-	328	-	-	7	-	140	475	*(475)*	**-**
Revenues from contracts with customers	293,514	141	3	-	14,184	2,210	23,151	333,203	*(8,161)*	**325,042**
- external	293,514	123	3	-	14,167	1,757	15,478	325,042	-	**325,042**
- inter-segment	-	18	-	-	17	453	7,673	8,161	*(8,161)*	**-**
Other operating income	1,102	2,289	79	-	132	105	1,357	5,064	*(1,695)*	**3,369**
- external	644	1,527	79	-	132	105	882	3,369	-	**3,369**
- inter-segment	458	762	-	-	-	-	475	1,695	*(1,695)*	**-**
Gain/(loss) on revaluation/disposal of investment property, net	-	26,629	16,025	-	(1,718)	-	-	40,936	-	**40,936**
Foreign exchange gain/(loss) on operating activities, net	(382)	(7)	-	-	(23)	(4)	72	(344)	*1,343*	**999**
Gain on disposal of property, plant and equipment, net	-	-	-	-	-	-	7,149	7,149	-	**7,149**
Cost of trading properties sold	(220,335)	-	-	-	-	-	-	(220,335)	*(2,188)*	**(222,523)**
Property operating expenses	(4,545)	(2,561)	(1,971)	(212)	(1,935)	(213)	(4,760)	(16,197)	*692*	**(15,505)**
Depreciation and amortisation	(14)	(14)	(163)	(243)	(400)	(88)	(2,029)	(2,951)	-	**(2,951)**

4. Operating segments (continued)

4.4 Information about operating segments - Consolidated income statement for the year ended 31 December 2024 (continued)

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Industrial**	**Hotels, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Personnel expenses	(2)	(51)	-	-	(4,570)	(218)	(21,611)	(26,452)	-	**(26,452)**
(Impairment losses)/reversal of impairment losses,net	(17,240)	(45)	(4)	(4)	-	(2,872)	2,361	(17,804)	*(3,622)*	**(21,426)**
Other operating expenses	(8,412)	(10,359)	(1,633)	(93)	(6,235)	(3,456)	(11,340)	(41,528)	*9,642*	**(31,886)**
Other operating non-cash expenses	-	-	-	-	(8)	-	(57)	(65)	-	**(65)**
Interest income	2,608	5,148	211	29	71	-	24,663	32,730	*(27,294)*	**5,436**
Interest expense	(17,212)	(14,351)	(10,825)	(8)	(3,916)	(88)	(36,180)	(82,580)	*27,241*	**(55,339)**
(Loss)/gain on financial instruments	-	217	-	-	-	-	(3,088)	(2,871)	-	**(2,871)**
Foreign exchange gain on financial activities, net	1,703	526	-	-	861	-	8462	11,552	-	**11,552**
Gain arising from a bargain purchase	-	-	-	-	-	22	-	22	-	**22**
Income taxes	(12,977)	(7,137)	(3,184)	193	2	(31)	(1,251)	(24,385)	-	**(24,385)**
Segment result	**17,878**	**8,581**	**(874)**	**(243)**	**(2,317)**	**(4,633)**	**(11,858)**	**6,534**	**(4,517)**	**2,017**

4. Operating segments (continued)

4.5 Information about geographical areas for the year ended 31 December 2025

Segment revenue has been based on the geographic location of the customers and segment assets were based on the geographic location of the assets.

In thousands of EUR	**Slovakia**	**United Kingdom**	**Germany**	**Other**	**Total segments**	***Inter-segment eliminations***	**JTRE HOLDING LTD**
Goodwill and other intangible assets	3,518	4	10	249	3,781	-	3,781
Property, plant and equipment	30,934	1,345	5	19,408	51,692	-	51,692
Investment property	517,750	228,202	93,094	7,651	846,697	-	846,697
Total	**552,202**	**229,551**	**93,109**	**27,308**	**902,170**	**-**	**902,170**

The geographical area "Other" comprises primarily assets from Turks and Caicos Islands.

In thousands of EUR	**Slovak Republic**	**United Kingdom**	**Germany**	**United States**	**Czech Republic**	**Other**	**Total**
Rental income	7,958	4,773	-	2	-	-	12,733
Revenues from contracts with customers	54,499	59,420	897	889	627	3,721	120,053
Other operating income	3,225	468	22	-	9	283	4,007
Total	**65,682**	**64,661**	**919**	**891**	**636**	**4,004**	**136,793**

The geographical area "Other" includes revenue items primarily from Austria in the amount of EUR 245 thousand. In 2025 the Group has no revenues from continuing transactions with a single external customer amounting to 10% or more of the Group's revenues.

4. Operating segments (continued)

4.6 Information about geographical areas for the year ended 31 December 2024

Segment revenue has been based on the geographic location of the customers and segment assets were based on the geographic location of the assets.

In thousands of EUR	Slovakia	United Kingdom	Germany	Other	Total segments	*Inter-segment eliminations*	JTRE HOLDING LTD
Goodwill and other intangible assets	3,757	5	12	282	4,056	-	**4,056**
Property, plant and equipment	30,418	83	1	20,990	51,492	-	**51,492**
Investment property	439,186	161,891	49,087	8,654	658,818	-	**658,818**
Total	**473,361**	**161,979**	**49,100**	**29,926**	**714,366**	**-**	**714,366**

The geographical area "Other" comprises primarily assets from Turks and Caicos Islands.

In thousands of EUR	Slovak Republic	United Kingdom	Czech Republic	Other	Total
Rental income	6,490	4,424	-	1	**10,915**
Revenues from contracts with customers	265,966	53,776	606	4,694	**325,042**
Other operating income	1,845	1,332	5	187	**3,369**
Total	**274,301**	**59,532**	**611**	**4,882**	**339,326**

The geographical area "Other" includes revenue items primarily from Germany in the amount of EUR 491 thousand. In 2024 the Group has no revenues from continuing transactions with a single external customer amounting to 10% or more of the Group's revenues.

5. Acquisitions, disposals and dissolvement of subsidiaries

Acquisitions in 2025

In thousands of EUR	Date of acquisition	Cost of acquisition	Cash outflow	Group's interest after acquisition
FZTH s. r. o.	30/06/2025	5	(5)	100%
Sklad 7, s. r. o.*	25/07/2025	10,416	(10,416)	100%
nbc pasienky s. r. o. (former Verdan, s.r.o.)	15/12/2025	-	-	100%
Total		**10,421**	**(10,421)**	

* *acquisition of group of assets*

Effect of business combinations in 2025

Business combinations had the following effect on the Group's assets and liabilities:

In thousands of EUR	Note	Other
Cash and cash equivalents		8
Loans and borrowings	30	(1,172)
Trade payables		(2)
Net identifiable assets /(liabilities)		**(1,166)**
Goodwill/(gain on bargain purchase) on acquisition		1,171
Cost of acquisition		**5**
Consideration paid, satisfied in cash		(5)
Cash acquired		7
Net cash outflow		**2**
Loss since acquisition		(1,173)
Revenues since acquisition		-

If the Group had acquired the above companies on 1 January 2025, the loss of the Group would have been EUR 15,619 thousand and the revenues of the Group would have been EUR 135,314 thousand.

5. Acquisitions, disposals and dissolvement of subsidiaries (continued)

Effect of group of assets acquisitions in 2025

The acquisition of group of assets had the following effect on the Group's assets and liabilities:

In thousands of EUR	*Note*	**Sklad 7, s. r. o.**
Property, plant and equipment	16	101
Investment property	17	22,058
Prepayments and other assets		7
Other receivables		9
Trade receivables		55
Loans and advances		116
Cash and cash equivalents		849
Loans and borrowings	30	(12,066)
Trade payables		(23)
Other payables		(1)
Deferred revenue and other liabilities		(33)
Deferred tax liabilities	22	(656)
Net identifiable assets /(liabilities)		**10,416**
Cost of acquisition		**10,416**
Consideration paid, satisfied in cash		(10,416)
Cash acquired		849
Net cash outflow		**(9,567)**

Disposal in 2025

In thousands of EUR	**Date of sale**	**Sales price**	**Consideration received in cash**	**Gain on disposal**
Interhouse Košice, a.s.	30/06/2025	11,312	(11,312)	213

5. Acquisitions, disposals and dissolvement of subsidiaries (continued)

Effect of disposal in 2025

As at 31 December 2024, company Interhouse Košice, a.s. was disclosed within disposal group and assets held for sale, see also Note 27.

In thousands of EUR	**Interhouse Košice, a.s.**
Investment property	(17,962)
Property, plant and equipment	(8,172)
Goodwill and other intangible assets	(11)
Trade receivables	(479)
Other receivables	(24)
Prepayments and other assets	(73)
Cash and cash equivalents	(2,208)
Inventories	(95)
Current income tax receivable	(12)
Loans and borrowings	16,218
Provisions	103
Trade payables	679
Other payables	382
Deferred revenue and other liabilities	499
Deferred tax liabilities	56
Net identifiable assets	**(11,099)**
Sales price	11,312
Gain on disposal	**213**
Consideration received, satisfied in cash	11,312
Cash disposed of	(2,208)
Net cash inflow	**9,104**

Acquisitions in 2024

In thousands of EUR	**Date of acquisition**	**Cost of acquisition**	**Cash outflow**	**Group's interest after acquisition**
Royan Deux G.P. Ltd	27/02/2024	269	(269)	100%
PROVO group[2]*	27/02/2024	20,498	(20,498)	95%
Nové Pasienky, a. s.*	25/04/2024	8,713	-	100%
HC SLOVAN group[3]	09/09/2024	1,200	(250)	100%
BC SLOVAN Bratislava ženy s. r. o. (former Inter Bratislava s. r. o.)	16/09/2024	-	-	100%
VK SLOVAN Bratislava s. r. o. (former VKP Bratislava, s. r. o.)	14/06/2024	-	-	80%
Sterin, s.r.o.*	13/11/2024	6,153	(6,153)	100%
Total		**36,833**	**(27,170)**	

** acquisition of group of assets*

[2] PROVO group includes companies PROVO L.P., Grace Bay Investmemts Limited and Blue Conch Holdings IV Ltd.
[3] HC SLOVAN group includes companies HC SLOVAN Bratislava, a.s. and SLOVAN MARKETING, s. r. o.

5. Acquisitions, disposals and dissolvement of subsidiaries (continued)

Effect of business combinations in 2024

Business combinations had the following effect on the Group's assets and liabilities:

In thousands of EUR	Note	HC SLOVAN group[3]	Other	Total
Other intangible assets		631	-	631
Property, plant and equipment	16	1,802	12	1,814
Prepayments and other assets		55	23	78
Other receivables		28	6	34
Trade receivables		329	69	398
Loans and advances		701	-	701
Inventories		44	-	44
Cash and cash equivalents		162	132	294
Loans and borrowings	30	(4,005)	(239)	(4,244)
Trade payables		(1,371)	(35)	(1,406)
Other payables		(7)	(68)	(75)
Deferred revenue and other liabilities		(36)	(28)	(64)
Non-controlling interests		-	(5)	(5)
Net identifiable assets /(liabilities)		**(1,667)**	**(133)**	**(1,800)**
Goodwill/(gain on bargain purchase) on acquisition		2,867	402	3,269
Cost of acquisition		**1,200**	**269**	**1,469**
Consideration paid, satisfied in cash		(250)	(269)	(519)
Cash acquired		162	132	294
Net cash outflow		**(88)**	**(137)**	**(225)**
Loss since acquisition		(4,166)	(601)	(4,767)
Revenues since acquisition		1,485	266	1,751

As at 31 December 2024, item Goodwill/(gain on bargain purchase) on acquisition consists of gain on bargain purchase in the amount of EUR 22 thousand and goodwill in the amount of EUR 3,291 thousand.

5. Acquisitions, disposals and dissolvement of subsidiaries (continued)

Effect of group of assets acquisitions in 2024

In thousands of EUR	**Note**	**PROVO group**[2]	**Sterin, s.r.o.**	**Nové Pasienky, a. s.**	**Total**
Property, plant and equipment	16	15,711	-	584	16,295
Investment property	17	-	9	81,307	81,316
Investments in joint ventures		-	-	(14,503)	(14,503)
Prepayments and other assets		-	9	16	25
Trade receivables		-	8	510	518
Inventories		11,335	7,489	-	18,824
Deferred tax assets	22	-	-	982	982
Cash and cash equivalents		510	31	92	633
Loans and borrowings	30	(6,251)	(1,389)	(48,177)	(55,817)
Trade payables		(61)	(2)	(117)	(180)
Other payables		-	-	(10)	(10)
Deferred revenue and other liabilities		-	(2)	(26)	(28)
Deferred tax liabilities	22	-	-	(11,945)	(11,945)
Non-controlling interests		(746)	-	-	(746)
Net identifiable assets		**20,498**	**6,153**	**8,713**	**35,364**
Cost of acquisition		**20,498**	**6,153**	**8,713**	**35,364**
Consideration paid, satisfied in cash		(20,498)	(6,153)	-	(26,651)
Cash acquired		510	31	92	633
Net cash outflow		**(19,988)**	**(6,122)**	**92**	**(26,018)**

If the Group had acquired the above companies on 1 January 2024, the profit of the Group would have been EUR 802 thousand and the revenues of the Group would have been EUR 338,611 thousand.

Dissolved companies in 2024

	Date of dissolved
J&T REAL ESTATE FINANCE LIMITED	31/05/2024
SONS AND CO LONDON LIMITED	29/10/2024

6. Rental income

In thousands of EUR	Note	2025	2024
Rent from investment properties	17	11,505	10,365
Rent from other properties		1,219	550
Total		**12,724**	**10,915**

For the year ended 31 December 2025, the most significant amount from rent from investment properties is EUR 4,763 thousand resulting from the rental of the office building TRIPTYCH OFFICES LTD located in London, United Kingdom and EUR 4,334 thousand resulting from office building Pribinova 40 located in Bratislava, Slovak Republic.

For the year ended 31 December 2024, the most significant amount from rent from investment properties is EUR 4,424 thousand resulting from the rental of the office building TRIPTYCH OFFICES LTD located in London, United Kingdom.

