



# Appeninn Holding

**APPENINN HOLDING PLC**

**CONSOLIDATED ANNUAL FINANCIAL STATEMENTS**

**IN ACCORDANCE WITH INTERNATIONAL FINANCIAL REPORTING  
STANDARDS**

**31 DECEMBER 2025**

**COMPARATIVE PERIOD ENDING 31 DECEMBER 2024**

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<b>Consolidated Statement of Financial Position</b>	<b>Note</b>	<b>31 December 2025</b>	<b>31 December 2024</b>
<b>Assets</b>		<b>EUR</b>	<b>EUR</b>
Investment properties	15	170,600,000	167,922,000
Tangible assets	17	20,077	24,556
Interest in a joint venture	18	7,807	7,979
Receivables due after one year	19	1,845,477	1,838,384
<b>Total long term assets</b>		<b>172,473,361</b>	<b>169,792,919</b>
Trade receivables	20	1,556,117	2,218,174
Other current receivables	21	269,479	1,014,648
Prepayments	22	1,547,075	1,274,215
Income tax receivables	23	98,295	8,257
Assets held for sale	16	10,542,294	10,370,000
Cash and cash equivalents	24	56,236,847	47,004,605
<b>Total current assets</b>		<b>70,250,107</b>	<b>61,889,899</b>
<b>Total assets</b>		<b>242,723,468</b>	<b>231,682,818</b>

<b>Consolidated Statement of Financial Position</b>	<b>Note</b>	<b>31 December 2025</b>	<b>31 December 2024</b>
<b>Equity and liabilities</b>		<b>EUR</b>	<b>EUR</b>
<b>Equity and liabilities</b>			
Share capital	25	15,217,006	15,217,006
Treasury shares	26	(1,171)	(1,171)
Capital reserve	27	25,645,230	25,645,230
Translation reserve	28	(14,530,407)	(20,619,479)
Accumulated profit	29	102,130,584	98,307,710
<b>Equity attributable to the Company's shareholders</b>		<b>128,461,242</b>	<b>118,549,296</b>
Non-controlling interests		-	-
<b>Total equity</b>		<b>128,461,242</b>	<b>118,549,296</b>
Long-term bank loans and lease liabilities	30	48,982,650	50,966,239
Deferred income	30	2,501,536	2,864,388
Bond liabilities	31	52,175,687	49,048,518
Deposits paid by tenants	32	2,263,383	1,855,736
<b>Total long-term liabilities</b>		<b>105,923,256</b>	<b>104,734,881</b>
Short-term bank loans and lease liabilities	30	3,609,975	3,086,707
Other short-term liabilities	33	1,139,816	1,906,078
Current liabilities to related parties	37	105,579	-
Liabilities to suppliers	34	612,509	823,607
Tax and duty liabilities	35	360,479	302,347
Income tax liabilities	23	1,136	178,180
Accrued liabilities	36	2,509,476	2,101,722
<b>Total current liabilities</b>		<b>8,338,970</b>	<b>8,398,641</b>
<b>Total liabilities</b>		<b>114,262,226</b>	<b>113,133,522</b>
<b>Total equity and liabilities</b>		<b>242,723,468</b>	<b>231,682,818</b>

The notes on pages 10–71 form an integral part of the consolidated financial statements

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<b>Consolidated Statement of Comprehensive Income</b>	<b>Note</b>	<b>For the financial year ended 31 December 2025 EUR</b>	<b>For the financial year ended 31 December 2024 EUR</b>
<b>From continuing operations</b>			
Revenue from property lettings	3	22,928,709	23,126,689
Direct costs of property letting	4	(7,671,302)	(7,225,507)
<b>Gross margin</b>		<b>15,257,407</b>	<b>15,901,182</b>
Administrative costs	5	(874,782)	(479,967)
Personnel expenses	6	(267,488)	(287,879)
Other income/(expenses)	7	741,870	(3,740)
Result of fair value measurement of investment property	8	(7,311,021)	1,882,390
<b>Profit before tax, interest and depreciation</b>		<b>7,545,986</b>	<b>17,011,986</b>
Depreciation and amortisation	9	(7,321)	(9,280)
Other (expenses)/income from financial transactions	10	(600,961)	1,365,702
Net interest income and (expenses)	11	(2,531,640)	(2,444,488)
Lease interest	11	(59)	(5,206)
<b>Profit before tax</b>		<b>4,406,005</b>	<b>15,918,714</b>
Income tax	12	(583,131)	(340,239)
<b>Profit after tax from continuing operations</b>		<b>3,822,874</b>	<b>15,578,475</b>
<b>Profit after tax from discontinued operations</b>		<b>-</b>	<b>-</b>
<b>Total profit after tax</b>		<b>3,822,874</b>	<b>15,578,475</b>
<b>Other comprehensive income</b>			
<i>Other comprehensive income to be recognised in the statement of consolidated income in the following period:</i>			
Exchange differences arising on the translation of operations	28	2,079,799	(4,040,085)
<i>Other comprehensive income not to be reclassified to the consolidated income statement in the following period:</i>			
Exchange differences arising on the translation of operations	28	4,009,273	(4,049,981)
<b>Other comprehensive income for the year, net of tax</b>		<b>6,089,072</b>	<b>(8,090,066)</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<b>9,911,946</b>	<b>7,488,409</b>
From profit after tax from continuing operations:			
Share attributable to non-controlling interests		-	-
Attributable to the Company's owners		3,822,874	15,578,475
From the post-tax profit of discontinued operations:			
Share attributable to non-controlling interests		-	-
Share attributable to the Company's owners		-	-
From other comprehensive income:			
Share attributable to non-controlling interests		-	-
Share attributable to the Company's owners		6,089,072	(8,090,066)
Of total comprehensive income:			
Attributable to non-controlling interests		-	-
Attributable to the Company's owners		9,911,946	7,488,409
<b>Basic earnings per share in euro cents</b>	13	<b>8.07</b>	<b>32.89</b>
<b>Diluted earnings per share in euro cents</b>	13	<b>8.07</b>	<b>32.89</b>
<b>Basic EPS from continuing operations in euro cents</b>	13	<b>8.07</b>	<b>32.89</b>
<b>Diluted EPS from continuing operations in euro cents</b>	13	<b>8.07</b>	<b>32.89</b>

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<b>Consolidated Statement of Changes in Equity (data in EUR)</b>	Note s	Share capital	Capital reserve	Treasury shares	Currency translation reserve	Accumulated profit	Attributable to owners of the parent company	Non- controlling interests	Total equity
<b>Balance as at 1 January 2024</b>		<b>15,217,006</b>	<b>25,645,230</b>	<b>(1,171)</b>	<b>(12,529,413)</b>	<b>82,729,235</b>	<b>111,060,887</b>	<b>-</b>	<b>111,060,887</b>
<b>Total comprehensive income for the year</b>									
Profit after tax for the year	25– 29					15,578,475	15,578,475		15,578,475
Other comprehensive income					(8,090,066)		(8,090,066)		(8,090,066)
<b>Balance as at 31 December 2024</b>		<b>15,217,006</b>	<b>25,645,230</b>	<b>(1,171)</b>	<b>(20,619,479)</b>	<b>98,307,710</b>	<b>118,549,296</b>	<b>-</b>	<b>118,549,296</b>
<b>Balance as at 1 January 2025</b>		<b>15,217,006</b>	<b>25,645,230</b>	<b>(1,171)</b>	<b>(20,619,479)</b>	<b>98,307,710</b>	<b>118,549,296</b>	<b>-</b>	<b>118,549,296</b>
<b>Total comprehensive income for the year</b>									
Profit after tax for the year	25– 29					3,822,874	3,822,874		3,822,874
Other comprehensive income					6,089,072		6,089,072		6,089,072
<b>Balance as at 31 December 2025</b>		<b>15,217,006</b>	<b>25,645,230</b>	<b>(1,171)</b>	<b>(14,530,407)</b>	<b>102,130,584</b>	<b>128,461,242</b>	<b>-</b>	<b>128,461,242</b>

The notes on pages 10–71 form an integral part of the consolidated financial statements

<b>Consolidated Cash Flow Statement</b>	<b>Note</b>	<b>For the financial year ended 31 December 2025 EUR</b>	<b>For the financial year ended 31 December 2024 EUR</b>
<b>Profit before tax – From continuing operations</b>		<b>4,406,005</b>	<b>15,918,714</b>
<b>Profit before tax – from discontinued operations</b>		-	-
Result of fair value measurement of investment property	8	7,311,021	(1,882,390)
Depreciation	9	7,321	9,280
Interest income	11	(1,933,448)	(1,525,064)
Interest expenses	11	3,878,065	3,373,090
Change in receivables and other current assets	20– 23.16	1,407,217	(793,836)
Change in prepaid expenses and accrued income	22	(272,860)	145,130
Change in liabilities and accruals	33–36	(1,515,771)	2,599,812
Change in tenant deposits	32	407,647	(929,838)
Income tax paid	12, 23	(850,213)	(696,003)
<b>Net cash flow from operating activities</b>		<b>12,844,984</b>	<b>16,218,895</b>
Capital expenditure on properties	15	(1,589,847)	(1,135,986)
Purchases of tangible assets	15	(2,842)	(6,425)
Change in loans granted		-	(9)
Interest received	11	1,933,448	1,525,064
Proceeds from the sale of shares		-	-
Acquisition of shares		-	-
Acquisition of investment properties	15	-	-
Revenue realised from the sale of properties		-	-
<b>Net cash flow from investing activities</b>		<b>340,759</b>	<b>382,644</b>
Borrowings	30	-	13,535,656
Loan repayments	30	(3,086,707)	(744,917)
Interest paid	11	(3,878,065)	(3,974,759)
<b>Net cash flow from financing activities</b>		<b>(6,964,772)</b>	<b>8,815,980</b>
<b>Effect of exchange rate changes:</b>	<b>28</b>	<b>3,011,271</b>	<b>1,224,311</b>
<b>Change in cash and cash equivalents</b>	<b>24</b>	<b>9,232,242</b>	<b>26,641,830</b>
Cash balances:			
Cash and cash equivalents at the beginning of the year	24	47,004,605	20,362,775
Cash and cash equivalents at the end of the year	24	56,236,847	47,004,605

The notes on pages 10–71 form an integral part of the consolidated financial statements

## 1. General section

### 1.1 Company Profile

Appeninn Asset Management Holding Plc. ("the Company") was incorporated on 1 December 2009. The Company was registered by the Companies Court on 7 December 2009 under company registration number Cg. 01-10-046538.

Appeninn Asset Management Holding Plc. is one of Hungary's most dynamically growing real estate investment and asset management companies. It is continuously expanding its real estate portfolio in the markets for 'A' class offices and retail properties, both in Hungary and across the Central and Eastern European region, through acquisitions and its own developments. Founded in 2009 and listed on the Budapest Stock Exchange in 2010, the company has a portfolio operating at near full occupancy in the sectors of "B" category office buildings and retail properties.

The Group's registered office is at 3-5 Bég Street, 1022 Budapest. The primary country of operation is Hungary. Appeninn Asset Management Holding Plc. is the Group's ultimate parent company. There have been no changes to the Company's name or other identifying information since the end of the previous reporting period.

Shareholders holding more than 5% of the Company's shares as at 31 December 2025:

Shareholder name	Number of shares	Shareholding (%)
Avellino Zrt.	11,369,141	24%
Sequor Holding Ltd.	11,297,291	23.84%
OTP Property Investment Fund	2,410,372	5.09%
Treasury shares	1,848	0.0039%
Free float	22,292,767	47.0661%
<b>Total:</b>	<b>47,371,419</b>	<b>100.00%</b>

Shareholders holding more than 5% of the Company's shares as at 31 December 2024:

Shareholder name	Number of shares	Shareholding (%)
Avellino Zrt.	11,369,141	24%
Sequor Holding Ltd.	11,297,291	23.84%
OTP Property Investment Fund	2,410,372	5.09%
Treasury shares	1,848	0.0039%
Free float	22,292,767	47.0661%
<b>Total:</b>	<b>47,371,419</b>	<b>100.00%</b>

## **Conversion into a regulated property investment company**

The Company was registered by the Budapest Court of Registration on 12 January 2024, with effect from 1 January 2024, and was subsequently registered as a Regulated Real Estate Investment Company (SZIT) by the Company Registry of the Budapest Regional Court on 1 July 2024.

In accordance with the provisions of Act CII of 2011 on Regulated Real Estate Investment Companies (“SZIT Act”), the Group has met the following prescribed conditions:

- A regulated real estate investment company must hold a real estate portfolio with a value equivalent to at least seventy per cent of its balance sheet total as defined by accounting legislation.
- In the case of a regulated real estate investment company required to prepare consolidated annual accounts, the value of no single property or shareholding in another regulated real estate investment company within the combined portfolio, the value of any single property or holding in another regulated real estate investment company may not exceed thirty per cent of the regulated real estate investment company’s balance sheet total as defined by accounting legislation.
- Where the regulated property investment company is required to prepare consolidated annual accounts, the basis for comparison shall be the total assets of the consolidated balance sheet; in other cases, the comparison shall be made against the total assets of the regulated property investment company’s balance sheet as defined by the Accounting Act.
- A regulated property investment company and a regulated property investment company project company shall value their property portfolio at least quarterly, at market value as at the last day of the relevant quarter of the financial year, and the regulated real estate investment company shall recognise the difference between the market value and the book value of the properties in its accounting records in accordance with its accounting policy, but at least quarterly.

### **1.2 Basis for the preparation of the balance sheet**

#### *i) Acceptance and statement of compliance with International Financial Reporting Standards*

The consolidated financial statements have been prepared in accordance with the going concern principle. The consolidated financial statements were approved by the Board of Directors on 1 April 2026. The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards, as adopted by the European Union (EU) and published in the Official Journal of the European Union in the form of regulations. IFRS comprises the standards and interpretations issued by the International

Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC).

The figures presented in the Group's consolidated financial statements are expressed in euros (EUR). All amounts are rounded to the nearest euro in the statements.

*iii) Basis of preparation*

The consolidated financial statements have been prepared in accordance with the standards and IFRIC interpretations in force for the year ended 31 December 2025.

The financial year corresponds to the calendar year.

*iv) Basis of measurement*

In preparing financial statements in accordance with IFRSs, management is required to exercise professional judgement, make estimates and assumptions that affect the accounting policies applied and the reported amounts of assets and liabilities, income and expenses. These estimates and the related assumptions are based on past experience and a number of other factors that are considered reasonable under the circumstances, and form the basis for estimating the carrying amounts of assets and liabilities that cannot be determined clearly from other sources. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on a regular basis. Changes to accounting estimates are recognised in the period in which the estimate is revised if the change affects only the current year, or in the period of the change and future periods if the change affects both the current and future years.