7. Revenues from contracts with customers

In thousands of EUR	2025	2024
Revenues from the sale of developed property	79,194	293,485
Revenues from hotels	12,564	14,167
Property management and servicing fees	12,067	11,270
Real estate developers’ fees and other consulting fees	10,802	3,980
Revenues from sports clubs	4,606	1,740
Other revenues	2,391	400
Total	**121,624**	**325,042**

7. Revenues from contracts with customers (continued)

Disaggregation of revenues from contracts with customers by operating segments is stated below:

For the year ended **31 December 2025**

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Hotel, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**Total**
Revenues from the sale of developed property	79,181	-	-	-	1	12	79,194	-	**79,194**
Revenues from sports clubs	-	-	-	-	5,259	-	5,259	(653)	**4,606**
Revenues from hotels	-	-	-	12,564	-	-	12,564	-	**12,564**
Property management and servicing fees	-	23	-	-	-	12,730	12,753	(686)	**12,067**
Real estate developers' fees and other consulting fees	-	17	-	-	-	19,396	19,413	(8,611)	**10,802**
Other revenues	-	2,073	-	-	220	98	2,391	-	**2,391**
Total	**79,181**	**2,113**	**-**	**12,564**	**5,480**	**32,236**	**131,574**	**(9,950)**	**121,624**

For the year ended **31 December 2024**

In thousands of EUR	**Flats**	**Offices & Retail**	**Mixed (Flats, Offices & Retail)**	**Hotel, Retail & Tourism**	**Sports**	**Corporate Centre**	**Total segments**	***Inter-segment eliminations***	**Total**
Revenues from the sale of developed property	293,484	-	-	-	1	-	293,485	-	**293,485**
Revenues from sports clubs	-	-	-	-	2,193	-	2,193	(453)	**1,740**
Revenues from hotels	-	-	-	14,184	-	-	14,184	(17)	**14,167**
Property management and servicing fees	-	-	3	-	-	12,075	12,078	(808)	**11,270**
Real estate developers' fees and other consulting fees	29	18	-	-	-	10,817	10,864	(6,884)	**3,980**
Other revenues	1	123	-	-	16	259	399	1	**400**
Total	**293,514**	**141**	**3**	**14,184**	**2,210**	**23,151**	**333,203**	**(8,161)**	**325,042**

7. Revenues from contracts with customers (continued)

(i) The following table provides information about receivables, contract assets and contract liabilities from contracts with customers.

In thousands of EUR	Note	2025	2024
Receivables, which are included in trade receivables	19	14,622	9,051
Contract assets	26	319	781
Contract liabilities - flats	33	(28,484)	(21,276)
Contract liabilities - other	33	(3,598)	(2,064)
Total		**(17,141)**	**(13,508)**

As at 31 December 2025 and 31 December 2024, the contract assets relate to the Group's rights to consideration for work completed but not yet paid at the reporting date (retentions). The contract assets are transferred to receivables when the rights become unconditional.

For the year ended 31 December 2025, revenue in the amount of EUR 5,255 thousand was recognised in profit or loss, which was included in contract liabilities at the beginning of period (2024: EUR 112,869 thousand).

(ii) For information about the nature and timing of the satisfaction of the performance obligations in contracts with customers, including significant payment terms refer to Note 2 (r).

(iii) The following table includes contracted revenue expected to be recognised in the future related to performance obligations that are unsatisfied (or partially unsatisfied) at the reporting date.

In thousands of EUR	2026	2027	2028	2029	Later than 2029
Trading properties	14,939	109,610	17,785	-	-
Developer's services	-	-	-	-	-
	14,939	**109,610**	**17,785**	**-**	**-**

All considerations from contracts with customers are included in the amounts presented above.

No information is provided about remaining performance obligations at 31 December 2025 that have an original expected duration of one year or less, as allowed by IFRS 15.

8. Other operating income

In thousands of EUR	2025	2024
Income from sponsorship – sports clubs	530	-
Penalties	255	338
Other operating income - profit from termination of the lease	184	25
Government grants received	151	72
Compensations from insurance companies	13	451
Other income	2,956	2,483
Total	**4,089**	**3,369**

9. Cost of trading properties sold

In thousands of EUR	2025	2024
Cost of developed property sold	(72,878)	(222,523)
Total	**(72,878)**	**(222,523)**

For the year ended 31 December 2025 and 31 December 2024, cost of trading properties sold mainly includes costs from sale of flats and parking places.

10. Property operating expenses

In thousands of EUR	2025	2024
Expenses related to preparations of projects and construction works	(6,385)	(4,445)
Repair and maintenance costs	(4,954)	(5,042)
Energy and utilities	(1,671)	(2,328)
Insurance expenses	(645)	(586)
Administration costs related to properties	(622)	(2,887)
Other	(462)	(217)
Total	**(14,739)**	**(15,505)**

11. Gain/(loss) on financial instruments, net

In thousands of EUR	2025	2024
Gain on other financial instruments	2,762	2,794
Loss on currency derivatives	-	(5,882)
Gain on interest rate derivatives	-	217
	2,762	**(2,871)**

For the year ended 31 December 2025, the gain on other financial instruments of EUR 2,762 thousand relates to the remeasurement of long-term financial liability following a revision to estimated contractual cash flows. The carrying amount of the financial liability was adjusted in accordance with IFRS 9 using the original effective interest rate, and the resulting gain was recognised in profit or loss.

For the year ended 31 December 2024, loss on currency derivatives in the amount of EUR 5,882 thousand relates to the currency forwards in Group entity JTRE Financing 3, s.r.o. which has provided loans in GBP currency to TRIPTYCH RESIDENTIAL LTD and TRIPTYCH OFFICES LTD, see also Note 21 and Note 32.

12. Impairment losses, net

In thousands of EUR	Note	2025	2024
Reversal of impairment losses/(impairment losses) on loans and advances, net	20	1,384	(1,258)
Reversal of impairment losses on property, plant and equipment, net	16	278	-
Impairment losses on inventories	23	(836)	(17,095)
Impairment losses on goodwill	3	(1,171)	(2,867)
Impairment losses on trade receivables, prepayments and other assets, net		(68)	(206)
Total		**(413)**	**(21,426)**

13. Personnel expenses

In thousands of EUR	**2025**	**2024**
Wages and salaries	(18,259)	(20,237)
Compulsory social security contributions	(5,430)	(5,600)
Other social expenses	(692)	(603)
Directors' remuneration	(13)	(12)
Total	**(24,394)**	**(26,452)**

For the year ended 31 December 2025, the average number of employees is 542 (2024: 549), out of which management represents 57 (2024: 69).

14. Other operating expenses

In thousands of EUR	**Note**	**2025**	**2024**
Commision, intermediation and other consulting fees		(9,989)	(8,722)
Costs of sports clubs		(5,930)	(2,277)
Advertising expenses		(3,815)	(3,714)
Consumption of material		(3,024)	(2,738)
Lease expense	36	(2,141)	(1,078)
Costs for audit, tax and accounting services		(2,033)	(1,755)
Cost of goods sold and construction contracts		(1,325)	(1,150)
Expenses on hotel services		(1,254)	(964)
Outsourcing, legal and administrative fees		(1,250)	(1,184)
Other taxes and fees		(876)	(2,845)
Travel expenses		(660)	(984)
Penalties		(625)	(391)
Security services		(357)	(255)
IT costs		(343)	(355)
Training, courses and conferences		(120)	(151)
Communication expenses		(117)	(105)
Gifts		(109)	(192)
Repairs and maintenance of cars		(79)	(108)
Loss from written-off receivables		(37)	(57)
Other operating expenses		(4,156)	(2,926)
Total		**(38,240)**	**(31,951)**

The audit companies KPMG Limited, KPMG Slovensko spol. s r.o., LUCA PARTNER, s.r.o., AZETS AUDIT SERVICES LIMITED, Forvis Mazars Slovensko s.r.o, MORISON PATSALIDES LIMITED, TPA AUDIT, s.r.o., EURO-Trend Audit, a.s. are engaged by the Group for the audit of the individual financial statements of the Group's subsidiaries for the year ended 31 December 2025. KPMG Limited is engaged by the Company for the audit of the consolidated financial statements of the Company as at and for the year ended 31 December 2025. The costs related to these services are in the amount of EUR 840 thousand (2024: EUR 712 thousand).

For the year ended 31 December 2025, there are no costs related to other services (2024: EUR 22 thousand).

14. Other operating expenses (continued)

Detail of audit fees for the year ended 31 December 2025 and 31 December 2024:

In thousands of EUR	**2025**	**2024**
KPMG Limited	(565)	(429)
AZETS AUDIT SERVICES LIMITED	(169)	(182)
KPMG Slovensko spol. s r. o.	(46)	(57)
LUCA PARTNER, s.r.o.	(16)	(17)
Other	(44)	(27)
Total	**(840)**	**(712)**

An analysis of Other operating expenses by segment is provided in Note 4 – Operating segments.

15. Income taxes

In thousands of EUR	**2025**	**2024**
Current tax expense		
Current year	(1,149)	(13,544)
Adjustments for prior years	(153)	(593)
Withheld tax on interest	(131)	(353)
	(1,433)	**(14,490)**
Deferred tax expense		
Origination of temporary differences	(15,248)	(9,904)
Change in tax rate	(521)	9
Total income tax expense	**(17,202)**	**(24,385)**

Deferred tax is calculated using currently enacted tax rates expected to apply when the asset is realised or the liability is settled. The corporate income tax rate in Cyprus is 15% from 2025 (2024: 12.5%). The corporate income tax rate in Slovakia is 21% (respectively 24%, as of 1 January 2025, for entities whose total taxable revenues exceed EUR 5,000 thousand). The corporate income tax rate in the Czech Republic is 21%. The corporate income tax rate in the Netherlands is 25% (respectively 19% on taxable profit up to EUR 200 thousand). The corporate income tax rate in the United Kingdom is 20%. The corporate income tax rate in the Germany is 15%.

Many parts of Cyprus, Slovak, Czech, British, German and Dutch tax legislation remain untested and there is uncertainty about the interpretation that the financial authorities may apply in a number of areas. The effect of this uncertainty cannot be quantified and will only be resolved as legislative precedents are set or when the official interpretations of the authorities are available.

Consolidated income tax on other comprehensive income for the years ended 31 December 2025 and 31 December 2024

In thousands of EUR		**2025**			**2024**	
	Before tax	**Tax (expense) benefit**	**Net of tax**	**Before tax**	**Tax (expense) benefit**	**Net of tax**
Cash flow hedging	343	-	343	(481)	-	(481)
Foreign exchange translation differences	1,542	-	1,542	(1,916)	-	(1,916)
Other comprehensive income/(loss)	**1,885**	**-**	**1,885**	**(2,397)**	**-**	**(2,397)**

15. Income taxes (continued)

Reconciliation of the effective tax rate

In thousands of EUR	**2025**		**2024**	
	%		%	
(Loss)/profit before tax		1,547		26,402
Theorethical tax using the Company's domestic tax rate	12.50%	193	12.50%	3,300
Effect of tax rates in foreign jurisdictions	(64.38%)	(996)	9.88%	1,871
Non-deductible expenses	581.19%	8,991	25.79%	5,802
Non-taxable income	(128.96%)	(1,995)	(13.28%)	(2,988)
Tax withheld on interest	8.47%	131	1.57%	353
Recognition of previously unrecognised tax losses	(61.41%)	(950)	(3.33%)	(749)
Current year losses for which no deferred tax asset was recognised	968.97%	14,990	43.83%	9,862
Expiration of tax losses for which deferred tax asset was recognised	25.27%	391	-	-
Adjustments due to tax licence	4.07%	63	(1.27%)	(286)
Effect of different % used for deferred tax from local %	215.90%	3,340	0.55%	754
Current year adjustment for deferred tax asset/liability recognized in prior period	(61.09%)	(945)	(5.29%)	(1,190)
Tax losses of previous periods for which def. tax asset was recognized in prev. periods and derecognized in current period	31.74%	491	1.57%	354
Change in temporary differences for which no deferred tax asset was recorded	(464.12%)	(7,180)	10.86%	6,718
Adjustments for prior year	9.89%	153	2.64%	593
Bank tax	0.26%	4	-	-
Change in tax rate	33.68%	521	(0.04%)	(9)
Total	**1111.98%**	**17,202**	**85.98%**	**24,385**

See also Note 22 – Deferred tax assets and liabilities.

16. Property, plant and equipment

In thousands of EUR	Note	Land and buildings	Fixture, fittings and equipment	Under construc-tion	Other	Total
Cost						
Balance at 1 January 2024		46,383	5,439	-	4,563	56,385
Effects of movements in foreign exchange rates		-	4	707	270	981
Additions through business combinations	5	1,190	624	-	-	1,814
Additions		523	1,618	25	27	2,193
Disposals		(495)	(438)	-	(3)	(936)
Modification of lease contracts	36	289	-	-	-	289
Transfers to investment property	17	(629)	-	-	-	(629)
Transfers from inventory		157	-	-	-	157
Transfer to disposal group held for sale	27	(9,907)	(1,048)	-	(59)	(11,014)
Acquisition of group of assets	5	459	-	15,711	125	16,295
Balance at 31 December 2024		**37,970**	**6,199**	**16,443**	**4,923**	**65,535**
Balance at 1 January 2025		37,970	6,199	16,443	4,923	65,535
Effects of movements in foreign exchange rates		(30)	(8)	(2,463)	-	(2,501)
Acquisition of group of assets	5	101	-	-	-	101
Additions		638	899	897	-	2,434
Disposals		(3,945)	(409)	-	-	(4,354)
Modification of lease contracts	36	4,958	-	-	-	4,958
Transfers		(220)	220	4,525	(4,525)	-
Transfers to investment property	17	(278)	-	-	-	(278)
Balance at 31 December 2025		**39,194**	**6,901**	**19,402**	**398**	**65,895**
Depreciation						
Balance at 1 January 2024		(11,952)	(3,134)	-	(10)	(15,096)
Effects of movements in foreign exchange rates		-	(2)	-	-	(2)
Depreciation charge		(1,885)	(809)	-	(5)	(2,699)
Disposals		330	432	-	-	762
Transfers to investment property	17	115	-	-	-	115
Transfer to disposal group held for sale	27	2,668	209	-	-	2,877
Balance at 31 December 2024		**(10,724)**	**(3,304)**	**-**	**(15)**	**(14,043)**
Balance at 1 January 2025		(10,724)	(3,304)	-	(15)	(14,043)
Effects of movements in foreign exchange rates		6	4	-	-	10
Depreciation charge		(2,036)	(1,023)	-	(5)	(3,064)
Release of impairment losses	12	278	-	-	-	278
Disposals		2,248	368	-	-	2,616
Balance at 31 December 2025		**(10,228)**	**(3,955)**	**-**	**(20)**	**(14,203)**
Carrying amounts						
Balance at 1 January 2024		34,431	2,305	-	4,553	41,289
Balance at 31 December 2024		**27,246**	**2,895**	**16,443**	**4,908**	**51,492**
Balance at 1 January 2025		27,246	2,895	16,443	4,908	51,492
Balance at 31 December 2025		**28,966**	**2,946**	**19,402**	**378**	**51,692**

16. Property, plant and equipment (continued)

Right-of-use assets
Property, plant and equipment comprises also items of right-of-use assets. For information about right-of-use assets see Note 36 - Leases.

Security
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

Impairment
As at 31 December 2025, the accumulated impairment losses of property, plant and equipment are in the amount of EUR 2,005 thousand (2024: EUR 2,283 thousand).

Insurance
The Group has insured property, plant and equipment against natural disaster, theft, vandalism and car accidents. As at 31 December 2025, the total insured amount of property, plant and equipment is EUR 32,789 thousand (2024: EUR 32,789 thousand).