On the balance sheet date, the Group classifies current and non-current assets and liabilities based on the expected maturity of the relevant assets and liabilities. Current assets include those assets expected to be realised within 12 months, whilst non-current assets have a realisation period exceeding 12 months. The Group classifies as current liabilities that are settled within the normal operating cycle and are due within twelve months of the end of the reporting period, or where, at the balance sheet date, the Group has no unconditional right to defer settlement of the liability for at least twelve months beyond the reporting period. All other liabilities are classified as non-current. Accordingly, the Group classifies as current liabilities those portions of items classified as non-current liabilities that are due within the next 12 months from the balance sheet date.

## **2. Accounting policies**

The following sets out the significant accounting policies applied in the preparation of the consolidated financial statements. These accounting policies have been applied consistently to the periods covered by these consolidated financial statements. The most significant accounting principles applied in the preparation of the financial statements are as follows:

## 2.1 Key elements of the accounting policy

### 2.1.1 Basis of consolidation

#### ***Subsidiaries***

The consolidated annual financial statements cover Appeninn Plc and its subsidiaries under its control. Control is generally considered to exist when the Group holds, directly or indirectly, more than 50% of the voting rights in a company and derives benefits from its activities through influence over the company's financial and operating activities.

The Group exercises control over an investee if it is exposed to, or has rights to, variable returns from its interest in the investee and has the power to influence those returns through its control over the investee.

Accordingly, the Group exercises control over the investee if, and only if, the investor has all of the following:

- (a) power over the investee;
- (b) exposure to, or rights to, variable returns from its interest in the investee; and
- (c) the ability to use its power over the investee to influence the amount of returns accruing to the investor.

The purchase method is applied to the acquired interests, which is based on the value ratios at the time of acquisition, using the market value of the assets and liabilities as at the date of acquisition, i.e. the date on which control is obtained. The cost of the acquisition is the consideration paid plus the sum of the non-controlling interests' share in the acquired business. Companies acquired or sold during the year are included in the consolidated financial statements from the date of the transaction or up to the date of the transaction.

Transactions, balances and results between companies included in the consolidation, as well as unrealised results, are eliminated. When preparing the consolidated annual financial statements, the Company records similar transactions and events in accordance with uniform accounting principles.

The share of equity and profit attributable to non-controlling interests is presented on separate lines in the balance sheet and the income statement. In the context of business combinations, non-controlling interests are measured either at fair value or at the amount attributable to the owners of non-controlling interests based on the fair value of the net assets of the acquiree. The choice of valuation method is made on a case-by-case basis for each business combination. Following the acquisition, the non-controlling interests are measured at their original carrying amount, adjusted by the amount attributable to the owners of the non-controlling interests of any changes in the equity of the acquiree. Non-controlling owners also receive their share of the Group's total comprehensive income for the period, even if this results in a negative balance for their interest.

Changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for as equity transactions. The Group's interest and the interests of owners with non-controlling interests are adjusted to reflect changes in their interests in subsidiaries. The

difference between the adjustment to the interest attributable to non-controlling interests and the consideration received or paid is recognised in equity as the value attributable to the company's owners.

### **Business combination or asset purchase**

In determining whether to account for the acquired business as a business combination or an asset purchase, the Group takes the following into account:

- Performing a concentration test: it may optionally perform a so-called fair value concentration test. If the result of the test is positive, the group of activities and assets is not a business, and no further assessment is required. The result of the test is positive if the entire fair value of the acquired gross assets is concentrated in a single identifiable asset or a group of similar identifiable assets.
- If the result of the fair value concentration test is negative, or if the entity decides not to perform the test, the entity must carry out the assessment set out in paragraphs B8–B12D of IFRS 3 to determine whether the transaction constitutes a business combination.
- It qualifies as a business combination if the acquired activities and assets include inputs and processes that, together, contribute to the creation of outputs. An acquired process is considered to be a core process if it is critical to the continued production of outputs, and the acquired inputs include an organised workforce that possesses the knowledge and experience necessary to execute the process, or contributes significantly to the continued production of outputs, and is considered unique or rare, i.e. cannot be replaced without significant cost, for the purposes of continued operation.

### **Accounting for the purchase of assets**

The Group recognises individually identifiable assets acquired (including those assets that meet the definition and recognition criteria for intangible assets in accordance with IAS 38 Intangible Assets) and liabilities assumed. The Group allocates the acquisition cost, which includes costs directly attributable to the transaction, between the individually identifiable assets and liabilities based on their relative fair values at the date of acquisition, thereby determining the individual transaction values. The fair value of the contingent consideration at the date of acquisition and the direct costs of the transaction form part of the cost. Following the allocation, the Group applies the initial measurement requirements of the relevant IFRSs to each acquired individually identifiable asset and assumed liability. The Group accounts for any difference between the amount at which the assets or liabilities are initially measured and their individual transaction values determined on the basis of the allocation, applying the relevant requirements of the International Financial Reporting Standards ( ). Such a transaction or event does not give rise to goodwill or negative goodwill. If an asset would otherwise be overvalued, the difference is recognised in profit or loss. No deferred tax is recognised on the acquisition of the asset.

#### **2.1.2 Reporting currency and foreign currency balances**

In view of the nature and circumstances of the underlying economic events, the functional currency of the parent company and of all Hungarian members of the Group is the Hungarian

forint, whilst that of the Polish companies is the euro. The presentation currency of the consolidated financial statements – by choice – is the euro.

Based on the economic events and circumstances characteristic of the Group’s activities, the forint and the euro have been designated as functional currencies, and the euro as the presentation currency. Consequently, figures in the consolidated annual financial statements are presented in euros, except where otherwise indicated. For the 2025 financial statements, the following MNB HUF–EUR exchange rates were applied when converting the accounting data of group members not maintained in euros, with reference to the balance sheet date:

Exchange rate type	31 December 2025	31 December 2024
Closing	385.40	410.09
Average	397.91	395.2
Difference between closing price and average	-12.51	14.89

Transactions denominated in currencies other than the functional currency are initially recognised at the exchange rate prevailing on the date of execution of such transactions. Monetary assets and liabilities denominated in currencies other than the functional currency are translated into the functional currency of the relevant group member at the exchange rate published by the Hungarian Central Bank (MNB) on the balance sheet date. The resulting exchange rate differences are recognised in the income statement under ‘Other (expenses)/income from financial transactions’.

The assets and liabilities of group members denominated in their functional currencies are translated into euros (the presentation currency) at the MNB exchange rate prevailing on the balance sheet date. The data in the statement of comprehensive income are translated at the average exchange rate for the reporting period. Individual equity items are translated at historical exchange rates. Exchange differences arising from different translation rates are recognised in the Translation reserve (Equity). In the event of the disposal or partial disposal of subsidiaries (sale, liquidation, discontinuation, repayment of capital), the translation difference relating to the subsidiary in question is written off against profit or loss.

### 2.1.3 Revenue

Revenue from sales transactions is recognised upon fulfilment of the terms of the contracts. Revenue does not include value added tax. All income and expenses are recognised in the appropriate period on an accrual basis.

Revenue is recognised in an amount that reflects the consideration to which the Group is expected to be entitled in exchange for the goods or services. Revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the company and the amount can be measured reliably. Revenue is recognised when control over the goods and services passes to the customer.

### **Performance obligations**

Upon conclusion of the contract, the Group must identify which goods or services it has promised to provide to the customer, i.e. what performance obligations it has undertaken. The Group may recognise revenue when it has satisfied its performance obligations by delivering the promised goods or performing the promised service. Performance is deemed to have taken place when the customer has obtained control of the asset (service), as evidenced by:

- The Group already has a right to receive payment for the asset,
- Title to the asset has passed to the buyer,
- The Group has physically handed over the asset,
- The buyer bears significant risks and enjoys the benefits of ownership of the asset,
- The buyer has accepted the asset.

### **Determination of the transaction price**

When the contract is satisfied, the Group must recognise the revenue associated with that satisfaction, which is simply the transaction price allocated to the performance obligations. The transaction price is the amount that the Group expects to receive in exchange for the sale of goods and services. When determining the transaction price, the amounts of variable consideration (rebates, discounts) are also taken into account. The variable consideration is estimated using an expected value, which the Group weights using probability factors.

### **The main components of the Group's revenue are:**

- Revenue from property leasing: The Company's main source of revenue, which is mostly invoiced to tenants on a monthly basis, based on the rent rate specified in the lease agreement, in accordance with the requirements of IFRS 16.
- Operating charges: The Company invoices these to tenants in addition to the rent. Operating charges include, amongst other things, cleaning and security costs, management fees and service charges, in accordance with the provisions of IFRS 15.

**Revenue from property leasing:** rental income arises from operating leases. The main elements of the accounting policy relating to operating leases are presented in section 2.1.14 Leasing.

**Operating fees:** The Group has two types of contracts and accounts for its revenue accordingly in accordance with IFRS 15:

- In some of its lease contracts, the Group acts as an agent. In such cases, the service charges payable by the tenants can be clearly identified and the service charges are invoiced directly to the tenants via the Group. The Group presents the costs and the related revenue on a net basis within revenue from property leasing, as the Group acts as an agent in these transactions.
- In the case of other lease agreements, the Group acts as a principal. In these cases, the Group invoices operating fees to its tenants based on the flat rates specified in the contracts. A separate operating fee is charged to cover these operating costs, in which case the Group controls the services. The Group presents these transactions on a gross basis in the financial statements, as it acts as a principal in these cases.

### **Income realised on other financial assets**

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of the income can be measured reliably. Interest income is recognised on a time-proportion basis, taking into account the outstanding principal amount, using the relevant effective interest rate, which is the rate that exactly discounts estimated future cash inflows over the expected life of the financial asset to the net carrying amount of the asset as recorded at initial recognition.

#### **2.1.4 Other income and expenses**

The Group presents under other income the consideration received for sales that cannot be classified as revenue, typically those not related to its core activities (such as the sale of property, plant and equipment), and any income that cannot be classified as financial income or as an item increasing other comprehensive income, or that is not classified under any other identifiable component.

The Group includes, among other things, gains on the sale of property, plant and equipment, grants and compensation received, and various other income.

Other expenses comprise those expenses that are indirectly related to operations and do not qualify as financial expenses or do not reduce other comprehensive income. The Group classifies here, among other things, the amount of fines, the impact of loss events and compensation, late payment interest, expenses arising from provisions set aside due to matters otherwise classified as other expenses, losses on the disposal of property, plant and equipment, taxes, duties and contributions settled with the local authority, as well as various other expenses.

The Group presents other income and other expenses on a net basis in the statement of comprehensive income.

#### **2.1.5 Investment property**

Investment property comprises property held to earn rental income and/or for capital appreciation (including investment property under development). Investment property is initially measured at cost, including transaction costs. Subsequent to acquisition, investment properties are measured at fair value. Gains or losses arising from changes in the fair value of investment properties are recognised in the profit or loss for the relevant period of under the line item 'Gains or losses from fair value measurement of investment properties'.

If an investment property is put to owner-occupied use, it is reclassified as property, plant and equipment. Investment properties are derecognised upon sale, or when the investment property is permanently withdrawn from the market and no future benefits are expected from its sale. Any gain or loss arising on the derecognition of the property (determined as the difference between the proceeds from the sale and the carrying amount of the asset) is recognised in the profit or loss for the period in the line item 'Gains on the sale of investment property' in the period in which the property is derecognised.

The Group classifies properties as assets held for sale following a decision to sell, provided that their carrying amount is primarily recovered through a sale transaction rather than through continuing use, and the sale is highly probable within one year. Investment properties classified as assets held for sale continue to be stated at fair value following reclassification.

The criteria applied in determining fair value for the valuation of investment property are set out in section 2.3.

#### 2.1.6 Financial assets

The Group's consolidated statement of financial position includes the following financial assets: trade receivables, loans granted, cash and cash equivalents. Financial assets within the scope of IFRS 9 are classified into three measurement categories: those measured at amortised cost after acquisition, those measured at fair value through other comprehensive income (FVOCI) after acquisition, and those measured at fair value through profit or loss (FVTPL). The Group accounts for the ordinary purchase or sale of financial assets at the date of settlement.

The Group's financial assets are classified upon initial recognition in accordance with their nature and purpose. To determine the category of a financial asset, it must first be established whether the financial asset is a debt instrument or an equity investment. Equity investments must be measured at fair value through profit or loss; however, the entity may decide at the time of acquisition to measure equity investments held for non-trading purposes at fair value through other comprehensive income. If the financial asset is a debt instrument, the following points must be taken into account when determining the classification.

##### *Amortised cost*

Debt instruments held under a business model whose objective is to collect the contractual cash flows, and the contractual terms of the financial asset result in cash flows at specified dates that consist solely of payments of principal and interest on the outstanding principal amount.

##### *Fair value through other comprehensive income*

Financial assets measured at fair value through other comprehensive income are those financial assets held under a business model whose objective is achieved by collecting contractual cash flows and selling the financial assets, and where the contractual terms of the financial asset result in cash flows at specified dates consisting solely of payments of principal and interest on the outstanding principal amount.

##### *Fair value through profit or loss*

Financial assets measured at fair value through profit or loss include those financial assets that do not fall into either of the two categories of financial assets described above, or that were designated as measured at fair value through profit or loss upon initial recognition.

When applying the SPPI requirement, the Group assesses, in the currency in which the financial asset is denominated, whether the cash flows arising from the contract are consistent with the underlying loan agreements.

To assess whether the contractual cash flows consist solely of principal and interest, the Group examines the contractual terms of the financial instrument. The assessment also considers whether the financial instrument contains contractual terms that would cause the amount or timing of the contractual cash flows to change in such a way that the financial instrument would no longer meet the SPPI requirement.

All other debt instruments must be measured at fair value through profit or loss (FVTPL).

All equity instruments must be measured at fair value in the balance sheet, and the effect of changes in fair value must be recognised directly in the income statement, except for those equity instruments where the entity has elected the Fair Value through Other Comprehensive Income (FVOCI) option. The Group does not utilise the FVOCI option.

Financial assets are derecognised from the balance sheet when the rights to the related contractual cash flows cease, or the Group transfers the significant risks and rewards associated with the asset to another party.

The Group offsets financial assets and financial liabilities against each other and presents their net amount in the balance sheet if, and only if, the Group has a legally enforceable right to set off the amounts and intends to settle them on a net basis, or to realise the asset and settle the liability simultaneously.

### 2.1.7 Impairment of receivables

Receivables are stated in the financial statements at their nominal value, less an appropriate amount of impairment provision for estimated losses. The Group applies the simplified impairment model to the impairment of receivables. The simplified impairment model is a provision matrix that takes into account the historical default rates of the past two years and calculates impairment on a forward-looking basis. Further impairment is recognised (for example, in the event of probable insolvency or significant financial difficulties of the debtor) if there is an indication that the Group will not be able to collect the full amount due in accordance with the original terms of the invoice. A written-off receivable is derecognised when it is deemed uncollectible.

The Group applies the following impairment matrix for the recognition of impairment losses on receivables during 2024 and 2025:

Days past due	Percentage of impairment
0–180 days	No impairment
180–360 days	50%
Delay of over 360 days	100%

### 2.1.8 Financial liabilities

The Group's consolidated statement of financial position includes the following financial liabilities: trade payables and other current liabilities, loans, borrowings, own-issued bonds, bank overdrafts, lease liabilities and derivative transactions. Their presentation and measurement in the financial statements are set out in the relevant sections of the notes to the financial statements as follows:

The Group measures all financial liabilities at fair value upon initial recognition. In the case of loans and issued bond liabilities, it also takes into account transaction costs directly attributable to the acquisition of the financial liability. The Group measures derivative transactions at fair value through profit or loss.

Financial liabilities falling within the scope of IFRS 9 are classified into two measurement categories: those measured at amortised cost after acquisition, and those measured at fair value through profit or loss (FVTPL) after acquisition. The Group determines the classification of individual financial liabilities at the time of their acquisition. The Group has not applied the FVTPL measurement method.

Loans and borrowings, lease liabilities and bonds issued are presented in the statement of financial position at amortised cost calculated using the effective interest method. Gains and losses relating to loans, borrowings and bonds are recognised in the income statement through amortisation calculated using the effective interest method, and upon the derecognition of the financial liability. Repayments are recognised as a reduction in the financial liability, whilst accrued interest is recognised in the income statement as a financial expense.

A financial liability is derecognised when the liability ceases to exist, is settled or becomes legally time-barred. The difference arising on derecognition is recognised in the income statement.

### 2.1.9 Derivative financial instruments

Derivative financial instruments are recognised at their fair value on the date of the contract and are remeasured in subsequent periods. Derivative transactions are accounted for as financial assets if their fair value is positive, and as liabilities if their fair value is negative. Income and expenses arising from changes in the fair value of transactions not qualifying as hedging transactions are recognised in the profit or loss for the current year, under 'Other income and expenses from financial transactions'. In the case of derivative financial instruments, the Group's contractual banking partner prepares a calculation of fair value based on expected cash flows, yields and contractual terms.

### 2.1.10 Fair value

Fair value measurement applies to a specific asset or liability. When determining fair value, the Group takes into account the characteristics of the asset or liability if market participants would take these characteristics into account when pricing the asset or liability at the measurement date. The reporting unit of the asset or liability must be determined in accordance with the IFRS that requires or permits measurement at fair value.

Fair value is the price that would be received for the sale of an asset or paid for the settlement of a liability in an arm's-length transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using other valuation techniques.

Under IFRS 13 'Fair Value Measurement', entities must classify fair value measurements in accordance with a fair value hierarchy that reflects the significance of the inputs used in the measurements.

#### Fair value hierarchy

Financial instruments measured at fair value must be classified into a three-level fair value hierarchy for disclosure purposes. The levels within the hierarchy reflect the significance of the inputs used in determining fair value:

- Level 1: quoted prices in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1, which are observable for the asset or liability, either directly or indirectly.
- Level 3: inputs based on unobservable market data

Among financial assets, the Group measures loans and receivables, as well as financial liabilities, at amortised cost; however, their fair values are also disclosed in the notes to the financial statements. The fair value of these assets and liabilities is determined on the basis of Level 3 information. The fair value of financial instruments not quoted on an active market is determined using valuation techniques, typically the discounted cash flow method.

Financial liabilities are measured at amortised cost.

### 2.1.11 Related parties

An entity or individual is a related party if it is a subsidiary, an associate, a joint venture, a key management personnel of the subsidiary or the parent company, exercises control, joint control or significant influence over the Group, a close relative of any of the individuals mentioned above, a company controlled or jointly controlled by the individual or their close relative, and a company over which the individuals controlling or jointly controlling the Group and their close relatives exercise significant influence.

Transactions with related parties are any transactions that take place between them, regardless of whether a price is charged or not.

In preparing its financial statements for each reporting date, the Group identifies its related parties and reviews this identification on an ongoing basis. It identifies receivables and liabilities with identified related parties in its records and discloses them in the notes to the financial statements.

#### **2.1.12 Valuation of associates**

The Group accounts for its investments in joint ventures and associates at cost in all cases, and subsequently measures them using the equity method.

An impairment test must be performed on interests in associates and joint ventures if there are indications of potential impairment. If an indication of impairment arises, the recoverable amount of the interest must be determined and compared with the net book value of the interest. If the recoverable amount of the investment is lower than its carrying amount, an impairment loss must be recognised.

#### **2.1.13 Income taxes**

The Group has identified Hungarian and Polish corporation tax, Hungarian and Polish local business tax and the innovation levy as income taxes, the basis for which is taxable profit.

With the exception of Appeninn Project-EGRV Kft. and foreign group members, the group members are regulated real estate investment companies and regulated real estate investment project companies under the SZIT Act. In their case, there is no corporate tax or local business tax liability, except for income derived from associated enterprises not subject to the SZIT.

The tax liability for the current year is determined on the basis of the taxable profit for the year. Taxable profit differs from the pre-tax profit reported in the consolidated financial statements due to profits and losses that do not form part of the tax base, and items that are taken into account in the taxable profit of other years. The Group's current tax liability is determined on the basis of the tax rate in force or announced (where announcement is equivalent to entry into force) as at the balance sheet date.

#### **2.1.14 Leasing**

##### **The Group as a lessor**

##### **Finance leases**

A finance lease is a transaction that transfers substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee. In nature, a finance lease is similar to the financing of a sale of an asset. Its recognition in the financial statements is based not on the legal form of the transaction, but on its economic substance (i.e. as if the lessor were selling

the underlying asset to the lessee). In the case of a finance lease, the leased asset is derecognised and the present value of the receivable relating to the lease is recognised as a receivable in the balance sheet.

#### Operating lease

An operating lease is a transaction in which substantially all the risks and rewards incidental to ownership of the underlying asset are not transferred. The Group accounts for rental income from the letting of investment property as operating leases. The fees specified in the lease agreement are recognised on a straight-line basis in the income statement as revenue from property letting. Rent discounts are allocated over the entire lease term. The Group recognises revenue from the point at which the right to collect rent arises upon the property being made available for use; in the event of a contract amendment, revenue is recognised as a new contract from the date the amendment takes effect.

The initial direct costs incurred in entering into an operating lease agreement increase the carrying amount of the asset under the operating lease and are recognised over the lease term on the same basis as the lease revenue.

#### Sub-leases

A sub-lease is a transaction in which an underlying asset is subleased by the lessee (acting as an intermediate lessor) to a third party, whilst the lease agreement between the lessor and the lessee (the “master lease”) remains in force. The Group, as an intermediate lessor, classifies subleases as finance or operating leases in the same way as it does for any other lease, in accordance with IFRS 16.61. At the commencement date of the sub-lease, if the Group is unable to determine the implicit interest rate of the sub-lease with certainty, the discount rate applied to the master lease is used for the accounting of the sub-lease, which is adjusted for any direct costs associated with the sub-lease.

#### Presentation and disclosure of subleases

In the case of sub-leases, there are no specific provisions governing their disclosure in the balance sheet and income statement. The Group applies the disclosure rules that also apply to other finance and operating leases. The Group does not offset assets and liabilities arising from a master lease and a sub-lease relating to the same underlying asset, unless the requirements for offsetting financial instruments are met. The same applies to lease income and lease costs arising from a master lease and a sub-lease based on the same underlying asset, unless the offsetting criteria under IAS 1 are met.

Under IFRS 16, the master lease and the sub-lease are two separate contracts, which are accounted for under the lessee and lessor models respectively. The general disclosure requirements apply equally to master leases and sub-leases, as well as to lessors of finance or operating sub-lease transactions.

The Group had a property sublease until March 2025.

### 2.1.15 Earnings per share (EPS)

Earnings per share are calculated by taking into account the profit attributable to the owners of the parent company of the Group and the number of shares outstanding, reduced by the average number of treasury shares held during the period.

Diluted earnings per share are calculated in the same way as earnings per share. However, the calculation takes into account all dilutive shares in circulation by increasing the yield attributable to ordinary shares by the dividend and yield of convertible shares eligible for consideration in the given period, adjusted for additional income and expenses arising from conversion, - by increasing the weighted average number of shares in issue by the weighted average number of additional shares that would be in issue if all convertible shares were converted.

### 2.1.16 Deposits received from tenants

Deposits received from tenants are recognised at their initial fair value and are subsequently presented at amortised cost using the effective interest method. Tenant deposits relating to leases with a term of more than one year are presented under long-term liabilities; the remaining tenant deposits are presented under other liabilities in the consolidated statement of financial position.

### 2.1.17 Off-balance sheet items

Off-balance-sheet liabilities are not included in the statement of financial position or the statement of comprehensive income forming part of the consolidated annual financial statements, unless they are contingent liabilities arising from business combinations. They are disclosed in the notes to the financial statements, unless the probability of an outflow of resources embodying economic benefits is remote. Off-balance-sheet receivables are not included in the consolidated financial statements; however, if an inflow of economic benefits is probable, they are disclosed in the notes to the financial statements.

### 2.1.18 Issued capital and treasury shares

Issued share capital comprises the nominal value of ordinary shares issued by the Company and in circulation. Direct costs associated with the issue of new shares – net of any tax effect – are deducted from the issue price and recognised in equity.

Repurchased own shares are deducted from equity. The difference between the nominal value and the cost is recognised directly in retained earnings.

### 2.1.19 Dividends

The Group recognises dividends in the year in which they are approved by the owners.

### 2.1.20 Result from financial operations

Financial income comprises interest and dividend income recognised using the effective interest method, the amount of negative goodwill, interest and other financial expenses recognised using the effective interest method, gains and losses arising from the fair valuation of financial instruments, as well as realised and unrealised exchange rate differences.

### 2.1.21 Events after the balance sheet date

Events occurring after the end of the reporting period that provide additional information about the circumstances existing at the end of the Group's reporting period (adjusting events) are disclosed in the financial statements. Events occurring after the reporting period that do not affect the figures in the financial statements are disclosed in the notes to the financial statements, where material.

### 2.1.22 Government grants

Government grants are recognised when it is probable that the grant will be received and the conditions attached to the grant have been met. When a grant is intended to offset an expense, it must be recognised in the income statement in the period in which the expense being offset is incurred (under other income). Where the grant relates to the acquisition of an asset, it is recognised as deferred income and is recognised in profit or loss in equal annual instalments over the useful life of the related asset.

### 2.1.23 Cash and cash equivalents

Cash and cash equivalents include cash, demand deposits and short-term, highly liquid investments that can be readily converted into a known amount of cash and have an original maturity of three months or less. The Group holds these assets for liquidity management purposes rather than for investment or other purposes.

Restricted cash and cash equivalents are cash and cash equivalents over which the Group's right of disposal is temporarily restricted due to contractual or legal restrictions. These amounts are presented separately and are not included in unrestricted cash and cash equivalents. Where the restriction is of a short-term nature, such items are presented within cash and cash equivalents, with an appropriate explanatory note.

### 2.1.24 Cash flow statement

The consolidated cash flow statement presents cash flows broken down by operating, investing and financing activities. Operating cash flow is presented using the indirect method, which starts from the profit for the year and adjusts it for non-cash items and changes in working capital. Cash flows are determined based on changes in cash and cash equivalents.

### 2.1.25 Segment reporting

The Group's operating segments are determined on the basis of internal management reports regularly submitted to the Chief Operating Decision Maker. The performance of the segments is assessed on the basis of indicators used by management, which are consistent with the internal management and decision-making process. Segment information is presented in accordance with the requirements of IFRS 8 Operating Segments. On this basis, the Group's operating segments are: Office, Retail, Logistics and Other segments.

### 2.1.26 Assets held for sale

An asset is classified as held for sale if its carrying amount will be recovered principally through a sale transaction rather than through continuing use. For this to be the case, the asset must be available for immediate sale in its present condition, on terms customary for the sale of such assets, and the sale must be highly probable. For the sale to be highly probable, management at an appropriate level must be committed to the plan to sell the asset and to an active programme to find a buyer and implement the plan. Furthermore, the asset must be actively marketed for sale at a price that is reasonable in relation to its fair value. Furthermore, the sale is expected to meet the criteria for recognition as a completed sale within one year of the classification, and the steps taken to implement the plan must indicate that it is unlikely that significant changes will be made to the plan or that the plan will be withdrawn.

Assets held for sale are not revalued prior to disposal, unless impairment is recognised due to changes in the market value of the assets and the costs of disposal. Any contingent losses relating to the assets that may arise prior to disposal shall be recognised by reducing the carrying amount of the asset. Assets held for sale shall be presented on a separate line in the consolidated balance sheet.

### 2.1.27 Discontinued operations

A discontinued operation is a component of the entity that has been disposed of or is classified as held for sale, and which represents a separate, significant line of business or geographical area of the business, or which forms part of a coordinated plan to dispose of a separate significant line of business or geographical area of the business, or which is a subsidiary acquired exclusively for resale.

The Group presents the amount of profit or loss for the period arising from discontinued operations, or the gain or loss arising from the disposal of discontinued operations (or from the reclassification of the assets and liabilities of discontinued operations as held for sale). Similarly, it presents separately – as a single figure – the portion of other comprehensive income relating to the discontinued operation.

Accordingly – where there is a discontinued operation – the statement of comprehensive income is effectively divided into two parts, namely continuing operations (line by line) and discontinued operations (as a single amount).

The classification (reclassification) must be carried out for all periods presented, including previous financial years when the operation was not yet classified as discontinued.

The Group does not segregate revenue and expenses between discontinued and continuing operations; for the sake of comparability, continuing operations include those costs that will continue to form part of continuing operations in the future, even in transactions with external parties.

## **2.2 Changes in accounting policies**

The Group has prepared its financial statements in accordance with all standards and interpretations in force for the annual period ending 31 December 2025.

Accounting policies must be reviewed regularly, and amended if necessary, in light of both the Group's practices and changes to IFRSs, by 90 days prior to the effective date of the change, or, if less time is available between the publication and effective date of the change, by the effective date.

In accordance with IFRS requirements, the Group amends its accounting policies if:

- the change is required by a standard or an interpretation; or
- the change results in a more reliable and relevant presentation in the Group's financial statements of the effects of transactions, other events and conditions on the Group's financial position, financial performance and cash flows.

The Group shall account for a change in accounting policy arising from the initial application of a standard or an interpretation in accordance with the transitional provisions of that standard or interpretation (if any); and where the Group changes its accounting policy on the initial application of a standard or interpretation that does not contain transitional provisions relating to that change, or where the Group voluntarily changes its accounting policy, the change must be applied retrospectively.