17. Investment property

In thousands of EUR	Note	SK Office and retail	SK Land Bratislava	SK Under construction	UK Under construction London	UK Offices and Retail	DE Under construction	Hotels, Retail and Tourism	Other	Total
Balance at 1 January 2025		**106,450**	**316,906**	**13,104**	**47,319**	**114,572**	**49,087**	**8,663**	**2,717**	**658,818**
Effects of movements in foreign exchange		-	-	-	(3,731)	(5,670)	-	(1,002)	-	**(10,403)**
Additions		4,053	1,088	12,438	58,524	-	25,571	-	-	**101,674**
Acquisition of group of assets		22,058	-	-	-	-	-	-	-	**22,058**
Disposal of IP		-	(1,054)	-	-	-	-	-	(156)	**(1,210)**
Transfers from property, plant and equipment	16	-	278	-	-	-	-	-	-	**278**
Borrowing costs		-	-	687	1,586	-	5,041	-	-	**7,314**
Fair value adjustment to profit or loss		339	41,462	(2,630)	17,353	(1,751)	13,395	-	-	**68,168**
Balance at 31 December 2025		**132,900**	**358,680**	**23,599**	**121,051**	**107,151**	**93,094**	**7,661**	**2,561**	**846,697**

17. Investment property (continued)

In thousands of EUR	**Note**	**SK and retail**	**SK Land Bratislava**	**SK Under construction**	**UK Under construction London**	**UK Offices and Retail**	**DE Under construction**	**Hotels, Retail and Tourism**	**Other**	**Total**
Balance at 1 January 2024		**86,508**	**214,603**	**3,693**	**9,202**	**107,589**	**43,291**	**19,679**	**2,203**	**486,768**
Effects of movements in foreign exchange		-	-	-	1,219	5,211	-	348	-	**6,778**
Additions		8,126	-	3,740	28,643	524	10,767	8,306	-	**60,106**
Acquisition of group of assets	5	-	81,307	-	-	-	-	9	-	**81,316**
Transfers from property, plant and equipment	16	-	-	-	-	-	-	-	514	**514**
Transfers to disposal groups held for sale	27	-	-	-	-	-	-	(17,962)	-	**(17,962)**
Borrowing costs		-	-	420	-	-	-	-	-	**420**
Fair value adjustment to profit or loss		11,816	20,996	5,251	8,255	1,248	(4,971)	(1,717)	-	**40,878**
Balance at 31 December 2024		**106,450**	**316,906**	**13,104**	**47,319**	**114,572**	**49,087**	**8,663**	**2,717**	**658,818**

17. Investment property (continued)

The Group's investment property is measured at fair value. The valuation process is described in detail in Note 3 a) – Critical accounting estimates and assumptions.

For the years ended 31 December 2025 and 31 December 2024 for properties in the categories SK under construction and UK under construction London the borrowing costs eligible for capitalisation are the actual borrowing costs incurred on that borrowings during the period, as the Group entities borrow funds specifically for the purpose of obtaining a qualifying asset.

For the year ended 31 December 2025 the borrowing cost rates from 6.46% to 6.96% (2024: from 5.37% to 7.34%).

The Group has contractual obligations to develop investment property. For more information about contracted capital commitments and also about pledges see Note 35 - Pledges, securities and financial commitments and contingencies.

Security
The following table shows investment property which is subject to pledges to secure liabilities of the Group and third parties:

In thousands of EUR	**Note**	**31 December 2025**	**31 December 2024**
Loans and borrowings of the Group		425,750	341,035
Loans and borrowings of third parties		2,550	2,550
Trade liabilities of the Group		33,621	33,621
Total	35	**461,921**	**377,206**

Insurance
The Group has insured investment property against natural disaster and has construction insurance. As at 31 December 2025, the total insured amount of investment property is EUR 214,135 thousand (2024: EUR 175,697 thousand).

Amounts recognised in profit or loss

In thousands of EUR	**Note**	**2025**	**2024**
Rental income from investment properties	6	11,505	10,365
Direct operating expenses arising from investment properties that generated rental income during the year		(1,165)	(2,508)
Direct operating expenses arising from investment properties that did not generate rental income during the year		(548)	(288)
Fair value adjustments	3	68,168	40,878
(Loss)/gain on disposal of investment property		(837)	58
Total		**77,123**	**48,505**

18. Investments in joint ventures

The Group has the following investment in joint ventures:

In thousands of EUR	**Country**	**Group's Interest 31 December**		**Carrying Amount 31 December**	
		2025	**2024**	**2025**	**2024**
Joint ventures					
WOAL s. r. o.	Slovak Republic	50%	50%	-	-

As at 31 December 2025, joint venture company WOAL s. r. o. holds land in Bratislava, Slovak Republic which is intended for future real estate development.

For the year ended 31 December 2025 and 31 December 2024, the Group's share in loss from the above joint venture, recognised in profit and loss, is EUR 0 thousand.

For the year ended 31 December 2025 unrecognised loss from joint ventures is EUR 1,232 thousand (2024: EUR 1,124 thousand).

For information about commitments and contingent liabilities relating to joint ventures see Note 35 - Pledges, financial commitments and contingencies.

Summary financial information for the joint ventures is provided in the following table. The table also reconciles the summarised financial information to the carrying amount of the Group's interest in joint ventures.

31 December 2025

In thousands of EUR	**WOAL s.r.o.**
Non-current assets	24,990
Current assets	400
Cash and cash equivalents included in current assets	*51*
Non-current liabilities	37,314
Non-current financial liabilities excluding trade and other payables and provisions	*30,410*
Current liabilities	323
Net assets (100%)	**(12,247)**
Group's share of net assets	(6,123)
Unreported losses	6,123
Carrying amount of interest in joint ventures	**-**
Interest expense	(1,583)
Income taxes	852
Other	(1,733)
Loss and total comprehensive income (100%)	(2,464)
Group's share in loss and total comprehensive income	**(1,232)**
Unreported losses	1,232
The Group's share of the loss and comprehensive income after taking into account unreported losses	**-**

18. Investments in joint ventures (continued)

31 December 2024

In thousands of EUR	**WOAL s.r.o.**
Non-current assets	24,990
Current assets	251
Cash and cash equivalents included in current assets	109
Non-current liabilities	20,370
Non-current financial liabilities excluding trade and other payables and provisions	20,370
Current liabilities	14,652
Current financial liabilities excluding trade and other payables and provisions	8,102
Net assets (100%)	**(9,781)**
Group's share of net assets	(4,891)
Unreported losses	4,891
Carrying amount of interest in joint ventures	**-**
Interest expense	(1,648)
Income taxes	298
Other	(897)
Loss and total comprehensive income (100%)	(2,247)
Group's share in loss and total comprehensive income	**(1,124)**
Unreported losses	1,124
The Group's share of the loss and comprehensive income after taking into account unreported losses	**-**

19. Trade receivables

In thousands of EUR	**Note**	**31 December 2025**	**31 December 2024**
Trade receivables	7	14,086	8,816
Accrued rental income		4,589	5,594
Accrued income - other		431	2,093
Receivables from operating leases	7	869	657
Impairment of trade receivables	7	(333)	(422)
Total		**19,642**	**16,738**
Current		19,456	16,212
Non-current		186	526
Total		**19,642**	**16,738**

For risk analysis, see Note 37 – Risk management policies and disclosures.

Security
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

19. Trade receivables (continued)

Impairment of trade receivables

In thousands of EUR	**2025**	**2024**
Balance at 1 January	422	493
Increase	73	75
Transfer to disposal group held for sale	-	(4)
Release	(4)	(136)
Use	(158)	(6)
Balance at 31 December	**333**	**422**

20. Loans and advances

In thousands of EUR	**Note**	**31 December 2025**	**31 December 2024**
Loans and advances to third parties		66,886	106,615
Loans and advances to a related party		4,605	3,857
Receivables from finance lease	36	17,634	12,181
Impairment of loans and advances to third parties - stage 3		(39,894)	(39,831)
Total		**49,231**	**82,822**
Current		9,037	52,780
Non-current		40,194	30,042
Total		**49,231**	**82,822**

The Group uses its free cash to provide loans and advances.

As at 31 December 2025, there are non-interest bearing loans in the amount of EUR 821 thousand (2024: EUR 701).

As at 31 December 2025, the weighted average interest rate on loans and advances is 5.13% p.a. (2024: 4.57% p.a.).

As at 31 December 2025 and 31 December 2024, no securities are obtained for the granted loans and advances.

As at 31 December 2025, receivable from finance lease in the amount of EUR 17,634 thousand (2024: EUR 12,181 thousand) relates to a sub-lease contracts of the Group, see also Note 2 q) and Note 36 for the movement table of the lease receivables.

For more information about maturities see Note 37 – Risk management policies and disclosures.

Security provided
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

Impairment of loans and advances

In thousands of EUR	**Note**	**2025**	**2024**
Balance at 1 January		39,831	37,399
Increase	12	28	3,989
Release	12	(1,412)	(2,731)
Unwinding (correction of interest to netto value for stage 3)		1,447	1,174
Balance at 31 December		**39,894**	**39,831**

21. Financial instruments

In thousands of EUR	**31 December 2025**	**31 December 2024**
Equity options	8,404	6,184
Interest rate swaps	96	-
Financial assets at fair value through other comprehensive income	6	1
Total	**8,506**	**6,185**
Current	8,410	6,185
Non-current	96	-
Total	**8,506**	**6,185**

As at 31 December 2025 and 31 December 2024, equity options relate to right to buy company shares.

For risk analysis, see Note 37 – Risk management policies and disclosures.

Security
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

22. Deferred tax assets and liabilities

The following deferred tax assets and liabilities have been recognised:

In thousands of EUR	**Assets 31 December**		**Liabilities 31 December**		**Net 31 December**	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Property, plant and equipment	1,585	1,187	(5,553)	(3,529)	(3,968)	(2,342)
Intangible assets	-	-	(112)	(134)	(112)	(134)
Investment property	-	786	(67,656)	(52,135)	(67,656)	(51,349)
Inventories	146	227	(2,475)	(1,563)	(2,329)	(1,336)
Impairment of loans and advances	2,364	2,538	-	-	2,364	2,538
Impairment of trade receivables and prepayments and other assets	-	-	(497)	(382)	(497)	(382)
Loans and borrowings- lease liability	5,574	3,510	-	-	5,574	3,510
Tax losses	8,359	6,809	-	-	8,359	6,809
Other items	790	642	(3,245)	(2,437)	(2,455)	(1,795)
	18,818	*15,699*	*(79,538)*	*(60,180)*	*(60,720)*	*(44,481)*
Offset	**(15,826)**	**(11,548)**	**15,826**	**11,548**	**-**	**-**
Total	**2,992**	**4,151**	**(63,712)**	**(48,632)**	**(60,720)**	**(44,481)**

22. Deferred tax assets and liabilities (continued)

Movement in deferred tax assets and deferred tax liabilities:

In thousands of EUR	**Balance at 1 January 2025**	**Recognised in (loss)/profit***	**Foreign exchange translation reserve**	**Acquisition of group of assets**	**Balance at 31 December 2025**
Note		15		5	
Deferred tax assets					
Property, plant and equipment	**1,187**	398	-	-	**1,585**
Investment property	**786**	(786)	-	-	**-**
Inventories	**227**	(81)	-	-	**146**
Impairment of loans and advances	**2,538**	(174)	-	-	**2,364**
Loans and borrowings- lease liability	**3,510**	2,018	-	46	**5,574**
Tax losses	**6,809**	1,737	(187)	-	**8,359**
Other items	**642**	148	-	-	**790**
Deferred tax liabilities					
Property, plant and equipment	**(3,529)**	(1,978)	-	(46)	**(5,553)**
Intangible assets	**(134)**	22	-	-	**(112)**
Investment property	**(52,135)**	(15,183)	318	(656)	**(67,656)**
Inventories	**(1,563)**	(912)	-	-	**(2,475)**
Impairment of trade receivables and prepayments and other assets	**(382)**	(115)	-	-	**(497)**
Other items	**(2,437)**	(808)	-	-	**(3,245)**
Total	**(44,481)**	**(15,714)**	**131**	**(656)**	**(60,720)**

**Does not comprise the movement of deferred taxes of companies disclosed as disposal group held for sale.*

For the year ended 31 December 2025, the movement of deferred taxes, recognised in profit or loss, related to companies disclosed as disposal group held for sale amounts to loss of EUR 56 thousand.

22. Deferred tax assets and liabilities (continued)

Movement in deferred tax assets and deferred tax liabilities:

In thousands of EUR	**Balance at 1 January 2024**	**Recognised in (loss)/profit**	**Foreign exchange translation reserve**	**Transfers to disposal groups held for sale**	**Acquisition of group of assets**	**Balance at 31 December 2024**
Note		15		27	5	
Deferred tax assets						
Property, plant and equipment	**1,015**	106	-	(916)	982	**1,187**
Investment property	**-**	786	-	-	-	**786**
Inventories	**334**	(107)	-	-	-	**227**
Impairment of loans and advances	**2,639**	(101)	-	-	-	**2,538**
Loans and borrowings- lease liability	**2,238**	1,272	-	-	-	**3,510**
Tax losses	**4,979**	1,670	160	-	-	**6,809**
Other items	**475**	221	-	(54)	-	**642**
Deferred tax liabilities						
Property, plant and equipment	**(2,242)**	(1,287)	-	-	-	**(3,529)**
Intangible assets	**(329)**	195	-	-	-	**(134)**
Investment property	**(29,842)**	(11,114)	(204)	970	(11,945)	**(52,135)**
Inventories	**(694)**	(869)	-	-	-	**(1,563)**
Impairment of trade receivables and prepayments and other assets	**(17)**	(365)	-	-	-	**(382)**
Other items	**(2,135)**	(302)	-	-	-	**(2,437)**
Total	**(23,579)**	**(9,895)**	**(44)**	**-**	**(10,963)**	**(44,481)**

22. Deferred tax assets and liabilities (continued)

Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items (tax base):

In thousands of EUR	31 December 2025	31 December 2024
Tax losses carried forward	104,840	77,473
Impairment losses	28,028	44,076
Other temporary differences	17,672	15,441
Total	**150,540**	**136,990**

Significant amount of tax losses and the impairment provision of loans and advances are incurred within group entities which do not hold investment property and therefore, these group entities do not record a significant temporary differences giving a rise to a deferred tax liability which could be off-set against these tax losses and impairment provision. Additionally, some of the group entities which recorded tax losses only hold investment property – land, which will be developed and related taxable profits are expected to be realized later, than these tax losses expire.