Retrospective application: When a change in accounting policy is applied retrospectively, the Group must adjust the opening balance of the relevant equity components for the earliest period presented, and the comparative figures for the other periods presented, as if it had always applied that accounting policy.

If it is impracticable to determine the period-specific effects of the change in accounting policies on the comparative figures for one or more prior periods presented, the Group must apply the new accounting policy for the first time to the carrying amounts of assets and liabilities from the beginning of the earliest period in which retrospective application is practicable, which may be the current period, and must make a corresponding adjustment to the opening balance of the relevant equity items for that period.

We speak of changes in accounting policy when:

- The change is supported by legislation or a decision by the body responsible for setting accounting standards.
- The change in accounting policy provides more relevant and reliable information about the entity's financial position, performance and cash flows.
- The entity adopts a new standard that requires the application of an accounting policy different from the previous one.
- The entity decides to switch from one accounting treatment permitted by IFRS to another accounting treatment also permitted by IFRS.

The Group has prepared its consolidated financial statements in accordance with the provisions of all standards and interpretations in force for the annual period ending 31 December 2025.

***Existing interpretations of standards relevant to the preparation of the Group's consolidated financial statements and new standards applied by the Group:***

***IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Convertibility (Amendments)***

The amendments are effective for financial years beginning on or after 1 January 2025, with early application permitted. The amendments specify how an entity should assess whether a currency is convertible and how it should determine the spot exchange rate in the absence of convertibility. A currency is considered convertible into another currency if the entity is able to obtain the other currency within a timeframe that allows for normal administrative delays through a market or exchange mechanism in which an exchange transaction creates enforceable rights and obligations. If a currency cannot be converted into another currency, the entity shall estimate the spot rate prevailing at the measurement date. In estimating the spot exchange rate, the entity's objective is to reflect the rate at which a regular exchange transaction would take place between market participants at the measurement date under prevailing economic conditions. The amendments note that an entity may use an observable exchange rate without adjustment, or another estimation technique. The change had no impact on the consolidated financial statements.

***Standards issued but not yet effective and not subject to early adoption***

***Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7***

Effective for annual periods beginning on or after 1 January 2026. In May 2024, the Board issued *amendments to the classification and measurement of financial instruments (amendments to IFRS 9 and IFRS 7)*, which clarify that a financial liability must be derecognised on the 'date of settlement', i.e. when the related obligation is settled, cancelled, expires, or the liability otherwise meets the derecognition criteria. It also introduces an accounting policy option for the derecognition of financial liabilities settled through an electronic payment

system prior to the settlement date, provided certain conditions are met, clarified how to measure the contractual cash flow characteristics of financial instruments with environmental, social and governance (ESG) features and other similar contingent features, and clarified the treatment of non-redeemable instruments and contractual instruments.

The amendments are effective for annual reporting periods beginning on or after 1 January 2026. Entities may apply the amendments relating to the classification of financial assets and the related disclosures prospectively, whilst the other amendments may be applied retrospectively. The new requirements must be applied retrospectively, with an adjustment to opening retained earnings. Prior periods need not be restated, and restatement is permitted only without retrospective assessment. An entity must disclose information about financial assets whose measurement category changes as a result of the amendments.

The amendment is not expected to have a significant impact on the Group's consolidated financial statements.

### ***Improvements to International Financial Reporting Standards***

The IASB's annual improvement process addresses non-urgent but necessary clarifications and amendments to IFRSs. In July 2024, the IASB issued annual improvements to IFRS accounting standards on the following topics:

- IFRS 1 First-time Adoption of International Financial Reporting Standards – Hedge accounting by a first-time adopter
- IFRS 7 Financial Instruments: Disclosures – Gains or losses arising from derecognition, Disclosure of the deferred difference between fair value and transaction price, Credit risk disclosures
- IFRS 9 Financial Instruments – Derecognition of a lessee's lease liabilities, Transaction price
- IFRS 10 Consolidated Financial Statements – Definition of a 'de facto agent'
- IAS 7 Statement of Cash Flows – Cost method

The amendment is not expected to have a significant impact on the Group's consolidated financial statements.

### ***Contracts for natural gas – Amendments to IFRS 9 and IFRS 7***

Effective for annual periods beginning on or after 1 January 2026. The amendments include the following: Clarification of the application of the 'own use' requirements, permitting hedge accounting where these contracts are used as hedging instruments, and the addition of new disclosure requirements to enable investors to understand the impact of these contracts on the entity's financial performance and cash flows. Early application is permitted but must be disclosed.

Clarifications regarding the 'own use' requirements must be applied retrospectively, but the guidance permitting hedge accounting must be applied prospectively to new hedging relationships designated on or after the date of initial application.

The amendment is not expected to have a significant impact on the Group's consolidated financial statements.

### ***IFRS 18 – Presentation and Disclosure in Financial Statements***

Effective for annual periods beginning on or after 1 January 2027. IFRS 18 introduces new categories and subtotals in the income statement. It also requires the disclosure of performance measures determined by management (the definition (according to the standard), and sets out new requirements regarding the presentation, aggregation and breakdown of financial information.

An entity must classify all revenue and expenses in the income statement into one of five categories: operating; investing; financing; income tax; and discontinued operations. In addition, IFRS 18 requires the entity to present the subtotals and totals for ‘operating profit’, ‘profit before finance and income tax’ and ‘profit or loss’.

*Principal business activities:* To classify revenue and expenses into the categories prescribed by IFRS 18, an entity must assess whether its “principal business activity” is investing in assets or providing finance to customers, as specific classification requirements apply to such entities. Determining whether an entity has such a defined principal business activity depends on facts and circumstances, which requires judgement. An entity may have more than one principal business activity.

*Management-defined performance measures:* IFRS 18 introduces the concept of a management-defined performance measure (MPM), which an entity defines as a subset of revenue and expenses that the entity uses in its disclosures. Communication outside the financial statements to convey to users management’s view of the financial performance of the entity as a whole. IFRS 18 requires that information relating to all of an entity’s MPMs be disclosed in a single note to the financial statements, and prescribes a number of disclosures for each MPM, including the method of calculating the measure and a reconciliation to the most comparable subtotal specified by IFRS 18 or another IFRS.

*Presentation, aggregation and breakdown of information:* IFRS 18 distinguishes between the ‘presentation’ of information in the primary financial statements and its ‘disclosure’ in the notes, and introduces a principle for determining the presentation of information based on the identified ‘role’ of the primary financial statements and the notes. IFRS 18 requires that the aggregation and disaggregation of information be carried out on the basis of similar and different characteristics.

#### *Consequential amendments to other accounting standards*

IAS 7 Statement of *Cash Flows* has been amended with minor changes, including changing the starting point for determining cash flows from operating activities using the indirect method from ‘profit or loss’ to ‘operating profit or loss’. The option regarding the classification of cash flows from dividends and interest in the cash flow statement has also been largely removed.

IAS 33 *Earnings per Share* has been supplemented with new requirements that only allow entities to disclose additional per-share amounts if the numerator used in the calculation meets specified criteria.

IFRS 18 and the consequential amendments to other accounting standards come into effect for reporting periods beginning on or after 1 January 2027 and must be applied retrospectively. Early application is permitted and must be disclosed.

The Group is still assessing the expected impact of the new standard on the consolidated financial statements.

### ***IFRS 19 – Subsidiaries without Public Reporting Requirements: Disclosures***

Effective for annual periods beginning on or after 1 January 2027. The new standard allows eligible entities to elect to apply reduced disclosure requirements whilst continuing to apply the recognition, measurement and presentation requirements set out in other IFRS accounting standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 are not required to apply the disclosure requirements contained in other IFRS accounting standards.

An entity applying IFRS 19 shall disclose this fact as part of its statement of compliance with general IFRS accounting standards. IFRS 19 requires an entity whose financial statements comply with IFRS accounting standards, including IFRS 19, to make an explicit and unqualified statement regarding such compliance.

An entity may elect to apply IFRS 19 only if, at the end of the reporting period: it is a subsidiary under IFRS 10; it is not publicly accountable; and it has a parent (ultimate or intermediate) that prepares consolidated financial statements available for public use in accordance with IFRS accounting standards.

IFRS 19 comes into force for reporting periods beginning on or after 1 January 2027, and early application is permitted.

If an eligible entity decides to apply the standard early, it must disclose this fact. In the first (annual or interim) period in which the entity applies the standard, it must reconcile the information disclosed in the comparative period to the disclosures required by IFRS 19 in the current period, unless IFRS 19 or another IFRS accounting standard permits or requires otherwise.

The new standard is not expected to have an impact on the Group's consolidated financial statements.

### **2.3 Significant accounting estimates and assumptions**

In applying the accounting policies described in section 2.1, estimates and assumptions are necessary to determine the carrying amounts of certain assets and liabilities at a given point in time, which cannot be clearly determined from other sources. The estimation process involves judgements based on the latest available information and relevant factors. These significant estimates and assumptions affect the amounts of assets and liabilities, income and expenses recognised in the financial statements, and the presentation of contingent assets and liabilities in the notes. Actual results may differ from the estimated figures.

Estimates are updated on an ongoing basis. Changes in accounting estimates must be taken into account in the period in which the change occurs if the change affects only that period, or in the period of the change and future periods if the changes affect both periods.

The main areas of estimation uncertainty and critical judgements in accounting policies that have the most significant effect on the amounts recognised in the consolidated financial statements are as follows:

### 2.3.1 Classification of property

Properties owned by the Group are classified upon acquisition as investment properties or development properties as follows:

- Properties are classified as investment properties where the Group has typically acquired them with the intention of deriving income from letting the property and from capital appreciation. These properties (typically office buildings, retail premises, warehouses and industrial buildings) are not used by the Company for its own purposes.
- Properties classified as held for development are included in inventories where the Group intends to invest in and develop them in the near future, and subsequently sell them.
- Properties used by the Group for its own purposes are classified as tangible assets.

The Group leases one of its properties within the Group; however, as this represents a negligible proportion of the total tenant portfolio, the property is classified as investment property. The Group reclassifies investment properties if there is a change in their use. It classifies properties used for its own purposes as property, plant and equipment. In the case of mixed-use properties, the Group accounts for the different parts separately where possible. If separation is not possible, the Group classifies the property as investment property only if the portion used for other purposes is insignificant.

The Group classifies properties on which it commences development with the intention of a subsequent sale as inventories. The Group classifies properties as assets held for sale if their carrying amount is primarily recovered through a sale transaction rather than through continuing use, and the sale is highly probable within one year. Investment properties classified as assets held for sale continue to be stated at fair value following reclassification.

### 2.3.2 Fair value of investment property

The determination of the fair value of investment property is based to a significant extent on estimates and assumptions; therefore, the actual value may differ materially from the value derived from the estimates. The fair value of investment property has been determined on the basis of valuations prepared by the Group and valuations carried out by independent valuers. The valuation principles and parameters used are set out in Note 10.

IFRS 13 “Fair Value Measurement” establishes a fair value hierarchy to enhance the consistency and comparability of fair value measurement and related disclosures. The hierarchy categorises the inputs used in fair value measurement methods into three levels.

The fair value hierarchy assigns the highest significance to quoted (unadjusted) prices in active markets for identical assets or liabilities, and the lowest to unobservable inputs. The objective of fair value measurement is to estimate the price at which a regular transaction to sell the asset or transfer the liability would take place between market participants at the measurement date, under prevailing market conditions. All investment property is classified within Level 3 of the fair value hierarchy.

## 2.4 Changes in the scope of consolidation

The Group holds interests (voting and ownership rights) in the following subsidiaries:

Name of subsidiary	Parent company	Ownership and voting rights		Address
		2025	2024	
Appeninn Project- BSV Ltd.	Appeninn Plc.	100%	-	1022 Budapest, Bég street 3-5.
Appeninn E-Office Asset Management Ltd.	Appeninn Plc.	100%	100%	1022 Budapest, Bég Street 3-5.
Appeninn Project-EGRV Ltd.	Appeninn Plc.	100%	100%	1022 Budapest, Bég Street 3-5.
Appeninn Project-MSKC Ltd.	Appeninn Plc.	100%	100%	1022 Budapest, Bég Street 3-5.
Appeninn Property Asset Management Ltd.	Appeninn Plc.	100%	100%	1022 Budapest, Bég Street 3-5.
Alagút Investment Ltd.	Appeninn Plc.	100%	100%	1022 Budapest, Bég Street 3-5.
Tidaholm Properties Ltd.	Appeninn Plc.	100%	100%	1022 Budapest, Bég Street 3-5.
Kantrum Property Ltd.	Appeninn Plc.	100%	100%	1022 Budapest, Bég Street 3-5.
Dounby SP. Z.O.O.	Appeninn Project-EGRV Ltd.	100%	100%	26 Ilzecka Street, Warsaw, Mazovia,
Appeninn-Project-TRNW SP. Z.O.O.	Appeninn Project-EGRV Ltd.	100%	-	26 Ilzecka Street, Warsaw, Mazovia,
Leveron doo Belgrade	Appeninn Project-EGRV Ltd.	100%	100%	Belgrade, Novi Beograd, Bulevar Milutina Milankovića 9Đ, 11070
Imanpa doo Belgrade	Appeninn Project-EGRV Ltd.	100%	100%	Belgrade, Novi Beograd, 9Đ Milutin Milanković Boulevard, 11070

The Group has a controlling interest in its subsidiaries.

The Group holds interests (voting and ownership rights) in the following jointly controlled entities:

Name of jointly controlled entity	Parent company	Ownership and voting share		Address
		2025	2024	
Wisniowy Management Sp. z o.o.	Dounby SP. Z.O.O.	50%	50%	26 Ilzecka Street, Warsaw, Mazovia,

Changes in the Group's membership **in 2025**:

- Appeninn Nyrt. established Appeninn Project-BSV Kft. with a 100% ownership stake.
- The Group acquired Appeninn-Project-TRNW SP Z.O.O. with a 100% ownership stake.

Changes in the Group's membership **in 2024**:

- On 1 January 2024, Appen-Retail Kft. and Felhévíz-Appen Kft. were merged into Appeninn Property Asset Management Zrt. In the second half of 2024, the Group rationalised its structure through further reorganisations, merging Szent László téri Szolgáltatóház Kft., Sectura Ingatlankezelő Kft., Appeninn BLT Kft., BERTEX Zrt., Appeninn- , BP1047 Zrt. and Curlington Kft. into Appeninn Property Vagyonkezelő Zrt.

## Notes to the Consolidated Statement of Comprehensive Income

### 3. Revenue from property leasing

The Group generates its property sales revenue through the letting of office, logistics and retail properties and related operational services. The Group's properties are characterised by short tenancy periods – i.e. minimal vacancy periods – and, due to their prime locations, a portfolio of high-quality, solvent tenants.