Tax losses arisen in Slovakia before 1 January 2020 can be amortised in the next four years equally each year. Tax losses arisen in Slovakia after 1 January 2020 can be amortised over a period of five years up to 50% of the tax base. Tax losses arisen in Cyprus expire over a period of five years. Tax losses arisen in the Netherlands, as from the year 2019, can be carried as follows: one year carry-back and six years carry-forward; first carry-back and then carry-forward the loss with profit(s). In the United Kingdom tax losses from property business, can be generally carried forward to future accounting periods and can be applied to total profits as long as the trade continues.

An estimation of the expiry of tax losses is as follows:

In thousands of EUR	2026	2027	2028	2029	2030 and later
Tax losses	4,581	7,152	11,035	21,435	97,587

A deferred tax asset is recognised for deductible temporary differences and unused tax losses carried forward, to the extent that it is probable that future taxable profits will be available, against which deductible temporary differences and tax losses carried forward can be utilised. To determine whether future taxable profits will be available, the Group first considers the availability of qualifying taxable temporary differences, and then the probability of other future taxable profits and tax planning opportunities.

23. Inventories

In thousands of EUR	31 December 2025	31 December 2024
Trading properties under construction	253,624	273,712
Impairment losses to trading properties under construction	(836)	(17,455)
Finished goods and merchandise	592	695
Raw materials	124	152
Total	**253,504**	**257,104**

23. Inventories (continued)

Movement of impairment of inventories:

In thousands of EUR	Note	2025	2024
Balance at 1 January		(17,455)	-
Increase	12	(836)	(17,095)
Use		16,892	-
Effects of movements in foreign exchange		563	(360)
Balance at 31 December		**(836)**	**(17,455)**

As at 31 December 2025, trading properties under construction in the amount of EUR 31,824 thousand (2024: 117,180 thousand EUR) are being developed in the United Kingdom in GBP.

For the year ended 31 December 2025, borrowing costs capitalised are in the amount of EUR 5,188 thousand (2024: EUR 4,362 thousand).

For information on the cost of inventory sold, see Note 9 - Cost of trading properties sold.

Security
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

24. Cash and cash equivalents and restricted cash

In thousands of EUR	31 December 2025	31 December 2024
Current accounts with banks	66,733	58,156
Term deposits with banks - original maturity less than 3 months	21,872	32,185
Current accounts with banks - clients' accounts	-	1,648
Cash on hand	97	153
Total cash and cash equivalents	**88,702**	**92,142**
Restricted bank accounts	4,045	5,423
Total restricted cash	**4,045**	**5,423**
Total cash and cash equivalents and restricted cash	**92,747**	**97,565**

As at 31 December 2024, current accounts with banks – clients' accounts represent cash on bank accounts for the purposes of property management, which is not available for use by the Group.

As at 31 December 2025, restricted bank accounts in the amount of EUR 4,045 thousand will be used for the payment of the bond coupons.

Security
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

25. Prepayments and other assets

In thousands of EUR	**31 December 2025**	**31 December 2024**
VAT receivables	5,042	2,643
Advance payments	4,292	3,497
Prepayments and other deferrals	2,672	3,879
Receivables from employees	77	110
Other	17	15
Total	**12,100**	**10,144**
Current	12,100	10,144
Non-current	-	-
Total	**12,100**	**10,144**

Security
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

26. Other receivables

In thousands of EUR	**Note**	**31 December 2025**	**31 December 2024**
Other receivables		910	683
Contract assets	7	319	781
Receivables from security market		-	455
Impairment of other receivables		(80)	(80)
Total		**1,149**	**1,839**
Current		892	1,839
Non-current		257	-
Total		**1,149**	**1,839**

For risk analysis, see Note 37 – Risk management policies and disclosures.

Security
For information about pledges see Note 35 - Pledges, financial commitments and contingencies.

27. Disposal group held for sale

The detailed structure of the assets and liabilities held for sale as at 31 December 2024 was as follows:

In thousands of EUR		**Interhouse Košice, a.s.**
Segment	**Note**	*Hotels, Retail and Tourism*
Intangible assets		10
Investment property	17	17,962
Property, plant and equipment	16	8,137
Inventories		78
Trade receivables		364
Cash and cash equivalents		3,042
Current income tax receivable		16
Other receivables		11
Prepayments and other assets		71
Assets held for sale		**29,691**
Loans and borrowings	30	10,119
Trade payables		365
Other payables		539
Deferred revenue and other liabilities		571
Provisions		103
Liabilities held for sale		**11,697**

As at 31 December 2024, cumulative expense recognised in other comprehensive income relating to disposal group held for sale is in the amount of EUR 247 thousand.

As at 31 December 2024, the investment property within the disposal group held for sale was stated at fair value, see Note 3a).

During the year 2025, the company was disposed, see also Note 5.

Pledges
For information about pledges see Note 35- Pledges, financial commitments and contingencies.

28. Equity

Share capital
As at 31 December 2025, the authorised, issued and fully paid share capital consists of 120,000 ordinary shares with a par value of EUR 1 each and 14,000 non-redeemable Class A preference shares with a par value of EUR 1 each (2024: 120,000 ordinary shares with a par value of EUR 1 each and 14,000 non-redeemable Class A preference shares with a par value of EUR 1 each).

Class A preference shares do not have any voting rights and only have a right to 90% of all dividends declared by the Company and/or a claim to 90% of all dividends declared and intended to be distributed to the shareholders by the general meeting of the shareholders up to 28 May 2021. As from 28 May 2021, Class A preference shares do not have any voting rights and they only have a right to receive dividends declared by the Company subject to the approval of the general meeting up to such amount as approved.

28. Equity (continued)

	2025 *Number of shares*	2025 *EUR*	2024 *Number of shares*	2024 *EUR*
Authorised				
Ordinary shares of EUR 1 each	120,000	120,000	120,000	120,000
Non-redeemable preference shares	14,000	14,000	14,000	14,000
Issued and fully paid				
Balance as at 1 January	134,000	134,000	130,500	130,500
Issue of shares	-	-	3,500	3,500
Balance as at 31 December	**134,000**	**134,000**	**134,000**	**134,000**

On 18 December 2024 the Company resolved to increase its authorised share capital to EUR 134,000 divided into 120,000 ordinary shares of EUR 1 each and 14,000 Class A preference shares of EUR 1 each with the issuance of 3,500 Class A preference shares of EUR 1 each. These shares were subscribed with a total share premium of EUR 55,997 thousand.

Share premium is not available for distribution.

Non-distributable reserves
Non-distributable reserves consist of a legal reserve of EUR 1,205 thousand (2024: EUR 1,334 thousand), that were created in some Group entities incorporated in Slovakia. The calculation of the legal reserve is based on Slovak statutory regulations. The legal reserve fund can only be used to cover losses and it may not be distributed as dividends. The calculation of the legal reserve is based on Slovak statutory regulations.

In Slovakia creation of a legal reserve fund for joint-stock companies is required at a minimum of 10% of net profit (annually) and up to a minimum of 20% of the registered share capital (cumulative balance).

In Slovakia companies with limited liability create a legal reserve fund at the time and in the amount determined by the Articles of Associations. If the legal reserve fund is not created at the establishment of the company, the company is obliged to create it in the year when net profit is reported for the first time at a minimum of 5% of the net profit, however up to a maximum of 10% of the registered share capital. Subsequently creation of the legal reserve fund is required at the amount specified in the Articles of Associations, however at a minimum of 5% of net profit (annually), up to the amount specified in the Articles of Associations, however at a minimum of 10% of the registered share capital.

Translation reserve
The translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations.

Revaluation reserve
The revaluation reserve represents the effective portion of the cumulative net change in the fair value of hedging derivatives used in cash flow hedges pending subsequent recognition in profit or loss as the hedged cash flows or items affect profit or loss.

Capital commitments and capital management
The Group's strategy is to hold a strong capital base to maintain the confidence of investors, creditors and the market and to support the future development of its own business.

The Group's management's approach to managing capital is to ensure sufficient funds for planned investments in the period for which the investments were planned.

28. Equity (continued)

Neither the Company nor its subsidiaries are subject to any external requirements for capital management.

Non-controlling interest

In thousands of EUR	31 December 2025	31 December 2024
Gekko Limited LLC group[4]	1,752	2,288
PROVO L.P. [5]	557	746
JTRE Properties group[6]	67	107
VK SLOVAN Bratislava s. r. o. (former VKP Bratislava, s. r. o.)	(167)	(54)
Total	**2,209**	**3,087**

29. Issued debentures

In thousands of EUR	31 December 2025			
	Number of debentures issued	Principal	Accrued interest	Total
ISIN				
SK4000023206	47,000	45,808	2,132	47,940
SK4000028171	62,000	44,240	476	44,716
SK4000022141	35,000	23,991	5,586	29,577
SK4000025359	35,000	26,746	2,890	29,636
SK4000026282	27,000	26,273	254	26,527
SK4000027488	71,000	55,182	1,723	56,905
SK4000022760	25,000	16,897	3,552	20,449
SK4000024881	25,000	18,223	2,320	20,543
SK4000028510	40,000	17,362	37	17,399
Total				**293,692**

In thousands of EUR	31 December 2024			
	Number of debentures issued	Principal	Accrued interest	Total
ISIN				
SK4000023206	47,000	45,808	1,906	47,714
SK4120014416	60,000	41,599	15,854	57,453
SK4000022141	35,000	23,991	3,659	27,650
SK4000022760	25,000	16,898	2,148	19,046
SK4000024881	25,000	18,223	940	19,163
SK4000025359	20,000	15,062	578	15,640
SK4000026282	27,000	26,272	92	26,364
Total				**213,030**

[4] Gekko Limited LLC group consists of companies Gekko Limited LLC and Ariel Sands Limited.
[7]PROVO L.P. group consists of companies Grace Bay Investments Limited and Blue Conch Holdings IV Ltd.
[8]As at 31 December 2025, JTRE Properties group consists of companies JTRE PROPERTIES LIMITED, Pribinova 40, s.r.o., Bratislavské podhradie, s.r.o., JTRE financing 2, s.r.o., EUROVEA Hotel, s.r.o., Sklad 7, s.r.o. As at 31 December 2024, JTRE Properties group consisted of companies JTRE PROPERTIES LIMITED, Pribinova 40, s.r.o., Bratislavské podhradie, s.r.o., JTRE financing 2, s.r.o., EUROVEA Hotel, s.r.o., Interhouse Košice, a.s.

29. Issued debentures (continued)

Detailed information to issued debentures:

As at 31 December 2025:

ISIN	Stock exchange market	Date of issue	Maturity date	Currency of the issue	Interest rate type	Effective interest rate in %	Available unissued debentures
SK4000023206	Bratislava	22/06/2023	22/06/2028	EUR	zero coupon bonds	7.11	-
SK4000028171	Bratislava	29/10/2025	29/10/2030	EUR	fixed	6.46	-
SK4000022141	Bratislava	23/11/2022	30/06/2028	EUR	zero coupon bonds	7.11	-
SK4000025359	Bratislava	20/06/2024	20/06/2028	EUR	zero coupon bonds	6.96	-
SK4000026282	Bratislava	13/12/2024	13/12/2028	EUR	zero coupon bonds	7.31	-
SK4000027488	Bratislava	04/07/2025	04/07/2029	EUR	zero coupon bonds	6.51	5,000
SK4000022760	Bratislava	27/04/2023	27/10/2028	EUR	zero coupon bonds	7.39	-
SK4000024881	Bratislava	11/04/2024	27/10/2028	EUR	zero coupon bonds	7.20	-
SK4000028510	Bratislava	19/12/2025	19/12/2029	EUR	zero coupon bonds	6.69	-

As at 31 December 2024:

ISIN	Stock exchange market	Date of issue	Maturity date	Currency of the issue	Interest rate type	Effective interest rate in %	Available unissued debentures
SK4000023206	Bratislava	22.06.2023	22.06.2028	EUR	zero coupon bonds	7.11	-
SK4120014416	Bratislava	31.10.2018	31.10.2025	EUR	fixed	5.37	-
SK4000022141	Bratislava	23.11.2022	30.06.2028	EUR	zero coupon bonds	7.11	-
SK4000022760	Bratislava	27.04.2023	27.10.2028	EUR	zero coupon bonds	7.39	-
SK4000024881	Bratislava	11.04.2024	27.10.2028	EUR	zero coupon bonds	7.20	-
SK4000025359	Bratislava	20.06.2024	20.06.2028	EUR	zero coupon bonds	7.34	15,000
SK4000026282	Bratislava	13.12.2024	13.12.2028	EUR	zero coupon bonds	7.31	-

30. Loans and borrowings

In thousands of EUR	31 December 2025	31 December 2024
Loans from banks	390,144	402,624
Borrowings from third parties	207,368	152,163
Liabilities from leases	30,327	17,668
Total	**627,839**	**572,455**
Current	446,792	171,822
Non-current	181,047	400,633
Total	**627,839**	**572,455**

As at 31 December 2025, the amount of non-interest bearing borrowings totalled to EUR 59 thousand (2024: EUR 59 thousand).

As at 31 December 2025, the weighted average interest rate on loans and borrowings is 6.67% p.a. (2024: 7.53% p.a.).

As at 31 December 2025, loans from banks in the amount of EUR 257,207 thousand (2024: EUR 202,446 thousand) are secured by pledged assets of the Group in the amount of EUR 598,905 thousand (2024: EUR 387,424 thousand).

As at 31 December 2025 and 31 December 2024, borrowings from third parties are not secured.