Revenue was generated from the following activities:

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Rental income	18,317,628	18,377,504
Revenue from operations	4,611,081	4,749,185
<b>Total</b>	<b>22,928,709</b>	<b>23,126,689</b>

The Company has no contractual assets or contractual liabilities. Revenue from operating leases amounts to EUR 18,317,628 in 2025, EUR 18,377,504 in 2024, whilst operating revenue was EUR 4,611,081 in 2025 and EUR 4,749,185 in 2024, which is revenue recognised on a continuous basis arising from customer contracts.

The Group's revenue is generally revenue from ongoing performance and does not include a financing component; the company typically invoices rent and operating costs in advance.

Future minimum lease revenue for fixed-term lease contracts as at 31 December 2025:

Data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Within one year	16,349,271	10,087,360
Within 1–5 years	36,985,447	24,796,984
Over 5 years	14,560,330	15,948,872
<b>Total</b>	<b>67,895,048</b>	<b>50,833,216</b>

Presentation of turnover by geographical distribution:

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Hungary	14,908,741	14,866,114
Poland	8,019,968	8,260,575
<b>Total</b>	<b>22,928,709</b>	<b>23,126,689</b>

#### 4. Direct costs of property letting

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Property operating costs	(5,212,608)	(4,790,579)
Building tax, land tax	(1,214,571)	(1,030,607)
Repairs, maintenance	(457,275)	(412,000)
Property insurance costs	(50,938)	(54,170)
Security, protection	(638,741)	(640,810)
Other operating costs	(97,169)	(297,342)
<b>Total</b>	<b>(7,671,302)</b>	<b>(7,225,507)</b>

#### 5. Administrative costs

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Accounting services and audit fees	(353,727)	(193,965)
Bank charges	(80,688)	(37,141)
Solicitors' and legal fees	(78,942)	(11,395)
Business consultancy, PR	(78,587)	(31,510)
Property valuations and appraisals	(121,151)	(142,730)
Stock exchange fees for public limited companies	(33,222)	(32,519)
IT services	(19,445)	(20,761)
Telephone and internet charges	(5,845)	(4,188)
Administrative fees and charges	(6,936)	(5,198)
Office supplies, material costs	(321)	(562)
Other costs	(95,918)	-
<b>Total</b>	<b>(874,782)</b>	<b>(479,967)</b>

## 6. Personnel expenses

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Wage costs	(225,734)	(246,756)
Contributions	(30,963)	(33,373)
Other employee-related benefits	(10,791)	(7,750)
<b>Total</b>	<b>(267,488)</b>	<b>(287,879)</b>

Headcount data	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
<b>Average statistical headcount (persons)</b>	<b>5.5</b>	<b>8.0</b>
<b>Closing headcount (persons)</b>	<b>5.5</b>	<b>8.0</b>
of which:		
Appeninn Asset Management Holding Plc.	0.5	6
Appeninn-EGRV Ltd.	5.0	2

## 7. Other operating expenses and income

The Group presents its other income, i.e. income not arising from the letting and operation of property, as other income. If an item is exceptionally high in the profit or loss for the period, or is of a value or type that significantly affects the total profit or loss for the period, then that item (or items) is presented separately in the main statement. This section presents items not classified elsewhere or not highlighted from other types of income.

Data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
<b>Other income</b>		
Interest received on late payments	22,318	13,638
Reversal of impairment	39,363	27,424
Income related to claims	5,193	8,864
Compensation due to contract termination	447,359	-
Write-down of liabilities	4,958	203,770
Appeninn-EGRV interest subsidy	215,772	18,284
Other income	46,596	-
	<b>781,559</b>	<b>271,979</b>
<b>Other expenses</b>		
Fines, penalties	(3,295)	(5,144)
Bad debts, impairment	(36,394)	(128,371)
Other expenses	-	(142,205)
	<b>(39,689)</b>	<b>(275,719)</b>
<b>Total other income/(expenses)</b>	<b>741,870</b>	<b>(3,740)</b>

## 8. Result of fair value measurement of investment property generating income

The fair values of the Group's assets are assessed annually. Based on these fair value measurements, the Group has recognised all changes in profit or loss. Where purchase options on properties are valued below their fair value and the holder has paid the fee entitling them to the purchase option to the owner, the Group recognises the lower of the fair value and the price of the purchase option in its balance sheet.

The Group commissions a valuation of the properties' fair value every year. The value determined by the independent valuer is consistent with the values presented in the financial statements. The valuation used for investment property – with the exception of property held for sale, for which the valuation is due in 2025 – was prepared in 2024 and 2025 by the independent valuer appointed to carry out the valuation, CBRE Kft. (Bajcsy-Zsilinszky street 78, 1055 Budapest), and CBRE Poland. The property valuation firm is recognised, holds the appropriate professional qualifications, and has recent experience in the area and category of the investment property being valued. The analysis prepared by the property valuer is as follows:

- the valuation methods used and their application are consistent with approaches generally used in domestic and international practice
- the rental rates applied are in line with current market rental rates
- the investor 'return expectations' for each property – the Capitalisation Rate and Discount Rate used in the valuation – are consistent with publicly available data on investment transactions completed over the past 12 months for each property type.

### ***Valuation methods:***

The valuation was prepared in accordance with the 2024 and 2025 editions of the RICS (Royal Institution of Chartered Surveyors) Valuation Standards. In view of the manner in which the properties are used, the income-based method (the so-called 'Hardcore and Top slice' method) was selected for the valuation of the properties, with the market comparison method applied as a cross-check. The methodology divides the annual income from the property into two or more groups based on the associated assumed risks. Thus, it typically distinguishes between the portion of income that is sustainable in the long term and consistent with market rents ('hardcore') and the portion above that which is unlikely to be sustainable in the long term ('top slice'). In the methodology, the 'hardcore' income component is capitalised using a yield that reflects all risks associated with the property (all-risk yield), whilst the income components above this are capitalised until the end of their term using a yield that reflects a higher risk than the former. Any potential increase in rents and inflation risk are also implicitly taken into account through the use of the all-risk yield. The gross capital value is thus the sum of the capitalised income from the hardcore and top slice. After deducting transaction costs and any investment costs that may arise in relation to the property in question, the net capital value is obtained, which is also the market value of the property.

The key assumptions used in the yield-based valuations for 2025 and 2024 were the average rent, the market rent and the discount rate. These values are based on market observations,

which are adjusted to reflect the specific location of the property in question. Due to these adjustments, all variables used are classified as 'Level 3'.

The valuation methodology applied complied with the valuation techniques described in IFRS 13.

Discount rates range from 7.00% to 10.00% for offices and from 8.50% to 10.00% for industrial properties.

The key inputs of the DCF model, which are the parameters most sensitive to the market value of the property, are the level of rental rates and the discount rate used. Increasing the discount rate reduces the value, whilst a decrease in the rate will increase the value. For market rents, we have used the prevailing market rates specific to the property in question. Higher rent assumptions result in a higher fair value, whilst lower assumptions result in a lower fair value. In the comparative approach, the key assumption is the unit price per square metre estimated on the basis of comparative market data. A higher price per square metre results in a higher fair value.

Two properties in the portfolio were valued using the comparative approach in order to reflect the best and most efficient use. The property on Kelenhegyi Street is currently used as an office, whilst its best and most efficient use would be as a residential building. The property in Kecskemét is ready for renovation in order to achieve the best and most efficient use. For these properties, the income-based approach is less effective in accurately reflecting the value of a hypothetical transaction; the market-based valuation more accurately measures the fair value in the case of such properties.

The valuation addressed the determination of current market prices, which were presented as 'Comparative' prices.

In 2025, the basis of valuation changed for properties held for sale, as these were valued at the contractual selling price.

**2025 fair valuation**

Data in EUR	Increase in fair value	Decrease in fair value
1149 Budapest, Várna u. 12-14.	161,406	
1047 Budapest, Schweidel Street 3.	437,130	
1023 Budapest, Bég Street 3-5.		(594,475)
1022 Budapest, 4 Bég Street (30 Törökvész Street)	235,283	
1094 Budapest, Páva Street 8.	5,346	
1015 Budapest, Hattyú Street 14.	38,837	
1118 Budapest, Kelenhegyi út 43. (office)		(76,913)
1118 Budapest, Kelenhegyi út 43. (residential building)	319,000	
1133 Budapest, Visegrádi u. 110-112.	406,331	
17 SPAR shops		(398,640)
6000 Kecskemét, Kiskőrösi Street 30.		(19,334)
1082 Budapest, Úllői út 48.	616,927	
1147 Budapest, Egyenes Street 4.		(23,482)
1105 Budapest, Bánya street 20. (Szent László tér)		(332,117)
1023 Budapest, Felhévizi Street 24.		(187,535)
1139 Budapest, Frangepán Street 19.	108,189	
3525 Miskolc, 5 Szúcs Sámuel Street		(90,000)
1013 Budapest, Pauler Street 2		(46,664)
8000 Zalaegerszeg, Balatoni út 5-7.	59,354	
8900 Székesfehérvár, Szent Flórián Boulevard 11.	1,700,061	
8000 Nagykanizsa, Táborhely u. 4.	376,709	
Wisniowy Business Park		(2,815,538)
Total changes in fair value	<b>4,464,573</b>	<b>(4,584,698)</b>
Exchange rate changes relating to investment property recognised as gains in other comprehensive income		<b>(7,190,896)</b>
<b>Result of fair value measurement of investment property held for rental purposes in the income statement</b>		<b>(7,311,021)</b>

## 2024 fair valuation

data in EUR	Increase in fair value	Decrease in fair value
1149 Budapest, Várna u. 12-14.		(343,000)
1047 Budapest, Schweidel Street 3.		(260,000)
1023 Budapest, Bég Street 3-5.	225,747	
1022 Budapest, 4 Bég Street (30 Törökvész Street)		(458,354)
1094 Budapest, Páva Street 8.		(368,000)
1015 Budapest, Hattyú Street 14		(648,784)
1118 Budapest, Kelenhegyi út 43. (office)		(357,189)
1118 Budapest, Kelenhegyi út 43. (residential building)		(210,000)
1133 Budapest, Visegrádi u. 110-112.	62,684	
17 SPAR shops		(24,188)
6000 Kecskemét, Kiskőrösi Street 30.		(46,144)
1082 Budapest, Üllői út 48.	240,000	
1147 Budapest, Egyenes Street 4.	27,000	
1105 Budapest, Bánya street 20. (Szent László tér)		(470,000)
1023 Budapest, Felhévizi Street 24.		(130,000)
1139 Budapest, Frangepán Street 19		(520,000)
3525 Miskolc, Szűcs Sámuel Street 5.		(180,000)
1013 Budapest, Pauler Street 2	30,000	
8000 Zalaegerszeg, Balatoni út 5-7.		(89,784)
8900 Székesfehérvár, Szent Flórián krt. 11.	234,824	
8000 Nagykanizsa, Táborhely u. 4.	803,201	
Wisniowy Business Park		(4,950,000)
Total fair value changes	<b>1,623,456</b>	<b>(9,055,443)</b>
Exchange rate changes relating to investment properties recognised as a loss in other comprehensive income		<b>9,314,377</b>
<b>Result of fair value measurement of investment property held for rental purposes in the income statement</b>		<b>1,882,390</b>

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No.	2025					Valuation method	Rent EUR/m <sup>2</sup> /month (price per m <sup>2</sup> using the comparative method)	WAULT	Discount rate	Mortgage (property -backed)
	Type	Comparative price	DCF model value	Value as at the reporting date						
1	1149 Budapest, Várna u. 12-14.	Office and industrial premises			1,271,406	Sale price				
2	1047 Schweidel Street 3	warehouse			2,387,130	selling price				
3	1094 Budapest, Páva Street 8.	office			2,498,703	selling price				
4	1147 Budapest, 4 Egyenes Street	workshop			726 518	selling price				
5	1105 Budapest, Bánya street 20.	Mixed			1,037,883	selling price				
6	1023 Budapest, Felhévizi Street 24.	office			752,465	selling price				
7	1139 Budapest, Frangepán Street 19.	office			1,868,189	selling price				
	<b>Properties held for sale*</b>				<b>10,542,294</b>					
1	1023 Budapest, Bég u. 3-5.	office	8,640,000	9,070,000	9,070,000	Yield calculation	15.32	2.49	8.25%	yes
2	1022 Budapest, Bég u. 4. (Törökvész u. 30.)	office	3,820,000	4,130,000	4,130,000	Yield calculation	12.39	5.00	8.00%	yes
3	1015 Budapest, Hattyú Street 14	office	9,010,000	8,800,000	8,800,000	Yield calculation	12.93	1.98	8.50%	yes
4	1118 Budapest, Kelenhegyi út 43.	office	2,800,000	3,070,000	3,070,000	Yield calculation	0.30	1.00	8.00%	yes
5	1118 Budapest, Kelenhegyi út 43.	residential building	1,810,000	1,580,000	1,810,000	comparative	Price per sq m: 3,922 EUR/sq m			yes
6	1133 Budapest, Visegrádi u. 110-112.	office	4,540,000	4,740,000	4,740,000	Yield calculation	11.00	2.00	8.75%	yes
7	17 SPAR shops	retail	19,510,000	19,410,000	19,410,000	yield calculation	4.50–13.07	0.50–15.50	7.00%–9.00%	yes
8	6000 Kecskemét, Kiskőrösi Street 30.	site	2,320,000	2,480,000	2,320,000	comparative	Price per sq m: 1,020 EUR/sq m			yes
9	1082 Budapest, Üllői út 48.	office	20,500,000	22,050,000	22,050,000	yield calculation	17.78	8.53	8.00%	no
10	3525 Miskolc, Szűcs Sámuel Street 5.	casino	1,190,000	1,170,000	1,170,000	Yield calculation	20.86	3.39	9.00%	yes
11	1013 Budapest, Pauler Street 2	office	1,220,000	1,200,000	1,200,000	Yield calculation	-	0.00	8.25%	yes
12	8000 Zalaegerszeg, Balatoni út 5-7.	commercial	16,700,000	15,400,000	15,400,000	Yield calculation	9.55	3.98	9.11%	yes
13	8900 Székesfehérvár, Szent Flórián krt. 11.	commercial	13,700,000	15,500,000	15,500,000	Yield calculation	13.27	4.26	8.87%	yes
14	8000 Nagykanizsa, Táborhely u. 4.	retail	19,300,000	18,700,000	18,700,000	Yield calculation	10.31	3.67	9.56%	yes
15	Wisniowy Business Park	retail	43,230,000	43,230,000	43,230,000	Yield calculation	12–15	2.7	10.00%	yes
	<b>Investment properties</b>				<b>170,600,000</b>					
	<b>Total</b>				<b>181,142,294</b>					

\*For properties held for sale, the value at the balance sheet date is equal to the selling price.

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Comparative figures for 2024:

<b>2024</b>						Rent EUR/m <sup>2</sup> /month (price per m <sup>2</sup> using the comparative method)	Discount rate	WAUL T	Mortgage (property- backed)	
No.	Type	Comparative price	DCF model value	Value as at the balance sheet date	Valuation method					
1	1149 Budapest, Várna u. 12-14.	Office and ind. premises	1,020,000	1,110,000	1,110,000	Yield calculation	2.71	9.00%	0.66	yes
2	1047 Schweidel Street 3	warehouse	1,950,000	1,860,000	1,950,000	comparative	Price per sq m: 434 EUR/sq m			yes
3	1094 Budapest, Páva u. 8.	office	2,440,000	2,490,000	2,490,000	Yield calculation	8.68	8.75%	0.42	yes
4	1147 Budapest, Egyenes Street 4	workshop	750,000	750,000	750,000	Yield calculation	2.86	9.00%	1.39	yes
5	1105 Budapest, Bánya Street 20	mixed	1,670,000	1,370,000	1,370,000	Yield calculation	0.03	9.75%	1.59	no
6	1023 Budapest, Felhévizi Street 24	office	940,000	590,000	940,000	comparative	Price per sq m: 1,284 EUR/sq m			yes
7	1139 Budapest, Frangepán u. 19.	office	2,200,000	1,760,000	1,760,000	Yield calculation		10.00%	0.00	yes
	<b>Properties held for sale</b>				<b>10,370,000</b>	Yield calculation				yes
1	1023 Budapest, Bég u. 3-5.	office	8,780,000	9,530,000	9,530,000	Yield calculation	14.07	8.25%	1.64	yes
2	1022 Budapest, Bég u. 4. (Törökvész u. 30.)	office	3,560,000	3,580,000	3,580,000	Yield calculation	11.05	8.25%	3.02	yes
3	1015 Budapest, Hattyú Street 14	office	8,410,000	8,150,000	8,150,000	Yield calculation	10.85	8.50%	1.79	yes
4	1118 Budapest, Kelenhegyi út 43.	office	2,840,000	3,120,000	3,120,000	Yield calculation	18.2	8.00%	1.04	yes
5	1118 Budapest, Kelenhegyi út 43.	residential building	1,491,000	770,000	1,491,000	comparative	Price per sq m: 3,231 EUR/sq m			yes
6	1133 Budapest, Visegrádi u. 110-112.	office	3,380,000	4,320,000	4,320,000	Yield calculation	7.18	8.75%	0.00	yes
7	17 SPAR shops	retail	19,490,000	19,651,000	19,651,000	yield calculation	5.32–13.07	7.25%– 8.75%	0.25– 16.50	yes
8	6000 Kecskemét, Kiskőrösi Street 30.	site	2,320,000	1,440,000	2,320,000	comparative	Price per sq m: 1,020 EUR/sq m			yes
9	1082 Budapest, Üllői út 48.	office	18,300,000	21,100,000	21,100,000	Yield calculation	16.34	8.00%	9.54	no
10	3525 Miskolc, Szűcs Sámuel Street 5	casino	1,060,000	1,260,000	1,260,000	Yield calculation	20.33	9.00%	4.56	yes
11	1013 Budapest, Pauler Street 2	office	1,240,000	1,240,000	1,240,000	Yield calculation	19.41	8.25%	1.37	yes
12	8000 Zalaegerszeg, Balatoni út 5-7.	retail	17,010,000	15,290,000	15,290,000	Yield calculation	9.21	9.00%	4.17	yes
13	8900 Székesfehérvár, Szent Flórián krt. 11.	commercial	13,500,000	13,750,000	13,750,000	Yield calculation	12.52	8.76%	2.90	yes
14	8000 Nagykánizsa, Táborhely u. 4.	retail	19,880,000	18,200,000	18,200,000	Yield calculation	9.79	9.53%	4.17	yes
15	Wisniowy Business Park	retail	44,920,000	44,920,000	44,920,000	yield calculation	12–15	10.00%	2.0	yes
	<b>Investment properties</b>				<b>167,922,000</b>					
	<b>Total</b>				<b>178,292,000</b>					

## 9. Depreciation

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Depreciation of property, plant and equipment	(7,321)	(9,280)
<b>Total</b>	<b>(7,321)</b>	<b>(9,280)</b>

Depreciation of low-value assets was EUR 0 in 2024 and EUR 0 in 2025.

## 10. Other expenses and income from financial transactions

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Exchange rate gains	3,149,798	2,533,813
Foreign exchange loss	(3,809,187)	(864,530)
Foreign exchange gain/(loss) on IRS transactions	58,428	(303,581)
<b>Total</b>	<b>(600,961)</b>	<b>1,365,702</b>

In 2024, the realised net exchange rate gain was EUR 670,271; in 2025, it was EUR 199,896.

## 11. Balance of interest income and expenses

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
<b>Interest income</b>		
Interest on deposits and interest-bearing deposits	1,785,864	1,372,919
	<b>1,785,864</b>	<b>1,372,919</b>
<b>Interest expense</b>		
Interest on bank loans	(2,572,948)	(2,060,820)
Interest on own-issue bonds held in circulation	(1,744,615)	(1,756,587)
	<b>(4,317,563)</b>	<b>(3,817,406)</b>
<b>Net interest income</b>	<b>(2,531,699)</b>	<b>(2,444,488)</b>

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Lease interest	(59)	(5,206)
<b>Lease interest</b>	<b>(59)</b>	<b>(5,206)</b>

## 12. Income taxes

Revenue and (expenses) relating to income tax consist of the following:

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Corporation tax	(536,503)	(340,239)
Innovation tax	(39,070)	-
Business tax	(7,558)	-
<b>Total</b>	<b>(583,131)</b>	<b>(340,239)</b>

The tax calculation was as follows:

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Profit before tax from continuing operations	4,406,005	15,918,714
Tax liability calculated at the current tax rate of 9%	(396,540)	(1,432,684)
Different tax rate (Polish)	(209,117)	(111,011)
Tax differences for which there is no deferred tax	(136,914)	-
Business tax	(7,558)	-
Innovation tax	(39,070)	-
0% tax rate due to SZIT	206,068	1,203,456
<b>Total income tax</b>	<b>(583,131)</b>	<b>(340,239)</b>
<b>Effective tax rate</b>	<b>13.2%</b>	<b>2.1</b>

The tax rate in Hungary is 9% under the corporation tax rate and 2% for local business tax, whilst in Poland the corporation tax rate is 19% and the local tax is 0.5–2%. For Hungarian group members subject to the SZIT, the tax liability applies only to income derived from associated enterprises not subject to the SZIT. Of the Hungarian group members, only Appeninn Project-EGRV Kft. is not subject to the SZIT.

No deferred tax has been recognised, as group members falling within the scope of the SZIT are tax-exempt and no deferred tax is recognised in respect of the Polish property asset acquired as a non-business combination.

### 13. Earnings per share

When calculating earnings per share, the after-tax profit available for distribution to shareholders must be taken into account, as well as the annual average number of ordinary shares in issue, excluding treasury shares.

	<b>For the financial year ending 31 December 2025</b>	<b>For the financial year ending 31 December 2024</b>
Profit after tax attributable to the Company's owners (EUR)	3,822,874	15,578,475
Weighted average number of ordinary shares in issue (shares)	47,369,571	47,369,571
<b>Earnings per share (basic) (in euro cents)</b>	<b>8.07</b>	<b>32.89</b>

There are no factors at the Company in either 2024 or 2025 that would dilute earnings per share.

### 14. Net asset value per share

	<b>For the financial year ending 31 December 2025</b>	<b>For the financial year ending 31 December 2024</b>
Net asset value (equity)	128,461,242	118,549,296
Number of ordinary shares at the balance sheet date (shares)	47,369,571	47,369,571
<b>Net asset value per share (EUR)</b>	<b>2.71</b>	<b>2.50</b>

## Notes to the Consolidated Financial Statements

### 15. Investment property

The changes in the opening and closing values of the Group's investment property were as follows (see also Note 8):

data in EUR	For the financial year ended 31 December 2025	For the financial year ended 31 December 2024
<b>Opening value</b>	<b>167,922,000</b>	<b>184,588,000</b>
<b>Annual changes:</b>		
<b>Reclassification to assets held for sale:</b>	<b>0</b>	<b>(10,370,000)</b>
1149 Budapest, Várna u. 12-14.	0	(1,110,000)
1047 Schweidel Street 3.	0	(1,950,000)
1094 Budapest, Páva Street 8.	0	(2,490,000)
1147 Budapest, Egyenes Street 4.	0	(750,000)
1105 Budapest, Bánya street 20.	0	(1,370,000)
1023 Budapest, Felhévizi Street 24.	0	(940,000)
1139 Budapest, Frangepán Street 19.	0	(1,760,000)
<b>Change in fair value</b>	<b>2,678,000</b>	<b>(6,296,000)</b>
of which:		
Capitalisation	1,586,497	1,135,987
Incentives	1,380,565	-
Increase in fair value	3,752,502	1,623,456
Decrease in fair value	(4,041,564)	(9,055,443)
<b>Total changes</b>	<b>2,678,000</b>	<b>(16,666,000)</b>
<b>Closing balance</b>	<b>170,600,000</b>	<b>167,922,000</b>

The impact of market price increases and decreases relating to continuing operations is recognised in total comprehensive income, of which a loss of EUR 7,412,993 in 2025, and a gain of EUR 9,314,377 in 2024, due to the effect of revaluation to the presentation currency.

On 4 March 2024, the Group announced that it had commissioned the sale of properties owned by its subsidiaries and the search for potential buyers; the fair value of these properties has been reclassified to the 'Assets held for sale' line item in the balance sheet (see Note 16).

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A breakdown of changes in the property portfolio by property, comparing the positions as at 31 December 2025 and 31 December 2024, is presented in the following tables:

	<b>31 December 2024</b>	<b>Acquisitions and re- classifications</b>	<b>Capitalisation</b>	<b>Incentive</b>	<b>Market price increase</b>	<b>Market price decrease</b>	<b>31 December 2025</b>
1023 Budapest, Béq u. 3-5.	9,530,000		134,475			(594,475)	9,070,000
1022 Budapest, Béq u. 4. (Törökvész u. 30.)	3,580,000		314,717		235,283		4,130,000
1015 Budapest, Hattyú Street 14.	8,150,000		611,163		38,837		8,800,000
1118 Budapest, Kelenhegyi út 43. (office)	3,120,000		26,913			(76,913)	3,070,000
1118 Budapest, Kelenhegyi út 43. (residential building)	1,491,000				319,000		1,810,000
1133 Budapest, Visegrádi u. 110-112.	4,320,000		13,669		406,331		4,740,000
17 SPAR stores	19,651,000		91,021	66,619		(398,640)	19,410,000
6000 Kecskemét, Kiskőrösi Street 30.	2,320,000		19,334			(19,334)	2,320,000
1082 Budapest, Üllői út 48.	21,100,000			333,073	616,927		22,050,000
3525 Miskolc, Szúcs Sámuel u. 5.	1,260,000					(90,000)	1,170,000
1013 Budapest, Pauler Street 2.	1,240,000		6,664			(46,664)	1,200,000
8000 Zalaegerszeg, Balatoni út 5-7.	15,290,000		50,646		59,354		15,400,000
8900 Székesfehérvár, Szent Flórián krt. 11.	13,750,000		24,268	25,672	1,700,061		15,500,000
8000 Nagykanizsa, Táborhely u. 4.	18,200,000		71,531	51,760	376,709		18,700,000
Wisniowy Business Park	44,920,000		222,096	903,442		(2,815,538)	43,230,000
<b>Total</b>	<b>167,922,000</b>	<b>-</b>	<b>1,586,497</b>	<b>1,380,565</b>	<b>3,752,502</b>	<b>(4,041,564)</b>	<b>170,600,000</b>

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The breakdown of changes in the property portfolio by property, comparing the positions as at 31 December 2024 and 31 December 2023, is presented in the following tables:

	31 December 2023	Acquisitions and re- classifications	Capitalisation	Incentive	Market price increase	Market price decrease	31 December 2024
1149 Budapest, Várna u. 12-14.	1,453,000	(1,110,000)				(343,000)	-
1047 Schweidel Street 3.	2,210,000	(1,950,000)				(260,000)	-
1023 Budapest, Bélg Street 3-5.	9,263,000		41,253		225,747		9,530,000
1022 Budapest, Bélg u. 4. (Törökvész u. 30.)	3,420,000		618,354			(458,354)	3,580,000
1094 Budapest, Páva Street 8	2,858,000	(2,490,000)				(368,000)	-
1015 Budapest, Hattyú Street 14.	8,710,000		88,784			(648,784)	8,150,000
1118 Budapest, Kelenhegyi út 43. (office)	3,451,000		26,189			(357,189)	3,120,000
1118 Budapest, Kelenhegyi út 43. (residential building)	1,701,000					(210,000)	1,491,000
1133 Budapest, Visegrádi u. 110-112.	4,250,000		7,316		62,684		4,320,000
17 SPAR stores	19,669,000		6,188			(24,188)	19,651,000
6000 Kecskemét, Kiskőrösi Street 30.	2,350,000		16,144			(46,144)	2,320,000
1082 Budapest, Üllői út 48.	20,860,000				240,000		21,100,000
1147 Budapest, Egyenes u. 4.	723,000	(750,000)			27,000		-
1105 Budapest, Bánya street 20.	1,840,000	(1,370,000)				(470,000)	-
1023 Budapest, Felhévizi Street 24.	1,070,000	(940,000)				(130,000)	-
1139 Budapest, Frangepán Street 19.	2,280,000	(1,760,000)				(520,000)	-
3525 Miskolc, Szúcs Sámuel Street 5.	1,440,000					(180,000)	1,260,000
1013 Budapest, Pauler Street 2.	1,210,000				30,000		1,240,000
8000 Zalaegerszeg, Balatoni út 5-7.	15,250,000		129,784			(89,784)	15,290,000
8900 Székesfehérvár, Szent Flórián krt. 11.	13,510,000		5,176		234,824		13,750,000
8000 Nagykanizsa, Táborhely u. 4.	17,200,000		196,799		803,201		18,200,000
Wisniowy Business Park	49,870,000					(4,950,000)	44,920,000
<b>Total</b>	<b>184,588,000</b>	<b>(10,370,000)</b>	<b>1,135,987</b>	<b>-</b>	<b>1,623,456</b>	<b>(9,055,443)</b>	<b>167,922,000</b>

## 16. Assets held for sale

On 4 March 2024, the Group announced that it had commissioned the sale of properties owned by its subsidiaries and the search for potential buyers:

- Office premises and associated underground parking spaces located at 24 Felhévizi Street, District II, Budapest;
- The commercial building and associated land located at 3 Schweidel József Street and 146 Attila Street, District IV, Budapest;
- Office and service building located at 8 Páva Street/11 Lililom Street, District IX, Budapest;
- A complex of commercial, industrial and retail buildings located at 20 Bánya Street, District X, Budapest;
- The office building located at 19 Frangepán Street, District XIII, Budapest;
- The industrial building and associated land at 4 Egyenes Street, District XIV, Budapest;
- Office building, commercial and warehouse buildings located at 12-14 Várna Street, District XIV, Budapest.