30. Loans and borrowings (continued)

The terms and conditions of loans and borrowings as at 31 December 2025 are as follows:

In thousands of EUR	**Principal**	**Accrued interest**	**Total**	**Interest rate type**	**Variable rate**	**Margin**	**Interest rate as at year end**	**Maturity**	**Transaction currency**
Loans from banks									
secured	108,695	281	108,976	variable	12M EURIBOR	5.00%	7.27%	18/12/2026	EUR
secured	64,141	912	65,053	variable	daily SONIA	2.35%	7.30%	03/07/2026	GBP
secured	45,512	-	45,512	fixed	-	-	2.39%	07/12/2029	EUR
secured	45,000	6	45,006	variable	3M EURIBOR	2.70%	4.72%	30/06/2026	EUR
secured*	34,269	-	34,269	variable	3M EURIBOR	2.02%	4.37%	31/05/2028	EUR
secured*	13,383	585	13,968	variable	12M EURIBOR	3.50%	5.55%	30/04/2029	EUR
secured	11,685	-	11,685	variable	3M EURIBOR	2.15%	4.17%	05/02/2030	EUR
secured	11,378	-	11,378	variable	3M EURIBOR	1.75%	3.75%	07/12/2029	EUR
secured	10,940	1	10,941	variable	3M EURIBOR	1.95%	3.77%	31/12/2031	EUR
unsecured	10,659	-	10,659	variable	3M SONIA	3.50%	7.47%	30/06/2026	GBP
secured	8,000	548	8,548	variable	12M EURIBOR	5.75%	8.16%	28/02/2029	EUR
secured	5,500	346	5,846	variable	12M EURIBOR	5.75%	8.10%	31/03/2027	EUR
unsecured	5,156	-	5,156	variable	3M EURIBOR	3.50%	5.50%	30/06/2026	EUR
secured	5,000	1	5,001	variable	3M EURIBOR	3.50%	5.50%	30/06/2026	EUR
unsecured*	4,667	-	4,667	variable	3M EURIBOR	3.50%	5.50%	30/06/2026	EUR
unsecured	2,869	58	2,927	variable	12M EURIBOR	4.25%	6.33%	21/08/2026	EUR
unsecured*	547	-	547	variable	1M EURIBOR	1.50%	3.44%	31/05/2028	EUR
unsecured*	5	-	5	variable	-	-	-	-	GBP
Total	**387,406**	**2,738**	**390,144**						

** new loans in 2025*

30. Loans and borrowings (continued)

The terms and conditions of loans and borrowings as at 31 December 2025 (continued):

In thousands of EUR	Principal	Accrued interest	Total	Interest rate type	Variable rate	Margin	Interest rate as at year end	Maturity	Transaction currency
Borrowings from third parties									
unsecured*	118,037	4,750	122,787	variable	12M euribor	6%	8.56%	31.3.2026	EUR
unsecured*	13,789	6,804	20,593	fixed	-	-	6.50%	31/12/2026	USD
unsecured	16,407	4	16,411	fixed	-	-	8.50%	31.12.2026	EUR
unsecured	16,195	4	16,199	fixed	-	-	8.00%	31.12.2026	EUR
unsecured*	11,500	960	12,460	variable	12M euribor	6%	8.56%	8.1.2027	EUR
unsecured*	7,660	153	7,813	fixed	-	-	8.00%	30/06/2026	USD
unsecured	6,370	712	7,082	variable	3M euribor	6%	8.02%	2.4.2026	EUR
unsecured	1,428	220	1,648	variable	3M euribor	6%	8.02%	31.3.2026	EUR
unsecured	486	216	702	fixed	-	-	2.00%	31.12.2026	EUR
unsecured	635	65	700	fixed	-	-	2.00%	9.1.2027	EUR
unsecured*	302	221	523	fixed	-	-	2.00%	6.7.2028	EUR
unsecured	376	15	391	fixed	-	-	2.00%	23.1.2029	EUR
unsecured*	58	1	59	-	-	-	-	-	EUR
Total	**193,243**	**14,125**	**207,368**						

** new loans in 2025*

See also Note 37.2 for information about loans and borrowings repayments and prolongations in 2025.

30. Loans and borrowings (continued)

The terms and conditions of loans and borrowings as at 31 December 2024 are as follows:

In thousands of EUR	**Principal**	**Accrued interest**	**Total**	**Interest rate type**	**Variable rate**	**Margin**	**Interest rate as at year end**	**Maturity**	**Transaction currency**
Loans from banks									
secured	110,262	271	110,533	variable	12M EURIBOR	5.00%	7.47%	18/12/2026	EUR
secured	67,500	1,089	68,589	variable	daily SONIA	2.35%	7.30%	03/07/2026	GBP
unsecured*	65,124	176	65,300	variable	3M SONIA	3.50%	8.20%	30/06/2026	GBP
secured*	56,890	-	56,890	variable	3M EURIBOR	1.75%	4.54%	07/12/2029	EUR
secured	45,000	7	45,007	variable	3M EURIBOR	2.70%	6.05%	30/06/2026	EUR
unsecured*	20,107	42	20,149	variable	3M EURIBOR	3.50%	6.30%	30/06/2026	EUR
secured	12,740	2	12,742	variable	3M EURIBOR	1.95%	4.43%	31/12/2031	EUR
secured*	8,000	561	8,561	variable	12M EURIBOR	5.75%	9.40%	28/02/2029	EUR
secured*	5,500	157	5,657	variable	12M EURIBOR	5.75%	8.86%	31/03/2027	EUR
secured*	5,000	-	5,000	variable	3M EURIBOR	3.50%	6.17%	30/06/2026	EUR
unsecured	4,160	36	4,196	variable	12M EURIBOR	4.25%	7.38%	22/08/2025	EUR
Total	**400,283**	**2,341**	**402,624**						

** new loans in 2024*

30. Loans and borrowings (continued)

The terms and conditions of loans and borrowings as at 31 December 2024 (continued):

In thousands of EUR	**Principal**	**Accrued interest**	**Total**	**Interest rate type**	**Variable rate**	**Margin**	**Interest rate as at year end**	**Maturity**	**Transaction currency**
Borrowings from third parties									
unsecured*	70,000	244	70,244	fixed	-	-	9.80%	30/11/2025	EUR
unsecured*	15,595	6,682	22,277	fixed	-	-	6.50%	31/12/2025	USD
unsecured	12,996	2,310	15,306	fixed	-	-	8.50%	31/12/2025	EUR
unsecured	12,382	2,825	15,207	fixed	-	-	8.00%	31/12/2025	EUR
unsecured*	9,200	879	10,079	variable	3M EURIBOR	6.00%	9.75%	08/01/2025	EUR
unsecured*	8,663	-	8,663	fixed	-	-	7.00%	30/06/2025	USD
unsecured	6,370	187	6,557	variable	3M EURIBOR	6.00%	9.75%	02/04/2025	EUR
unsecured	1,428	103	1,531	variable	3M EURIBOR	6.00%	9.75%	31/12/2025	EUR
unsecured	735	52	787	fixed	-	-	1.00%	09/01/2027	EUR
unsecured	486	206	692	fixed	-	-	1.00%	31/12/2026	EUR
unsecured*	376	7	383	fixed	-	-	1.00%	23/01/2029	EUR
unsecured	162	216	378	fixed	-	-	2.00%	06/07/2028	EUR
unsecured*	58	-	58	fixed	-	-	-	-	EUR
unsecured*	-	1	1	fixed	-	-	-	-	EUR
Total	**138,451**	**13,712**	**152,163**						

** new loans in 2024*

30. Loans and borrowings (continued)

Reconciliation of movements of loans and borrowings to cash flow arising from financing activities for the year ended 31 December 2025:

In thousands of EUR	**Note**	**Bank overdrafts*** (Note 30)	**Issued debentures** (Note 29)	**Leases** (Note 30)	**Other loans and borrowings** (Note 30)	**TOTAL**
Balance as at 1 January 2025		**4,196**	**213,030**	**17,668**	**560,710**	**795,604**
Changes from financing cash flows						
Cash inflows – new loans		-	129,795	-	254,813	384,608
Repayment		-	(41,699)	-	(213,789)	(255,488)
Lease payments		-	-	(13,315)	-	(13,315)
Interest paid		-	(23,140)	(1,308)	(31,935)	(56,383)
Total changes from financing cash flow		***-***	***64,956***	***(14,623)***	***9,089***	***59,422***
Other changes						
Interest expense		229	8,641	1,308	31,994	42,172
Other changes in bank overdrafts		(946)	-	-	-	(946)
Acquisitions	5	-	-	218	13,020	13,238
Disposals		-	-	-	(16,218)	(16,218)
Foreign exchange differences		-	-	(65)	(8,826)	(8,891)
Non-cash transactions**		-	-	-	(1,172)	(1,172)
Additions, modifications and termination of leases		-	-	25,821	-	25,821
Borrowing costs capitalised		-	7,065		5,436	12,501
Total other changes		***(717)***	***15,706***	***27,282***	***24,234***	***66,505***
Balance as at 31 December 2025		**3,479**	**293,692**	**30,327**	**594,033**	**921,531**

** Bank overdrafts are for the purposes of cash flow statement included in the cash and cash equivalents.*
*** Non-cash transactions relate to elimination of intercompany transactions with companies acquired in 2025, arising before the acquisition. See also Note 5.*

For the period ended 31 December 2025, the difference of EUR 1,612 thousand between the interest expense disclosed in the consolidated income statement and the above table represents interest expense relating to other payables.

For the period ended 31 December 2025, the difference of EUR 2,108 thousand between the interest paid disclosed in the consolidated cash flow statement and the above table represents paid interests relating to other payables.

30. Loans and borrowings (continued)

Reconciliation of movements of loans and borrowings to cash flow arising from financing activities for the year ended 31 December 2024:

In thousands of EUR	**Note**	**Bank overdrafts*** (Note 30)	**Issued debentures** (Note 29)	**Leases** (Note 30)	**Other loans and borrowings** (Note 30)	**TOTAL**
Balance as at 1 January 2024		**-**	**339,747**	**11,056**	**464,040**	**814,843**
Changes from financing cash flows						
Cash inflows – new loans		-	59,558	-	372,987	432,545
Repayment		-	(145,392)	-	(291,253)	(436,645)
Lease payments		-	-	(4,699)	-	(4,699)
Interest paid		-	(60,227)	(904)	(33,372)	(94,503)
Total changes from financing cash flow		***-***	***(146,061)***	***(5,603)***	***48,362***	***(103,302)***
Other changes						
Interest expense		206	16,559	907	36,465	54,137
Other changes in bank overdrafts		3,990	-	-	-	3,990
Acquisitions	5	-	-	687	59,374	60,061
Foreign exchange differences		-	(1,997)	-	8,665	6,668
Non-cash transactions**		-	-	-	(56,196)	(56,196)
Additions, modifications and termination of leases		-	-	10,621	-	10,621
Borrowing costs capitalised		-	4,782	-	-	4,782
Total other changes		***4,196***	***19,344***	***12,215***	***48,308***	***84,063***
Balance as at 31 December 2024 including the disposal group held for sale		**4,196**	**213,030**	**17,668**	**560,710**	**795,604**
Less disposal group held for sale	27	-	-	-	(10,119)	(10,119)
Balance as at 31 December 2024		**4,196**	**213,030**	**17,668**	**550,591**	**785,485**

** Bank overdrafts are for the purposes of cash flow statement included in the cash and cash equivalents.*
*** Non-cash transactions relate to elimination of intercompany transactions with companies acquired in 2024, arising before the acquisition. See also Note 5.*

For the period ended 31 December 2024, the difference of EUR 1,202 thousand between the interest expense disclosed in the consolidated income statement and the above table represents interest expense relating to other payables.

31. Trade payables

In thousands of EUR	31 December 2025	31 December 2024
Trade payables	29,364	23,023
Retentions due to contractors	13,054	5,738
Accrued expenses	2,167	2,373
Unbilled supplies	2,047	1,874
Total	**46,632**	**33,008**
Current	40,971	29,784
Non-current	5,661	3,224
Total	**46,632**	**33,008**

Detailed information to maturities of trade liabilities:

In thousands of EUR	31 December 2025	31 December 2024
within maturity	36,657	26,961
after maturity	9,975	6,047
Total	**46,632**	**33,008**

32. Other payables

In thousands of EUR	31 December 2025	31 December 2024
Liability from the purchase of investment property	19,595	23,326
Liabilities from purchase price of subsidiaries	7,373	7,250
Liabilities from assignment of receivables	1,804	12,706
Deposits as guarantee for rent	220	222
Other payables	656	1,163
Total	**29,648**	**44,667**
Current	2,405	15,320
Non-current	27,243	29,347
Total	**29,648**	**44,667**

As at 31 December 2025, liability from the purchase of investment property in the amount of EUR 19,595 thousand (2024: EUR 23,326 thousand) represents a long-term liability from a purchase of lands discounted to the present value. The liability is repaid in irregular payments until 30 September 2038.

As at 31 December 2025 and 31 December 2024, liabilities from assignment of receivables relate to purchase of loan receivables of the Group entity where the purchase price is repayable in predetermined instalments.

Detailed information to maturities of other payables:

In thousands of EUR	31 December 2025	31 December 2024
within maturity	29,648	44,639
after maturity	-	28
	29,648	**44,667**

33. Deferred revenue and other liabilities

In thousands of EUR	31 December 2025	31 December 2024
Contract liabilities	32,082	23,340
Other tax liabilities	1,977	3,363
Deferred revenues - rental income	2,695	2,525
Deferred revenue	1,196	1,367
Advance payments received	2,485	179
Other liabilities	2,271	2,296
Total	**42,706**	**33,070**
Current	15,109	19,113
Non-current	27,597	13,957
Total	**42,706**	**33,070**

For more information about contract liabilities see also Note 7 (i).

34. Fair value information

The following table is a comparison of the carrying amounts and fair values of the Group's financial assets and liabilities that are not carried at fair value.

The Group does not disclose the fair values of financial assets and liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value, see Note 2 (y) iii).

The fair values of lease liabilities are not disclosed, since it is not required.

In thousands of EUR	31 December 2025		31 December 2024	
	Carrying amount	Fair value Level 2	Carrying amount	Fair value Level 2
Financial assets				
Loans and advances without finance lease receivables	31,597	28,346	70,640	66,742
Financial liabilities				
Issued debentures	293,692	314,199	213,030	229,798
Loans and borrowings without lease liabilities	597,512	600,482	554,787	555,980

See Note 2 (y) - Basis of preparation and significant accounting policies, for methods and assumptions used in estimating fair values of financial instruments included in table above.

35. Pledges, financial commitments and contingencies

In thousands of EUR	Note	31 December 2025	31 December 2024
Financial commitments			
Contracted capital commitments		210,429	61,804
Loan commitments given		54,667	76,916
Other commitments given		53,929	55,473
Total		**319,025**	**194,193**
Pledges			
Pledged investment property	17	461,921	377,206
Pledged inventories		170,688	-
Pledged property, plant and equipment		22,281	22,547
Pledged cash and cash equivalents		6,769	12,859
Pledged trade receivables		3,390	2,670
Pledged prepayments and other assets		1,400	180
Pledged other receivables		57	25
Pledged current income tax receivable		17	109
Pledged other intangible assets		3	-
Pledged assets held for sale		-	28,995
Total		**666,526**	**444,591**
Contingencies			
Bills of exchange guarantees issued to joint ventures	38	4,347	4,347
Total		**4,347**	**4,347**

Contracted capital commitments relate to capital expenditure contracted for at the reporting date but not yet incurred.

36. Leases

A. Leases as lessee

As at 31 December 2025, the Group leases administration spaces, parking spaces and cars under operating leases. The administrative space leases typically run for periods five to ten years. The parking spaces leases typically run for ten years and the car leases typically run for four to six years. The depreciation period of the assets is the same as the period of the leasing contracts.

Administrative and parking spaces are included in the PPE category "Land and buildings". Machinery, equipment and cars are included in the PPE category "Fixtures, fittings and equipment".

Information on leases in which the Group acts as a lessee is provided below.

36. Leases (continued)

(i) Right-of-use assets

Right-of-use assets are presented under Property, plant and equipment in the consolidated statement of financial position (see Note 16 - Property, plant and equipment).