The properties held for sale comply with the provisions of IFRS 5, according to which the assets are held for sale and are expected to be sold within 12 months, and are ready for sale in their current condition. As at the reporting date, the assets meet all the conditions necessary for sale, and their sale is expected to take place.

After the balance sheet date, on 27 February 2026, the Group entered into contracts and preliminary agreements for the properties held for sale. The transaction is expected to close when the properties are removed from the Group's books: the property at 1149 Budapest, Várna u. 12-14, 1144 Budapest, Egyenes u. 4, and 1105 Budapest, Bánya street, is expected to be at the end of April 2026, whilst for the properties at 1047 Budapest, Attila u. 146/1047 Budapest, Schweidel József u. 3, 1139 Budapest, Frangepán u. 19 and 1094 Budapest, Páva u. 8./1094 Budapest, Liliom u. 11, the term is until the end of June 2026. The contracted sale price in the functional currency, i.e. in Hungarian forints, corresponds to the year-end fair value; therefore, no profit or loss affecting the following year is expected from the transaction.

The valuation of the above properties is presented in Note 8.

## 17. Tangible assets

The Group records office equipment owned by it and purchased for its operations under property, plant and equipment.

Data in EUR	Total
<b>Gross value</b>	
<b>As at 31 December 2023</b>	<b>84,011</b>
Increase and reclassification	6,425
Decrease and reclassification	(20,064)
<b>31 December 2024</b>	<b>70,372</b>
Increase and reclassification	6,558
Decrease and reclassification	
<b>31 December 2025</b>	<b>76,930</b>
<b>Accumulated depreciation</b>	
<b>31 December 2023</b>	<b>56,600</b>
Annual depreciation	9,280
Decrease	(20,064)
<b>As at 31 December 2024</b>	<b>45,816</b>
Annual write-down	7,321
Decrease and exchange rate effect	3,716
<b>As at 31 December 2025</b>	<b>56,853</b>
<b>Net carrying amount</b>	
<b>31 December 2023</b>	<b>27,411</b>
<b>31 December 2024</b>	<b>24,556</b>
<b>31 December 2025</b>	<b>20,077</b>

The gross value of assets written down to zero is EUR 0 as at 31 December 2025 and EUR 0 as at 31 December 2024. No impairment losses have been recognised on property, plant and equipment. The Group has no intangible assets.

### 18. Interests in jointly controlled entities

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
50% interest in Wisniowy Management Sp. z o.o.	7,807	7,979
<b>Total</b>	<b>7,807</b>	<b>7,979</b>

### 19. Receivables due after one year

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Restricted cash and cash equivalents – Hungary	1,845,477	1,838,384
<b>Total</b>	<b>1,845,477</b>	<b>1,838,384</b>

Designated Special-Purpose Accounts (DSRA) are funds whose use is tied to a specific purpose, conditions or time limit as set out in the loan agreement. A DSRA is a segregated bank account in which the borrower maintains a pre-determined reserve to temporarily ensure the repayment of the loan (principal + interest), even if cash flow from operations is temporarily insufficient.

### 20. Trade receivables

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Gross value of trade receivables	1,651,937	2,408,618
Opening balance of impairment on receivables	(190,444)	(89,497)
Impairment recognised during the period	(36,394)	(128,371)
Impairment losses reversed during the period	131,018	27,424
Closing balance of impairment losses on trade receivables	(95,820)	(190,444)
<b>Total net trade receivables</b>	<b>1,556,117</b>	<b>2,218,174</b>

Presentation of trade receivables by maturity:

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Not yet due	1,426,637	1,770,585
1–90 days	50,762	205,460
91–180 days	8,910	74,716
181–360 days	1,642	121,190
Over 361 days	68,166	46,223
<b>Total net trade receivables</b>	<b>1,556,117</b>	<b>2,218,174</b>

## 21. Other current receivables

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Balance of tax receivables (VAT, local taxes)	80,620	533,130
Advances paid	135,703	59,345
Deposits	48,066	-
Other loans granted	-	9
Restricted cash	-	337,975
Other	5,090	84,189
<b>Total</b>	<b>269,479</b>	<b>1,014,648</b>

## 22. Accrued income

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Accrual of uninvoiced, accrued rental income	1,181,823	1,098,561
Accrual of invoiced expenses not relating to the current period	365,252	175,654
<b>Total</b>	<b>1,547,075</b>	<b>1,274,215</b>

### 23. Income tax receivables and liabilities

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Income tax receivables	98,295	8,257
Income tax liabilities	1,136	178,180

### 24. Cash and cash equivalents

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Cash in hand HUF	716	673
Cash in bank accounts HUF	1,351,518	550,768
Bank account balance in EUR and PLN	4,884,612	28,840,585
Short-term fixed-term bank deposits	50,000,000	17,612,579
<b>Total</b>	<b>56,236,847</b>	<b>47,004,605</b>

The short-term fixed-term bank deposit has a maturity of 1 month. As at 31 December 2025, the Group has access to an uncommitted credit facility of EUR 10 million.

The Group holds its cash and cash equivalents with banks rated B1 and A2 (Moody's).

### 25. Registered capital

The shares of Appeninn Asset Management Holding Plc. were admitted to trading on the Budapest Stock Exchange's public market ( ) on 2 July 2010.

#### Appeninn Nyrt. share details

Nominal value	100
Currency	HUF
ISIN code	HU0000102132
Place of listing	Budapest Stock Exchange Ltd.
	Share section
Start of trading	2 July 2010
Share register	Board of Directors of Appeninn Plc., 1022 Budapest, Bégy street 3- 5.
Number of shares in circulation as at 31 December 2025 (units)	47,371,419
Number of shares in circulation as at 31 December 2024 (units)	47,371,419



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Registered capital	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Ordinary shares issued and paid up by shareholders at par value:		
<b>Opening balance as at 1 January (EUR)</b>	<b>15,217,006</b>	<b>15,217,006</b>
<b>Closing share capital as at 31 December (EUR):</b>	<b>15,217,006</b>	<b>15,217,006</b>
Number of shares issued with a nominal value of 100 HUF (units):		
Opening balance (units)	47,371,419	47,371,419
Issue (units)	-	-
Closing value (units)	47,371,419	47,371,419
Conversions to presentation currency:		
HUF-EUR exchange rates:		
Average calculated exchange rate of opening share capital:	311.32	311.32
Issue	-	-
Closing share capital at average exchange rate	311.32	311.32
Value of registered capital in the currency of incorporation (thousand HUF)		
Opening value on 1 January:	4,737,142	4,737,142
Issue	-	-
Closing value on 31 December:	4,737,142	4,737,142

The Company's registered capital is HUF 4,737,142 thousand, comprising 47,371,419 shares with a nominal value of HUF 100 each.

## 26. Treasury shares

	For the financial year ending 31 December 2025		For the financial year ending 31 December 2024	
	EUR	shares	EUR	units
Opening value	1,171	1,848	1,171	1,848
Purchase of own shares				
Sale of own shares				
<b>Closing value</b>	<b>1,171</b>	<b>1,848</b>	<b>1,171</b>	<b>1,848</b>

## 27. Capital reserve

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Opening value of capital reserve	25,645,230	25,645,230
<b>Closing value</b>	<b>25,645,230</b>	<b>25,645,230</b>

## 28. Translation reserve

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
<b>Opening balance</b>	<b>(20,619,479)</b>	<b>(12,529,413)</b>
<i>Annual changes:</i>		
Other comprehensive income for the year	6,089,072	(8,090,066)
Reclassification	-	-
Derecognition related to the sale of subsidiaries	-	-
<b>Closing value</b>	<b>(14,530,407)</b>	<b>(20,619,479)</b>

## 29. Retained earnings

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
<b>Opening balance</b>	<b>98,307,710</b>	<b>82,729,235</b>
<i>Annual changes:</i>		
Profit for the year	3,822,874	15,578,475
Transaction with non-controlling interest whilst retaining control	0	0
<b>Closing value</b>	<b>102,130,584</b>	<b>98,307,710</b>

### 30. Long-term and short-term loans and leases

#### Leases

data in EUR	Minimum value of lease payments		Present value of lease payments	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
Due within one year	0	45,292	0	45,235
Due within two to five years	0	0	0	0
Instalments due in more than five years	0	0	0	0
	<b>0</b>	<b>45,292</b>	<b>0</b>	<b>45,235</b>
Financing costs	0	(57)		
Present value	<b>0</b>	<b>45,235</b>		<b>45,235</b>
Presented as a liability in the balance sheet:				
Current lease liabilities			0	0
Long-term lease liabilities			0	45,235
			<b>0</b>	<b>45,235</b>

The lease liability matured on 16 March 2025 and was denominated in euros. The related right-of-use asset was derecognised due to the termination of the lease. The Group recognised interest expense on lease liabilities using the effective interest rate method. The Group does not have any short-term, low-value leases.

#### Long-term and short-term loans

##### *Tidaholm Properties loan*

Tidaholm Properties Kft. was acquired in 2023. During the purchase price allocation related to the acquisition, deferred income of EUR 1,932,271 was allocated to the loan amount, representing the difference between the loan's initial fair value and the allocated specific transaction value, which the Group will release to profit or loss over the term of the loan.

##### *Appeninn-EGRV loan*

In 2024, Appeninn-EGRV Kft. took out a loan of EUR 15,000,000 at a fixed interest rate of 3%. The loan matures on 30 June 2034, with quarterly repayments and interest payments. The principal amount payable at the end of the loan term is EUR 4,477,696. In determining the market interest rate and the cost, the Group took into account the bid prices paid by independent market participants; the present value of the cash flows payable under the contract, discounted at the market interest rate thus determined, is lower than the funds actually raised during the issue. The Group has deferred the difference as an interest subsidy and will release it as state aid over the term of the loan using the effective interest rate method. The loan was taken out under the Baross Gábor Reindustrialisation Loan Programme.

Given that the Group carries its financial liabilities at amortised cost, the grant difference of has been recognised in the balance sheet under accruals and deferrals due after one year, amounting to approximately EUR 1,033,010, and EUR 207,773 has been recognised under accruals and deferrals due within one year. In 2025, a subsidy difference of EUR 215,772 was released and recognised under other income.

### ***Kantrum Property loan***

In March 2024, Kantrum Property Kft. took out a loan of EUR 7,300,000. The interest rate on the loan is EURIBOR + 2.5%. The Group entered into an IRS (Interest Rate Swap) transaction for 70% of the loan interest, fixing the base rate at 2.85%. The remaining 30% remained on a EURIBOR basis.

The Group has a 5-year interest rate swap, under which it swaps the variable interest rate (EURIBOR) for a fixed rate. The Group does not apply hedge accounting in relation to the transaction. Detailed information regarding the transaction:

- Underlying transaction: Loan denominated in EUR
- IRS transaction term: 5 years
- Transaction type: Interest rate swap (IRS)
- Details: Under the interest rate swap, the company swaps a variable-rate (EURIBOR-based) liability for a fixed rate.
- Interest rates:
  - Fixed rate: 2.85%
  - Variable interest rate: 3-month EURIBOR + 2.5%

Financial assets and liabilities related to the interest rate swap must be recorded at their fair value. The Group continuously updates the market value of IRS transactions based on current market interest rates and other relevant factors.

The Group has measured the derivative at fair value, which amounts to a liability of EUR 135,721 as at 31 December 2024 and a liability of EUR 84,091 as at 31 December 2025, recognised in the income statement. The fair value of interest rate swaps is determined by calculating the present value of the future cash flows associated with the transaction.

### **Covenants**

Certain of the Group's loan agreements contain financial covenants, compliance with which is regularly monitored based on the ratios specified in the financing agreements. Key covenants include the Debt Service Coverage Ratio (DSCR), which measures the ratio of annual debt service to EBITDA. Under the relevant loan agreements, the minimum required DSCR level is 1.2. At the end of the reporting period, this requirement was met with a significant margin for all relevant loans.

Another important covenant is the Loan-to-Value (LTV) ratio, which expresses the ratio of the value of the loan portfolio as at the reporting date to the value of the relevant properties. The maximum LTV levels specified in the loan agreements vary by project, typically ranging between 50% and 80%. At the end of the reporting period, this requirement was met for all relevant loans.

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Details of the loans are set out in the following table:

Lenders	Primary debtor company	Maturity within 31 December 2025 EUR	Maturity beyond 31 December 2025 EUR	Maturity within 31 December 2024 EUR	Maturity beyond 31 December 2024 EUR	Financing currency	Interest margin	Original maturity	Collateral
MFB Ltd.	Appeninn E-Office Ltd.	1,130,154	20,684,796	1,097,420	21,811,832	EUR	Fixed at 2.95% until 15 September 2029, thereafter 3-month EURIBOR + 2.65% (minimum 2% per annum)	15 June 2041	Property mortgage; prohibition on disposal and encumbrance; mortgage on rights and claims; security freeze on rental income; DSRA top-up via blocked account; - exclusive account transactions, right to purchase property
MBH Bank Zrt.	Tidaholm Properties Kft.	973,898	10,095,622	892,735	9,834,217	HUF	2.5%	18 August 2035	Property mortgage; prohibition on disposal and encumbrance; mortgage on rights and claims; security deposit on rental income; DSRA top-up to a blocked account; - exclusive account transactions
K&H Bank Zrt.	Kantrum Properties Kft.	448,156	6,454,922	278,482	6,744,404	EUR	EURIBOR + 2.5%	31 December 2033	Property mortgage; prohibition on disposal and encumbrance; mortgage on rights and claims; security deposit on rental income; DSRA top-up via blocked account; - exclusive account transactions
MBH Bank Zrt.	Appeninn-EGRV Kft.	1,057,767	11,747,309	772,835	12,575,786	EUR	3%	30 June 2034	Property mortgage; prohibition on disposal and encumbrance; mortgage on rights and claims; security freeze on rental income; top-up of DSRA into a frozen account; - exclusive account transactions
<b>Total bank loans</b>		<b>3,609,975</b>	<b>48,982,650</b>	<b>3,041,472</b>	<b>50,966,239</b>				
<b>Total lease liabilities</b>				<b>45,235</b>					
<b>Total carrying amount</b>		<b>3,609,975</b>	<b>48,982,650</b>	<b>3,086,707</b>	<b>50,966,239</b>				
Deferred income – based on purchase price allocation – Tidaholm Properties Kft.	Tidaholm Properties Kft.	-	1,468,526	-	1,623,108	HUF	2.5%	18 August 2035	
Deferred income – government grant, Appeninn-EGRV Kft.	Appeninn-EGRV Ltd.	207,773	1,033,010	215,275	1,241,280	EUR	3%	30 June 2034	
		<b>207,773</b>	<b>2,501,536</b>	<b>215,275</b>	<b>2,864,388</b>				

### 31. Debt from own bond issues

On 22 November 2019, the Company issued a HUF-denominated bond worth EUR 60,510,710 (HUF 20,000,000,000) in HUF-denominated bonds, which were subscribed with a premium of a further EUR 327,100 (HUF 108,113,000). The proceeds from the bonds were paid to the Company. The maturity date of the bond is 22 November 2029, when the principal amount of the bond, HUF 20,000,000,000, is payable in a single lump sum. A fixed annual interest rate of 3.5% is payable on the bond. The bond has been recorded at amortised cost, with an effective interest rate of 3.459%.