In thousands of EUR	Note	Right-of-use assets				
		Land	**Buildings**	**Cars**	**Other**	**Total**
Balance at 1 January 2025		**1,762**	**2,192**	**1,711**	**86**	**5,751**
Effects of movements in foreign exchange rates		-	(24)	-	-	(24)
Additions through business combinations		-	101	-	-	101
Additions to right-of-use assets		460	62	458	-	980
Disposals from right-of-use assets		(1,538)	(159)	-	-	(1,697)
Depreciation charge for the year		(300)	(1,141)	(660)	(5)	(2,106)
Modification of lease contracts	16	520	4,438	-	-	4,958
Balance at 31 December 2025		**904**	**5,469**	**1,509**	**81**	**7,963**

In thousands of EUR	Note	Right-of-use assets				
		Land	**Buildings**	**Cars**	**Other**	**Total**
Balance at 1 January 2024		**1,973**	**2,433**	**1,169**	**91**	**5,666**
Additions through business combinations		-	687	-	-	687
Additions to right-of-use assets		-	75	1,112	-	1,187
Disposals from right-of-use assets		-	(165)	(5)	-	(170)
Depreciation charge for the year		(343)	(995)	(565)	(5)	(1,908)
Modification of lease contracts	16	132	157	-	-	289
Balance at 31 December 2024		**1,762**	**2,192**	**1,711**	**86**	**5,751**

For information about maturity analysis of lease liabilities see Note 37.

(ii) Amounts recognised in profit and loss

Overview of lease transactions recognised in profit or loss is shown in the following table:

In thousands of EUR	**Note**	**2025**	**2024**
Interest on lease liabilities	30	(1,308)	(907)
Expenses relating to short-term leases	14	(1,124)	(531)
Expenses relating to the leases of low-value assets	14	(749)	(293)
Variable lease payments not included in the measurement of lease liabilities	14	(268)	(254)

As at 31 December 2025, the weighted average interest rate on leases is 5.67% p.a. (2024: 5.59%) and the interest rates are in range 4.95% to 7.23% (2024: 5.01% to 10%).

36. Leases (continued)

(iii) Amounts recognised in the statement of cash flows

Overview of lease transactions recognised in the consolidated statement of cash flows is shown in the following table:

In thousands of EUR	**Note**	**2025**	**2024**
Interest paid – leases	30	(1,308)	(904)
Lease payments	30	(13,315)	(4,699)
Lease payments relating to short-term leases, leases of low-value assets and leases with variable lease payments		(2,141)	(1,078)

B. Leases as lessor

The Group leases out its investment properties under operating leases because they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets, see Note 3 (a) and Note 17. Leases are typically for periods from five years to ten years. The notice period is usually between one and three months.

Rental income recognised by the Group, for the year ended 31 December 2025, is EUR 12,724 thousand (2024: EUR 10,915 thousand).

Undiscounted lease payments to be received after the reporting date

As at 31 December 2025

In thousands of EUR	**Up to 1 year**	**1 to 2 years**	**2 to 3 years**	**3 to 4 years**	**4 to 5 years**	**over 5 years**	**Total**
Receivables from operating lease - future payments	11,998	12,765	9,578	9,230	8,402	32,713	**84,686**

As at 31 December 2024

In thousands of EUR	**Up to 1 year**	**1 to 2 years**	**2 to 3 years**	**3 to 4 years**	**4 to 5 years**	**over 5 years**	**Total**
Receivables from operating lease - future payments	7,347	9,221	8,557	5,083	4,766	21,318	**56,292**

Sub-leases

The Group sub-leases office spaces and parking places under finance lease.

Table of movement of the lease receivables:

In thousands of EUR	**Note**	**2025**	**2024**
Balance as at 1 January		12,181	5,444
Additions		-	8,873
Interest		784	633
Modification of lease contracts		16,011	467
Additions through business combinations		116	-
Payments - principal		(10,674)	(2,603)
Payments - interest		(784)	(633)
Balance as at 31 December	20	**17,634**	**12,181**

37. Risk management policies and disclosures

As a result of its activities, the Group is exposed to a variety of financial risks: market risk (including foreign exchange, price and interest rate risks), operational, credit and liquidity risks. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Financial risk management is performed by the central financial department in accordance with procedures approved by the Board of Directors. The central financial department identifies, assesses and hedges financial risks, in cooperation with operational departments within the Group. The Board of Directors and the Group's management issue written principles for overall risk management, as well as written procedures covering specific areas such as foreign exchange, interest rate and credit risks, and the use of non-derivative financial instruments.

37.1 Credit risk

The Group's primary exposure to credit risk arises through its loans and advances provided, receivables from rent and transactions with financial institutions, including cash on bank accounts and deposits. The maximum amount of credit exposure is represented by the respective carrying amounts in the consolidated statement of financial position. In addition, the Group is exposed to off-balance sheet credit risk through commitments to extend credit and financial guarantees. As such, the carrying amount of financial assets presented below and guarantees issued represents the maximum accounting loss that would be recognised on these items at the statement of financial position date if counterparties failed to perform completely as contracted and any collateral or security proved to be of no value. The amount therefore greatly exceeds expected losses.

The Group assesses the credit worthiness of debtor prior to the disbursement of loans by the Group. The Group assesses also the credit worthiness of prospective tenants before concluding rental agreements. The diversification of the tenants decreases the Group's credit risk and the Group uses deposits as guarantee for rent from tenants as another tool to reduce credit risk. The Group monitors concentrations of credit risk by sector and by geographic location.

As at 31 December 2025 and 31 December 2024 the maximum exposure to credit risk was as follows:

(i) Concentration of credit risk by sector

As at 31 December 2025

In thousands of EUR	**Corporate**	**Banks**	**Other financial institutions**	**Other**	**Total**
Assets					
Cash and cash equivalents	-	88,605	-	97	88,702
Restricted cash	-	4,045	-	-	4,045
Loans and advances	38,492	-	6,399	4,340	49,231
Financial instruments	6	96	8,404	-	8,506
Trade receivables	19,596	13	-	33	19,642
Other receivables	1,149	-	-	-	1,149
	59,243	**92,759**	**14,803**	**4,470**	**171,275**
Guarantees and loan commitments					
Bills of exchange guarantees issued to joint ventures	4,347	-	-	-	4,347
Loan commitments given	48,470	-	-	6,197	54,667

Security

As at 31 December 2025, the Group do not receive any collateral or pledges as a security. As regards lease receivables rental deposits were received, see Note 32 for the detail.

37. Risk management policies and disclosures (continued)
37.1 Credit risk (continued)

As at 31 December 2024

In thousands of EUR	Corporate	Banks	Other financial institutions	Other	Total
Assets					
Cash and cash equivalents	-	91,989	-	153	**92,142**
Restricted cash	1,503	3,920	-	-	**5,423**
Loans and advances	20,454	-	47,383	14,985	**82,822**
Financial instruments	1	-	6,184	-	**6,185**
Trade receivables	16,019	11	1	707	**16,738**
Other receivables	1,373	455	-	11	**1,839**
	39,350	**96,375**	**53,568**	**15,856**	**205,149**
Guarantees and loan commitments					
Bills of exchange guarantees issued to joint ventures	4,347	-	-	-	4,347
Loan commitments given	70,219	-	-	6,697	76,916

Security
As at 31 December 2024, the Group do not receive any collateral or pledges as a security. As regards lease receivables rental deposits were received, see Note 32 for the detail.

37. Risk management policies and disclosures (continued)
37.1 Credit risk (continued)

The table of movements between stages:

In thousands of EUR	1 January 2025	Increase in loans/im-pairment losses	Transfer from Stage 1 to Stage 3	Non-cash transac-tions	Decrease in loans/im-pairment losses	Effects of move-ments in foreign exchange	31 December 2025
Stage 1							
Loans and advances	70,667	12,237	(2,245)	16,712	(62,544)	(89)	**34,738**
Stage 3							
Loans and advances	12,155	853	2,245	(1,873)	1,113	-	**14,493**

In thousands of EUR	1 January 2024	Increase in loans/im-pairment losses	Transfer from Stage 1 to Stage 3	Transfer from Stage 3 to Stage 1	Non-cash transac-tions	Decrease in loans/im-pairment losses	Effects of move-ments in foreign exchange	31 December 2024
Stage 1								
Loans and advances	93,099	119,683	(4,703)	(3,738)	(54,650)	(79,054)	30	**70,667**
Stage 3								
Loans and advances	10,692	(1,115)	4,703	3,738	(1,349)	(4,514)	-	**12,155**

(ii) Concentration of credit risk by location

As at 31 December 2025

In thousands of EUR	Slovak Republic	United Kingdom	Netherlands	Other	Total
Assets					
Cash and cash equivalents	75,916	7,366	-	5,420	**88,702**
Restricted cash	3,921	-	-	124	**4,045**
Loans and advances	38,320	-	4,647	6,264	**49,231**
Financial instruments	8,506	-	-	-	**8,506**
Trade receivables	12,657	6,695	-	290	**19,642**
Other receivables	408	568	-	173	**1,149**
	139,728	**14,629**	**4,647**	**12,271**	**171,275**

37. Risk management policies and disclosures (continued)
37.1 Credit risk (continued)

As at 31 December 2024

In thousands of EUR	Slovak Republic	United Kingdom	Netherlands	Other	Total
Assets					
Cash and cash equivalents	78,477	8,342	-	5,323	**92,142**
Restricted cash	3,920	922	-	581	**5,423**
Loans and advances	31,809	-	45,403	5,610	**82,822**
Financial instruments	6,184	-	-	1	**6,185**
Trade receivables	8,262	8,285	-	191	**16,738**
Other receivables	488	741	-	610	**1,839**
	129,140	**18,290**	**45,403**	**12,316**	**205,149**

(iii) Credit risk - impairment of financial assets

Trade receivables

In thousands of EUR	Gross amount		Impairment		Carrying amount	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Within maturity	15,779	15,132	(9)	(1)	15,770	15,131
After maturity 0 - 30 days	3,335	547	-	-	3,335	547
After maturity 31 - 180 days	358	777	(33)	-	325	777
After maturity 181 - 365 days	84	182	-	-	84	182
After maturity 1 year	419	522	(291)	(421)	128	101
Total	**19,975**	**17,160**	**(333)**	**(422)**	**19,642**	**16,738**

Loans and advances

In thousands of EUR	Gross amount		Impairment		Carrying amount	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Within maturity	88,972	121,856	(39,850)	(39,816)	49,122	82,040
After maturity 0 - 30 days	5	4	-	-	5	4
After maturity 31 - 180 days	25	20	-	(3)	25	17
After maturity 181 - 365 days	27	21	(16)	(12)	11	9
After maturity 1 year	96	752	(28)	-	68	752
Total	**89,125**	**122,653**	**(39,894)**	**(39,831)**	**49,231**	**82,822**

Other receivables

In thousands of EUR	Gross amount		Impairment		Carrying amount	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Within maturity	1,214	1,838	(66)	-	1,148	1,838
After maturity 0 - 30 days	-	4	-	(3)	-	1
After maturity 31 - 180 days	-	-	-	-	-	-
After maturity 181 - 365 days	-	11	-	(11)	-	-
After maturity 1 year	15	66	(14)	(66)	1	-
Total	**1,229**	**1,919**	**(80)**	**(80)**	**1,149**	**1,839**

37. Risk management policies and disclosures (continued)
37.1 Credit risk (continued)

Loans and advances

The following table indicates whether loans and advances were subject to 12-month ECL or lifetime ECL impairment loss and, in the latter case, whether they were credit impaired as at 31 December 2025.

In thousands of EUR	**31 December 2025**	
	12-month ECL	**Lifetime ECL - credit impaired**
Gross carrying amount	34,738	54,387
Impairment losses	-	(39,894)
Total	**34,738**	**14,493**

The following table indicates whether loans and advances were subject to 12-month ECL or lifetime ECL impairment loss and, in the latter case, whether they were credit impaired as at 31 December 2024.

In thousands of EUR	**31 December 2024**	
	12-month ECL	**Lifetime ECL - credit impaired**
Gross carrying amount	70,667	51,986
Impairment losses	-	(39,831)
Total	**70,667**	**12,155**

As at 31 December 2025 the impairment losses in the amount of EUR 39,894 thousand refer to loans and advances of very high probability that the counterparties will not be able to repay them to the Group, due to bad economic results. The impairment losses were assessed individually for these loans and advances based on the historic information of the counterparties, economic results and future prospects.

37.2 Liquidity risk

Liquidity risk arises in the general funding of the Group's activities, in the ability to pay liabilities as they fall due, and in the management of positions. It includes both the risk of not being able to meet obligations when they fall due, as well as the risk of not being able to fund assets at appropriate maturities and rates and the risk of not being able to liquidate an asset at a reasonable price and in an appropriate time frame.

Various methods of managing liquidity risk are used by individual companies in the Group. The Group's management focuses on methods used by financial institutions, that is, diversification of sources of funds. This diversification makes the Group flexible and limits its dependency on a single financing source. Liquidity risk is evaluated in particular by monitoring changes in the structure of financing and comparing these changes with the Group's liquidity risk management strategy.

37. Risk management policies and disclosures (continued)
37.2 Liquidity risk (continued)

The table below provides an analysis of assets and liabilities into relevant contractual maturity groupings based on the remaining period from the statement of financial position date to the contractual maturity date, including estimated interest payments. Expected maturities differ from contracted ones as historical evidence shows that most short-term loans are prolonged. The analysis is presented under the most prudent consideration of maturity dates, where options or repayment schedules allow for early repayment possibilities. Therefore, in the case of liabilities, the earliest possible repayment date is shown while for assets the latest possible repayment date is disclosed. Those assets and liabilities that do not have a contractual maturity date are grouped together in the "undefined maturity" category. The amounts disclosed are the contractual undiscounted cash flows including interests and therefore may not agree with the carrying amounts in the statement of financial position.

(i) Remaining contractual maturities of financial assets and liabilities, including estimated interest payments

As at 31 December 2025

In thousands of EUR	**Carrying amount**	*Con-tractual cash flows*	**Up to 3 months**	**3 months to 1 year**	**1 to 2 years**	**2 to 3 years**	**3 to 4 years**	**4 to 5 years**	**Over 5 years**	**Un-defined maturity**
Non-derivative financial assets										
Cash and cash equivalents	88,702	88,702	88,702	-	-	-	-	-	-	-
Restricted cash	4,045	4,045	124	-	-	3,921	-	-	-	-
Loans and advances	49,231	67,931	3,735	6,513	6,687	3,289	8,385	8,061	31,261	-
Financial instruments	6	6	-	-	-	-	-	-	-	6
Trade receivables	19,642	19,642	18,157	1,299	181	5	-	-	-	-
Other receivables	1,149	1,149	890	2	-	-	257	-	-	-
	162,775	**181,475**	**111,608**	**7,814**	**6,868**	**7,215**	**8,642**	**8,061**	**31,261**	**6**
Derivative financial instruments										
Equity options	8,404	8,404	8,404	-	-	-	-	-	-	-
Interest rate swaps	96	96	-	-	-	-	96	-	-	-
	8,500	**8,500**	**8,404**	**-**	**-**	**-**	**96**	**-**	**-**	**-**

37. Risk management policies and disclosures (continued)
37.2 Liquidity risk (continued)

In thousands of EUR	**Carrying amount**	*Con-tractual cash flows*	**Up to 3 months**	**3 months to 1 year**	**1 to 2 years**	**2 to 3 years**	**3 to 4 years**	**4 to 5 years**	**Over 5 years**	**Un-defined maturity**
Non-derivative financial liabilities										
Loans and borrowings	627,839	(672,875)	(179,871)	(290,328)	(31,854)	(46,489)	(87,449)	(16,439)	(20,445)	-
of that lease liabilities	30,327	(37,311)	(1,087)	(4,211)	(5,245)	(5,263)	(4,991)	(3,431)	(13,083)	-
Trade payables	46,632	(46,632)	(34,640)	(6,331)	-	(1,995)	-	(1,068)	(2,598)	-
Other payables	29,648	(37,476)	(531)	(1,873)	(1,835)	(1,568)	(1,550)	(11,177)	(18,942)	-
Issued debt securities	293,692	(360,730)	-	(7,308)	(8,791)	(200,513)	(96,296)	(47,822)	-	-
	997,811	**(1,117,713)**	**(215,042)**	**(305,840)**	**(42,480)**	**(250,565)**	**(185,295)**	**(76,506)**	**(41,985)**	**-**

The management of Group is the opinion the Group will be able to meet the required repayment terms of its loans and borrowings facilities as disclosed in Note 30 and repayment of its debentures on their maturity as disclosed in Note 29 for the following reasons:

i. the Group is expected to generate proceeds from future rental income and sale of developed trading properties (see also Note 7);
ii. current bank loans and borrowing in the amount of EUR 376,035 were already extended with new maturities in 2027-2029 as of the date of signing these consolidated financial statements;
iii. As at 31 December 2025, the Group has available undrawn lines of credit in the amount of EUR 186,256 thousand (2024: EUR 61,038 thousand).

37. Risk management policies and disclosures (continued)
37.2 Liquidity risk (continued)

As at 31 December 2024

In thousands of EUR	**Carrying amount**	*Con-tractual cash flows*	**Up to 3 months**	**3 months to 1 year**	**1 to 2 years**	**2 to 3 years**	**3 to 4 years**	**4 to 5 years**	**Over 5 years**	**Un-defined maturity**
Non-derivative financial assets										
Cash and cash equivalents	92,142	*92,142*	92,142	-	-	-	-	-	-	-
Restricted cash	5,423	*5,423*	922	1,445	-	-	3,056	-	-	-
Loans and advances	82,822	*92,980*	29,196	25,207	4,423	3,956	2,404	6,397	21,397	-
Financial instruments	1	*1*	-	-	-	-	-	-	-	1
Trade receivables	16,738	*16,738*	14,906	1,306	331	195	-	-	-	-
Other receivables	1,839	*1,839*	1,834	5	-	-	-	-	-	-
	198,965	***209,123***	**139,000**	**27,963**	**4,754**	**4,151**	**5,460**	**6,397**	**21,397**	**1**
Derivative financial instruments										
Equity options	6,184	*6,184*	6,184	-	-	-	-	-	-	-
	6,184	***6,184***	**6,184**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

37. Risk management policies and disclosures (continued)

37.2 Liquidity risk (continued)

In thousands of EUR	**Carrying amount**	*Con-tractual cash flows*	**Up to 3 months**	**3 months to 1 year**	**1 to 2 years**	**2 to 3 years**	**3 to 4 years**	**4 to 5 years**	**Over 5 years**	**Un-defined maturity**
Non-derivative financial liabilities										
Loans and borrowings	572,455	*(631,661)*	(29,282)	(161,741)	(347,213)	(11,774)	(5,552)	(69,552)	(6,547)	-
of that lease liabilities	17,668	*(21,399)*	(1,154)	(4,140)	(3,273)	(2,251)	(2,063)	(1,971)	(6,547)	-
Trade payables	33,008	*(33,008)*	(28,549)	(1,235)	(1,025)	(773)	-	(787)	(639)	-
Other payables	44,667	*(53,669)*	(961)	(14,360)	(3,822)	(3,710)	(3,397)	(3,333)	(24,086)	-
Issued debt securities	213,030	*(258,382)*	-	(64,821)	(5,535)	(5,535)	(182,491)	-	-	-
	863,160	***(976,720)***	**(58,792)**	**(242,157)**	**(357,595)**	**(21,792)**	**(191,440)**	**(73,672)**	**(31,272)**	**-**

The management of Group is the opinion the Group will be able to meet the required repayment terms of its loans and borrowings facilities as disclosed in Note 30 and repayment of its debentures on their maturity as disclosed in Note 29 for the following reasons:

i. the Group current assets exceed its current liabilities by EUR 150,112 thousand;
ii. the Group is expected to generate proceeds from future rental income and sale of developed trading properties, as disclosed in Note 7;
iii. the Group expects to obtain refinancing for its existing borrowing facilities, with extended long-term maturity dates;
iv. its current liabilities are expected to be financed out of new long-term credit facilities with banks;
v. as at 31 December 2024, the Group has available undrawn lines of credit in the amount of EUR 61,038 thousand (2023: EUR 121,378 thousand).

37. Risk management policies and disclosures (continued)

37.3 Market risk

Market risk is the risk that changes in market prices, such as interest rates, foreign exchange rates and credit spreads will affect the Group's income or the value of its holding of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return on risk.

(i) Foreign exchange risk

The Group takes on exposure to the effects of fluctuations in the prevailing foreign currency exchange rates on its financial position and cash flows.

The Group is exposed to transactional foreign currency risk to the extent that there is a mismatch between the currencies in which the transactions are denominated and the respective functional currencies of the Group companies.

The Group's exposure to foreign currency risk was as follows:

As at 31 December 2025

In thousands of EUR	**EUR**	**USD**	**GBP**	**Other**	**Total**
Assets					
Cash and cash equivalents	68	34	11,325	-	11,427
Loans and advances	-	825	-	1	826
	68	**859**	**11,325**	**1**	**12,253**
Liabilities					
Loans and borrowings	9,823	20,593	-	-	30,416
Trade payables	76	67	-	-	143
Other payables	-	-	-	1	1
	9,899	**20,660**	**-**	**1**	**30,560**

As at 31 December 2024

In thousands of EUR	**EUR**	**USD**	**GBP**	**Other**	**Total**
Assets					
Cash and cash equivalents	47	272	21	11	351
Loans and advances	-	907	-	-	907
Financial instruments	-	-	-	1	1
	47	**1,179**	**21**	**22**	**1,259**
Liabilities					
Loans and borrowings	20,148	22,279	-	-	42,427
Trade payables	-	70	1	15	86
	20,148	**22,349**	**1**	**15**	**42,513**

37. Risk management policies and disclosures (continued)
37.3 Market risk (continued)

Sensitivity analysis
An analysis of the Group's sensitivity to an increase or decrease in foreign exchange rates is presented in the table below.

A 10% strengthening of the functional currency of the entities against the following currencies as at 31 December would have had the following impact on the portfolio. This analysis assumes that all other variables, in particular interest rates, remain constant.

Effect in thousands of EUR	**Equity**	**Profit or loss**
31 December 2025		
EUR	(983)	(983)
USD	1,800	1,800
GBP	(1,028)	(1,028)
31 December 2024		
EUR	(2,010)	(2,010)
USD	1,924	1,924

A 10% weakening of the functional currency of the entities against the above currencies as at 31 December would have had the equal but opposite effect on the above currencies to the amounts shown above, on the basis that all other variables remain constant.

(ii) Interest rate risk

The Group's operations are subject to the risk of interest rate fluctuations to the extent that interest-earning assets and interest-bearing liabilities mature or reprice at different times or in differing amounts.

Profile of financial instruments
At the reporting date the interest rate profile of the Group's interest-bearing financial instruments is:

In thousands of EUR	**Carrying amount**	
	31 December 2025	**31 December 2024**
Fixed rate instruments		
Financial assets	48,410	82,121
Financial liabilities	(432,863)	(364,635)
Variable rate instruments		
Financial liabilities	(488,609)	(420,791)

Fair value sensitivity analysis for fixed rate instruments
The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore a change in interest rates at the reporting date would not affect profit or loss.

37. Risk management policies and disclosures (continued)
37.3 Market risk (continued)

Cash flow sensitivity analysis for variable rate instruments
A change of 100 basis points in interest rates at the reporting date would have increased (decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

In thousands of EUR	**Profit or loss**	
	100 bp increase	**100 bp decrease**
31 December 2025		
Variable rate instruments cash flow sensitivity (net)	(4,792)	4,792
31 December 2024		
Variable rate instruments cash flow sensitivity (net)	(4,173)	4,173

37.4 Operational risk

Operational risk is the risk of loss arising from fraud, unauthorised activities, error, omission, inefficiency or system failure. It arises from all the Group's activities and is a risk faced by all business organisations. Operational risk includes legal risk, the risk of failure to keep the time schedule of projects and to keep projects' budgets including their financing, the threat of loss of clients caused by projects' holdup or by entering of new competition on the market.

Operational risk is managed by regular supervision of projects and adjusting of projects according to varied conditions with a view to meet the projects' aims and effectiveness of costs incurred.

The Group's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Group's reputation with overall cost effectiveness and avoid control procedures that would restrict initiative and creativity.

The primary responsibility for the implementation of controls to address operational risk is assigned to management of the Group and also to management within each subsidiary. This responsibility is supported by the development of overall standards for the management of operational risk within the Group. Operational risk is managed by the system of standards and control mechanisms, which cover the following areas:

- Requirements for the reconciliation and monitoring of transactions.
- Identification of operational risk within the framework of each subsidiary's control system and development of conditions for decreasing and limiting operational risk (while the required level of activities is secured), as well as its impacts and consequences; recommendations for appropriate solutions in this area.

This overview of the Group's operational risk events allows the Group to specify the direction of the steps and processes to take in order to limit these risks, as well as to make decisions with regard to:

- accepting the individual risks that are faced;
- initiating processes leading to limitation of possible impacts; or
- decreasing the scope of the relevant activity or discontinuing it entirely.

37. Risk management policies and disclosures (continued)

37.5 Business environment

Cyprus

Cyprus is an open and free-market economy primarily based on services. The economy demonstrates strong resilience, supported by domestic demand, tourism, investment activity and a dynamic services sector. Real GDP growth reaches 3.8% in 2025, mainly driven by private consumption. Investment activity continues to expand, supported by positive sentiment in the construction sector and increased inflows from European investment programmes. Strong external demand for services, particularly in tourism, maritime transport and ICT, contributes to solid export performance. Economic growth is expected to remain stable, reaching 3.0% in both 2026 and 2027 (IMF). Continued investment, favourable financial conditions and further growth in tourism revenues support the country's medium-term economic outlook. Household purchasing power is improving, supported by rising nominal wages and moderate inflation, which further strengthens private consumption.

The country maintains a strong fiscal position. The general government balance records a surplus of 3.0% of GDP in 2025 and is expected to gradually decline to 2.6% in 2026, 2.5% in 2027, 2.4% in 2028 and 2.2% in 2029. The favourable fiscal performance reflects strong government revenues and continued economic activity, while expenditure increases gradually due to higher public wages and ongoing government measures. The government debt-to-GDP ratio continues its downward trend, declining from 55.3% of GDP in 2025 to 38.7% by 2029, supported by persistent fiscal surpluses and nominal GDP growth. Inflation remains contained at 0.8% in 2025 and is expected to increase to 2.6% in 2026, stabilising at around 2.0% in the following years. Services inflation remains relatively elevated due to strong wage growth and sustained demand, particularly in tourism-related activities.

The labour market remains stable, with the unemployment rate standing at 4.4% in 2025 and expected to remain around 4.6–4.7% between 2026 and 2029. Labour shortages and skills mismatches remain limited, partly supported by the inflow of foreign workers attracted by Cyprus's favourable business environment and incentives for multinational companies. Despite improvements in services, skilled industries and agriculture, social inclusion remains an ongoing challenge for certain segments of the population. GDP per capita continues to increase, rising from USD 41,730 in 2025 to USD 51,896 by 2029, reflecting sustained economic expansion and improving living standards.

Slovak Republic

Slovakia has experienced sustained and steady GDP growth since its integration into the European Union in 2004, except for the financial crisis of 2008-2009 and the Eurozone crisis of 2011-2012. After a sharp slowdown in 2022–23, Slovakia's economy is expected to grow by 0.8% in 2025, followed by 0.6% in 2026, 1.6% in 2027, 2.6% in 2028, and 2.5% in 2029. GDP is forecast to reach USD 154.44 billion in 2025 and USD 168.90 billion in 2026.Near-term risks include a global slowdown or rising trade policy uncertainty, which could dampen growth and push inflation lower.

Concerning public finances, the general government balance is projected at -5.0% of GDP in 2025 and -4.4% in 2026. Meanwhile, the debt-to-GDP ratio is expected to stand at 61.6% in 2025 and increase to 63.0% in 2026. Inflation is forecast at 4.2% in both 2025 and 2026.

The unemployment rate is expected to be 5.4% in 2025 and 5.8% in 2026. While the labour market remains tight, strong wage growth should boost real incomes, supporting consumption. At the same time, GDP per capita is forecast to increase steadily from USD 28,498 in 2025 to USD 36,424 by 2029, reflecting a gradual improvement in income levels. Slovakia's external position is also expected to strengthen, with the current account deficit narrowing from 3.6% of GDP in 2025 to 1.1% by 2029.

37. Risk management policies and disclosures (continued)
37.5 Business environment (continued)

United Kingdom
The United Kingdom is the sixth-largest economy in the world. According to the IMF, GDP is projected to reach USD 4,003 billion in 2025 and continue expanding over the forecast period, reaching USD 4,898 billion by 2029. Real GDP growth is expected to remain moderate, with growth of 1.3% in 2025, slowing to 0.8% in 2026 before recovering gradually to 1.3% in 2027 and 1.6% in both 2028 and 2029. GDP per capita is forecast to increase steadily from USD 57,608 in 2025 to USD 69,288 by 2029, reflecting gradual improvements in economic activity and income levels.

Public finances are expected to remain under pressure throughout the forecast period. The general government balance is projected to record a deficit of 5.4% of GDP in 2025, narrowing gradually to 3.9% in 2026, 3.1% in 2027, 2.6% in 2028 and 2.0% by 2029. General government gross debt is expected to remain elevated, increasing from 102.3% of GDP in 2025 to a peak of 104.1% in 2027, before declining slightly to 103.5% in 2029. Despite the gradual fiscal consolidation, high debt levels will continue to represent a challenge for public finances.

Inflation is expected to remain above the Bank of England's 2% target in the short term, reaching 3.4% in 2025 and 3.2% in 2026. Price pressures are forecast to ease gradually, with inflation declining to 2.4% in 2027 and reaching the 2% target in 2028 and 2029. The labour market is expected to soften in the near term, with unemployment projected to rise from 4.9% in 2025 to 5.6% in 2026, before gradually improving to 4.5% by 2029 as economic growth strengthens.

The United Kingdom's external position is expected to remain characterised by a persistent current account deficit. The deficit is forecast at USD 125.2 billion in 2025, widening to USD 144.2 billion in 2026, before gradually narrowing to USD 125.6 billion by 2029. As a share of GDP, the current account deficit is expected to remain between 2.6% and 3.4% during the forecast period. While the UK continues to benefit from a diversified and advanced economy, key challenges include subdued productivity growth, elevated public debt and the need to strengthen long-term economic resilience.

37. Risk management policies and disclosures (continued)
37.5 Business environment (continued)

Germany

Germany remains the largest economy in Europe and one of the leading economies worldwide. Following two consecutive years of economic contraction caused by weak industrial activity, high energy costs, subdued external demand, and elevated uncertainty, the German economy is expected to gradually recover over the medium term. According to IMF projections, GDP growth is forecast to remain limited at 0.2% in 2025 before strengthening to 0.8% in 2026 and reaching 1.2% in both 2027 and 2028, before slightly moderating to 0.9% in 2029. The recovery is expected to be supported by improving domestic demand, stronger investment activity, and gradually recovering global trade. However, persistent structural challenges, including demographic ageing, labour shortages, high energy costs, and the transformation of the automotive industry towards electric vehicles, are expected to continue weighing on Germany’s competitiveness. Nominal GDP is projected to increase from USD 5.05 trillion in 2025 to USD 6.00 trillion in 2029, while GDP per capita is expected to rise from USD 60,439 to USD 72,088 over the same period.

Germany’s public finances are expected to remain affected by increased expenditure needs over the forecast horizon. The general government deficit is projected at 2.7% of GDP in 2025 and is expected to widen to 3.8% in 2026 and 4.2% in 2027 before gradually improving to 3.9% by 2029. The deterioration reflects higher public spending related to defence, infrastructure investment, energy transition measures, and social expenditure. Government gross debt is forecast to increase moderately from 62.9% of GDP in 2025 to 70.2% in 2029. Despite the expected rise, Germany’s debt level remains relatively contained compared with many advanced economies, supported by strong institutional credibility and a stable financial system. The country’s current account surplus is expected to remain positive throughout the forecast period, reaching USD 222.9 billion in 2025 and increasing to USD 230.6 billion by 2029. However, as a share of GDP, the surplus is projected to decline slightly from 4.4% in 2025 to 3.8% between 2027 and 2029, reflecting a gradual rebalancing of external demand.

Inflation in Germany is expected to remain significantly lower than during the energy crisis period but above the very low levels recorded before 2022. Consumer prices are projected to increase by 2.3% in 2025, accelerate temporarily to 2.7% in 2026, and then moderate to 2.3% in 2027, 2.0% in 2028, and 2.2% in 2029. The gradual easing of inflation is expected to be supported by stabilising energy markets, improved supply conditions, and restrictive monetary policy. Nevertheless, persistent wage pressures and elevated services inflation are expected to limit a faster decline in price growth. Compared with the previous projections published by Groupe Crédit Agricole, which estimated inflation at 2.1% in 2025 and 1.9% in 2026, the latest IMF data indicate a somewhat slower disinflation process.

The German labour market remains relatively resilient despite the prolonged period of weak economic growth. The unemployment rate is projected to reach 3.8% of the labour force in 2025 and increase slightly to 3.9% in 2026 before declining gradually to 3.0% by 2029. Labour market conditions are expected to improve as economic activity recovers; however, demographic ageing and shortages of qualified workers will remain important constraints on labour supply. The transition towards a greener and more digital economy is also expected to create structural changes in employment, particularly in manufacturing sectors. With GDP per capita expected to exceed USD 72,000 by 2029, Germany is projected to maintain its position among the world’s wealthiest economies. Nevertheless, long-term growth prospects will depend on the country’s ability to address labour shortages, improve competitiveness, and support innovation and investment.

These challenges could affect or have affected:

a. the ability of the Group to obtain new borrowings or re-finance its existing borrowings at terms and conditions similar to those applied to earlier transactions;
b. the ability of the Group's trade and other debtors to repay the amounts due to the Company;
c. the cash flow forecasts of the Group’s management in relation to the impairment assessment for financial and non-financial assets.

37. Risk management policies and disclosures (continued)
37.5 Business environment (continued)

The Group's management has assessed whether any impairment allowances are deemed necessary for the Group's financial assets carried at amortised cost by considering the economic situation and outlook at the end of the reporting period.

The Group's management is unable to predict all developments which could have an impact on the Cyprus, UK, Germany and Slovak Republic economy and consequently, what effect, if any, they could have on the future financial performance, cash flows and financial position of the Group.

On the basis of the evaluation performed by management of the Group, impairment has been recognised as disclosed in Note 37.1.

The Group's management believes that it is taking all the necessary measures to maintain the viability of the Group and the development of its business in the current business and economic environment and that the Group will be able to continue operating as a going concern.

38. Related parties and shareholders

Identity of related parties
The Group has a related party relationship with its shareholders and other parties, as identified in the text below, either as at 31 December 2025 and 31 December 2024 or during the financial year.

(1) Shareholders
(2) Joint ventures in which the Group is a venturer
(3) Key management personnel of the Group entities, and their close family members, providing key management personnel services to the Group and entities controlled by key management personnel.

Related party assets and liabilities

In thousands of EUR	**Ref.**	**Account receivables 31 December 2025**	**Account payables 31 December 2025**	**Account receivables 31 December 2024**	**Account payables 31 December 2024**
Shareholders	1	4,725	11	3,867	13

38. Related parties and shareholders (continued)

Related party transactions

In thousands of EUR	**Ref.**	**Revenues 2025**	**Revenues 2024**
Shareholders	1	218	524
WOAL s. r. o.	2	-	156
Nové Pasienky, a. s.	2	-	343
Total		**218**	**1,023**

Dividends paid to shareholders
For the year ended 31 December 2024, dividends in the amount of EUR 3,100 thousand were paid, of that EUR 2,790 thousand to the holders of the non-redeemable Class A preference shares and EUR 310 thousand to the Ordinary shareholders of the Company. The shareholders of the Company comprise of the ordinary shareholders (5 individuals) and the sole preference shareholder, JTRE INVESTMENT LTD. There are no minority shareholders of common shares or preference shares.

Related party guarantees and commitments

In thousands of EUR	**Note**	**Ref.**	**Guarantees and commitments provided 31 December 2025**	**Guarantees and commitments provided 31 December 2024**
Shareholders		1	-	6,697
WOAL s. r. o.	35	2	4,347	4,347
Total			**4,347**	**11,044**

As at 31 December 2025 and 31 December 2024, there are no other guarantees given to or received from related party.

Transactions with key management personnel

Remuneration of key management personnel included in "personnel expenses" was as follows:

In thousands of EUR	**Ref.**	**2025**	**2024**
Remuneration of directors and key management personnel	3	439	437

There were no loans granted to directors.

39. Subsequent events

On 16 January 2026, the Gorup company JTRE Management, a.s. concluded with J&T BANKA, a.s. Agreement on Cooperation in a Promissory Note Program with total value of promissory notes up to EUR 200,000 thousand.

On 19 January 2026, the Group acquired 100% share in the company Tarfex, s.r.o., registered in Slovak Republic for EUR 1.

On 18 March 2026, the Group established new company NOVÉ LIDO 6 s. r. o. On 20 March 2026, the Group established new companies NOVÉ LIDO 2 s. r. o., NOVÉ LIDO 5 s. r. o. and NOVÉ LIDO 7 s. r. o. And on 21 March 2026, the Group established new companies NOVÉ LIDO 1 s. r. o., NOVÉ LIDO 3 s. r. o. and NOVÉ LIDO 4 s. r. o. All registered in Slovak Republic.

On 20 June 2026, the Group acquired 100% share in the company Pribinova 1, a. s. (INVEST 19 - Triangel 2 a. s.) registered in Slovak Republic for EUR 974 thousand.

On 7 July 2026, company JTRE Financing, s.r.o. issued zero coupon bonds ISIN SK4000029740, in the nominal value of EUR 48,000 thousand, repayable until 7 July 2031.

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

These consolidated financial statements were approved and authorized for issue on 7 August 2026.

40. Group entities

The list of the group entities as at 31 December 2025 and 31 December 2024 is set out below:

	Country of incorporation	Group's interest %	Ownership interest 2025	Ownership interest 2024
JTRE HOLDING LTD	Cyprus			
JTRE Management, a. s.	Slovak Republic	100	direct	direct
220 BLACKFRIARS HOLDCO LIMITED	Great Britain	100	direct	direct
220 BLACKFRIARS PROPCO LIMITED	Great Britain	100	direct	direct
JTRE a.s.	Slovak Republic	100	direct	direct
Danube Facility Services, s.r.o.	Slovak Republic	100	direct	direct
JTRE Private Equity B.V.	The Netherlands	100	direct	direct
JTRE Germany GmbH	Germany	100	direct	direct
JTRE LONDON LTD	Great Britain	100	direct	direct
TRIPTYCH OFFICES LTD	Great Britain	100	direct	direct
PARK SIDE OFFICES LTD	Great Britain	100	direct	direct
Esterian, a.s.	Slovak Republic	100	direct	direct
WOAL s. r. o.	Slovak Republic	50	direct	direct
River Park Base, s.r.o.	Slovak Republic	100	direct	direct
KPRHT 20, s.r.o.	Slovak Republic	100	direct	direct
KPRHT 21, s.r.o.	Slovak Republic	100	direct	direct
KPRHT 22, s.r.o.	Slovak Republic	100	direct	direct
KPRHT 23, s.r.o.	Slovak Republic	100	direct	direct
KPRHT 24, s.r.o.	Slovak Republic	100	direct	direct
Ganz house, s.r.o.	Slovak Republic	100	direct	direct
FUXTON, s. r. o.	Slovak Republic	100	direct	direct
Wayden, s.r.o.	Slovak Republic	100	direct	direct
JTRE PROPERTIES LIMITED	Cyprus	99.9	direct	direct
Bratislavské podhradie, s.r.o.	Slovak Republic	99.9	direct	direct
JTRE financing 2, s.r.o.	Slovak Republic	99.9	direct	direct
EUROVEA Hotel, s.r.o.	Slovak Republic	99.9	direct	direct
Pribinova 40, s. r. o.	Slovak Republic	99.9	direct	direct
Sklad 7, s. r. o.	Slovak Republic	99.9	direct	-
Interhouse Košice, a.s.	Slovak Republic	-	-	direct
JTRE Financing, s.r.o.	Slovak Republic	100	direct	direct
JTRE Financing 3, s.r.o.	Czech Republic	100	direct	direct
JTRE Financing 4, s.r.o.	Slovak Republic	100	direct	direct
JTRE Financing 5, s.r.o.[7]	Slovak Republic	100	direct	direct
UK Triptych financing, s.r.o.[8]	Slovak Republic	100	direct	direct

[7] The company was established on 9 January 2024.
[8] The company was established on 1 November 2024.

40. Group entities (continued)

	Country of incorporation	Group's interest %	Ownership interest 2025	Ownership interest 2024
Kalos, s.r.o.	Slovak Republic	100	direct	direct
Gekko Limited LLC	Cayman Islands	80	direct	direct
Ariel Sands Ltd	Bermuda	80	direct	direct
Eurovea byty, s. r. o.	Slovak Republic	100	direct	direct
Crown I Development GmbH	Germany	100	direct	direct
Zephyr Partners Ltd	Turks and Caicos Islands	95	direct	direct
Zephyr Ldt.	Turks and Caicos Islands	95	direct	direct
TRIPTYCH RESIDENTIAL LTD	Great Britain	100	direct	direct
Park Side London LTD [9]	British Virgin Islands	100	direct	direct
Ovocné sady s.r.o.	Slovak Republic	100	direct	direct
Office Center Services s.r.o.	Slovak Republic	100	direct	direct
Grisan, s. r. o.	Slovak Republic	100	direct	direct
Nové Pasienky, a. s.	Slovak Republic	100	direct	direct
nbc pasienky s. r. o. (former Verdan, s.r.o.)	Slovak Republic	100	direct	-
Stará tehelňa, s.r.o.	Slovak Republic	100	direct	direct
Pasint, s.r.o.	Slovak Republic	100	direct	direct
Ariel Sands Development Ltd.	Bermuda	100	direct	direct
KALIMRAJ EQUITY MANAGEMENT LIMITED	Cyprus	100	direct	direct
Averta, s.r.o.	Slovak Republic	100	direct	direct
NOVÉ LIDO s. r. o. (former Popper Capital, s.r.o.)	Slovak Republic	100	direct	direct
Draft Stone s.r.o.	Slovak Republic	100	direct	direct
Sterin, s.r.o.	Slovak Republic	100	direct	direct
JTRE sports & entertainment a. s.[10]	Slovak Republic	100	direct	direct
HC SLOVAN Bratislava, a.s.	Slovak Republic	100	direct	direct
SLOVAN MARKETING, s. r. o.	Slovak Republic	100	direct	direct
VK SLOVAN Bratislava s. r. o. (former VKP Bratislava, s. r. o.)	Slovak Republic	80	direct	direct
BC SLOVAN Bratislava s. r. o. (former BK Slovan Bratislava, s. r. o.[11]	Slovak Republic	100	direct	direct
BC SLOVAN Bratislava ženy s. r. o. (former Inter Bratislava s. r. o.)	Slovak Republic	100	direct	direct
Národné tréningové centrum mládeže s. r. o. (former Tréningové centrum detí a mládeže – basketbal s. r. o.). [12]	Slovak Republic	100	direct	-
Royan Deux G.P. Ltd	Turk and Caicos Islands	100	direct	direct
PROVO L.P.	Turk and Caicos Islands	95	direct	direct
Grace Bay Investmemts Limited	Belize	95	direct	direct

[9] The company Park Side London LTD has a business establishment in the United Kingdom.
[10] The company was established on 16 April 2024.
[11] The company was established on 27 August 2024.
[12] The company was established on 8 May 2025.

40. Group entities (continued)

	Country of incorporation	Group's interest %	Ownership interest 2024	Ownership interest 2023
PROVO L.P.	Turk and Caicos Islands	95	direct	direct
Grace Bay Investmemts Limited	Belize	95	direct	direct
Blue Conch Holdings IV Ltd.	Turk and Caicos Islands	95	direct	direct
UK Blackfriars financing, s. r. o. [13]	Slovak Republic	100	direct	-
FZTH s. r. o.	Slovak Republic	100	direct	-
River park, s. r. o. [14]	Slovak Republic	100	direct	-

[13] The company was established on 13 May 2025.
[14] The company was established on 4 September 2025.