Data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Bond liability	51,894,136	48,769,782
Bond premium	281,551	278,736
<b>Total bond liabilities</b>	<b>52,175,687</b>	<b>49,048,518</b>

### 32. Deposits paid by tenants

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Opening	1,855,736	2,785,574
New leasing event	631,703	611,613
Reclassified to current liabilities	(119,284)	(931,538)
Items recognised on termination of lease agreements	(104,772)	(609,913)
<b>Closing balance</b>	<b>2,263,383</b>	<b>1,855,736</b>

### 33. Other current liabilities

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Trade payables	-	571,300
Unused holiday entitlement	7,482	11,954
Short-term tenant deposits	1,042,244	1,322,824
Other	90,090	-
<b>Closing value</b>	<b>1,139,816</b>	<b>1,906,078</b>

### 34. Trade payables

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Liabilities to suppliers	612,509	823,607
<b>Closing balance</b>	<b>612,509</b>	<b>823,607</b>

### 35. Tax and duty liabilities

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
VAT liability	36,272	123,882
Building tax liability	373	-
Payroll-related taxes and contributions	628	5,184
Other taxes and duties	323,206	173,281
<b>Closing balance</b>	<b>360,479</b>	<b>302,347</b>

### 36. Accrued expenses

data in EUR	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
Accruals for costs and expenses	1,055,266	1,379,259
Accrued income	1,246,437	507,188
EGRV loan interest subsidy (see Note 30)	207,773	215,275
<b>Closing balance</b>	<b>2,509,476</b>	<b>2,101,722</b>

### 37. Transactions with related parties

Through a company owned by a member of the Board of Directors, the Group engaged legal services amounting to EUR 43,979 in 2024 and EUR 45,757 in 2025. Transactions with operating companies owned by a person with significant influence amounted to EUR 1,984,763 in 2024 and EUR 1,829,921 in 2025. Transactions with jointly controlled entities amounted to EUR 389,673 in 2025 and EUR 0 in 2024. The payment terms for transactions

with related parties are similar to those with independent parties; invoicing is carried out on a monthly basis in accordance with the contract.

The related-party liabilities are as follows:

<b>data in EUR</b>	<b>For the financial year ending 31 December 2025</b>	<b>For the financial year ending 31 December 2024</b>
WIŚNIOWY MANAGEMENT SP. Z O.O. (jointly controlled entity)	105,434	-
Indotek Polska SP. Z.O.O. (other associate)	145	-
<b>Closing value</b>	<b>105,579</b>	<b>-</b>

#### Remuneration of key management personnel

Members of the Board of Directors received remuneration of EUR 503 per person per month in both 2024 and 2025. The Company has no contracts with senior executives that would give rise to future obligations for the Company should their contracts be amended.

	<b>2025</b>	<b>2024</b>
Honorarium for members of the Board of Directors	30,157	29,353
Honoraria for members of the Audit Committee (3 persons)	-	-

No loans were granted to members of either the Board of Directors or the Audit Committee.

#### Remuneration for senior and middle management in key positions

<b>data in EUR</b>	<b>For the financial year ending 31 December 2025</b>	<b>For the financial year ending 31 December 2024</b>
Salaries and other salary-related payments	111,030	105,731

### 38. Segment information

The information provided to the Group's chief operating decision-maker – the Company's Board of Directors – for the purposes of resource allocation and measuring segment performance focuses on the services provided. The Group's reportable segments under IFRS 8 are as follows:

- Office leasing services
- Retail property leasing services
- Logistics
- Other segment

#### Consolidated segment income statement for 2025

For the financial year ending 31 December 2025 EUR	Office lettings	Retail	Logistics	Total
Revenue from property lettings	14,828,039	8,016,982	83,688	22,928,709
Direct costs of property letting	(5,989,434)	(1,627,964)	(53,904)	(7,671,302)
<b>Direct coverage</b>	<b>8,838,605</b>	<b>6,389,018</b>	<b>29,784</b>	<b>15,257,407</b>
<b>Gain on revaluation of property</b>	<b>(8,881,443)</b>	<b>1,881,535</b>	<b>(311,113)</b>	<b>(7,311,021)</b>
<b>Income-producing properties</b>	<b>98,100,000</b>	<b>69,010,000</b>	<b>3,490,000</b>	<b>170,600,000</b>
<b>Assets held for sale</b>	<b>6,390,763</b>	<b>-</b>	<b>4,151,531</b>	<b>10,542,294</b>
<b>Capex/refurbishment costs</b>	<b>1,107,602</b>	<b>237,465</b>	<b>19,334</b>	<b>1,364,401</b>

#### Consolidated segment profit and loss statement for 2024

For the financial year ending 31 December 2024 EUR	Office rent	Retail	Logistics	Total
Revenue from property lettings	14,932,765	7,745,477	448,447	23,126,689
Direct costs of property letting	(5,514,836)	(1,408,263)	(302,408)	(7,225,507)
<b>Direct coverage</b>	<b>9,417,929</b>	<b>6,337,214</b>	<b>146,039</b>	<b>15,901,182</b>
<b>Gain on revaluation of property</b>	<b>5,603,390</b>	<b>1,262,000</b>	<b>(4,983,000)</b>	<b>1,882,390</b>
<b>Income-generating properties</b>	<b>97,451,000</b>	<b>66,891,000</b>	<b>3,580,000</b>	<b>167,922,000</b>
<b>Assets held for sale</b>	<b>6,300,000</b>	<b>-</b>	<b>4,070,000</b>	<b>10,370,000</b>
<b>Capex/refurbishment costs</b>	<b>781,896</b>	<b>337,946</b>	<b>16,144</b>	<b>1,135,986</b>

### 39. Financial instruments

Financial instruments include trade receivables, loans granted and cash, as well as liabilities arising from loans taken out, loans granted, bonds issued, receivables and liabilities arising from derivative transactions, and trade payables.

31 December 2025	Carrying amount	Fair value
<b>Financial assets</b>		
<i>Recorded at amortised cost</i>		
<i>Loans and receivables</i>		
Trade receivables	1,556,117	1,556,117
Cash and cash equivalents	56,236,847	56,236,847
<b>Financial liabilities</b>		
<i>Liabilities carried at amortised cost</i>		
<i>liabilities</i>		
Long-term loans	48,982,650	48,982,650
Bond liabilities	52,175,687	41,496,419
Short-term loans and borrowings	3,609,975	3,609,975
Trade payables	612,509	612,509
Related party liabilities	105,579	105,579
<i>Fair value through profit or loss</i>		
Derivative liabilities	84,091	84,091
31 December 2024	Carrying amount	Fair value
<b>Financial assets</b>		
<i>Loans and receivables recorded at amortised cost</i>		
<i>Loans and receivables</i>		
Trade receivables	2,218,174	2,218,174
Loans granted	9	9
Cash and cash equivalents	47,004,605	47,004,605
<b>Financial liabilities</b>		
<i>Liabilities recognised at amortised cost</i>		
<i>liabilities</i>		
Long-term loans	50,966,239	50,966,239
Bond liabilities	49,048,518	35,877,329
Short-term loans and borrowings	3,086,707	3,086,707
Trade payables	823,607	823,607
<i>Fair value through profit or loss</i>		
Derivative liabilities	135,721	135,721

The fair value of financial instruments measured at amortised cost, with the exception of the bond liability, approximated their carrying amounts in both years. Fair value was determined in both years using Level 3 fair value. In calculating the fair value of the bond liability, the forint risk-free yield curve was adjusted by the risk premium for Appeninn (3.8%). The credit risk premium is not classified as an observable input, as it is not based on directly observable market data but on estimates of the issuer's specific risk characteristics.

## 40. Risk management

The Group's financial assets include cash and cash equivalents, loans, trade and other receivables, and other assets – excluding taxes. The Group's financial liabilities include loans and borrowings, trade and other payables, excluding taxes and gains or losses arising from the revaluation of financial liabilities at fair value.

The Group is exposed to the following financial risks:

- credit risk
- liquidity risk
- market risk
- business risk

This section outlines the Group's risks as described above, the Group's objectives, policies, measurement of processes and risk management, as well as the Group's capital management. The Board of Directors bears overall responsibility for the establishment, supervision and risk management of the Group.

The aim of the Group's risk management policy is to identify and assess the risks faced by the Group, to establish appropriate controls, and to monitor those risks. The risk management policy and system are reviewed to reflect changing market conditions and the Group's activities.

### 40.1 Capital management

Capital management refers to the management of equity. It is the Group's policy to maintain a level of capital sufficient to sustain investor and creditor confidence in the future, as well as the Group's future development.

The Group's capital structure consists of net debt and the Group's equity (the latter comprising share capital, reserves and the share of non-controlling interests).

Regulated property investment companies are subject to strict rules regarding leverage levels, the purpose of which is to ensure financial stability. Companies must ensure that their total liabilities do not exceed 70% of their assets, meaning that the debt ratio may not exceed 70%. Furthermore, companies must implement appropriate risk management mechanisms to avoid excessive indebtedness. The Group has reviewed compliance with these rules; all companies were in compliance, with the highest ratio being 56%.

In managing capital, the Group seeks to ensure that it can continue its operations whilst maximising returns for shareholders by maintaining an optimal balance between debt and equity, as well as maintaining an optimal capital structure to reduce the cost of capital. The Group also monitors whether the capital structure of its subsidiaries complies with local legal requirements.

## 40.2 Credit risk

Credit risk refers to the risk that a debtor or counterparty will fail to meet its contractual obligations, resulting in a financial loss for the Group. Financial assets exposed to credit risk may include long- or short-term loans, cash and cash equivalents, trade receivables and other receivables.

The carrying amount of financial assets represents the maximum risk exposure. The table below shows the Group's maximum credit risk exposure as at 31 December 2024 and 31 December 2025.

Maximum exposure	For the financial year ending 31 December 2025	For the financial year ending 31 December 2024
	EUR	EUR
Trade receivables	1,556,117	2,218,174
Other current receivables	269,479	1,014,648
Accruals	1,547,075	1,274,215
Cash and cash equivalents	56,236,847	47,004,605
	<b>59,609,518</b>	<b>51,511,642</b>

The Group's credit risk exposure has increased compared to the previous year, primarily as a result of the increase in cash and cash equivalents; consequently, the Group classifies the credit risk of financial instruments as low. See also Note 24.

## 40.3 Market risk

Market risk is the risk that changes in market prices, such as exchange rates, interest rates and the prices of investments in investment funds, will affect the Group's results or the value of its investments in financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable limits, whilst optimising returns.

The Group has determined that its results are significantly dependent on a key financial variable, namely exchange rate risk, and has therefore carried out a sensitivity analysis on this key variable.

As the Group's functional currencies are the HUF and the EUR, foreign exchange risk arose from EUR-denominated loans and liabilities. The foreign currency-denominated investment loans of E-Office Zrt. and Appeninn-EGRV Kft. are denominated in EUR.

The sensitivity of the Company's balance sheet to changes in the EUR-HUF exchange rate is presented based on the amount of exposure. In the 2024 balance sheet, the EUR value serving as the basis for the change was EUR 145.8 million, and in the 2025 balance sheet, it was EUR 135.3 million. The analysis was based on a 0.5–1% movement. A 1% movement in foreign

exchange rates would result in a pre-tax loss of EUR 1,458 thousand in 2024 and EUR 1,353 thousand in 2025.

#### **40.4 Business risk**

The Group sets consistent, predictable and competitive rental rates for its tenants. Current rents are in line with the location and quality of the properties. However, given the current global economic environment and the supply-demand dynamics in the Budapest office market, there is no certainty that current rents and terms will remain sustainable in the future.

The Group's management is continuously monitoring the effects of the Russia-Ukraine war; as rents are tracking rising inflation, the indirect impact does not pose a significant risk to the Group.

#### **40.5 Interest rate risk**

The Group manages uncertainties arising from interest rate risk through derivative transactions. To hedge against interest rate risk, the Group has entered into interest rate swaps (IRS) to reduce the interest rate risk arising from debt with variable interest rates. The purpose of the transaction is to mitigate risks associated with interest rate changes and to increase the predictability of the company's financial obligations. The valuation models and methods used to determine the fair value of the derivative transaction are selected and applied in accordance with IFRS 13 (Fair Value Measurement). The valuation of the IRS transaction corresponds to Level 2 under IFRS 13.

#### **40.6 Liquidity risk**

Liquidity risk is the risk that the Group will be unable to meet its financial obligations as they fall due. The Group's approach to liquidity management is to ensure, as far as possible, that it always has sufficient liquidity to meet its obligations when they fall due, under both normal and stressed conditions, without incurring unacceptable losses or jeopardising the Group's reputation.

On 2 April 2025, Scope Ratings published the results of its review of the ratings of the Company and its bonds named "APPENINN 2029/1", issued under the MNB Growth Bond Programme. In the announcement, Scope confirmed the Company's "B+/Stable" credit rating and the bond's "B+" rating.

Should the bond's rating fall below "B+", the Company is obliged to repay the sum of the bonds' nominal value plus accrued interest.

The maturity profile of contracted and actual (undiscounted) financial liabilities is summarised in the table below for 31 December 2024 and 2025:

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31 December 2025	Due within 1 year	Due within 2–5 years	Due after 5 years	Total
<b>Financial liabilities</b>				
Loans and leases	4,653,211	24,065,345	42,559,514	71,278,070
Bond liabilities	1,816,295	57,191,662		59,007,957
Deposits paid by tenants		2,263,383		2,263,383
Other current liabilities	1,139,816			1,139,816
Related party liabilities	105,579			105,579
Liabilities to suppliers	612,509			612,509
Accrued liabilities	2,509,476			2,509,476
Derivative liabilities	84,091			84,091
<b>Financial liabilities</b>	<b>10,920,977</b>	<b>83,520,390</b>	<b>42,559,514</b>	<b>137,000,881</b>

31 December 2024	Due within 1 year	Due within 2–5 years	Due in more than 5 years	Total
<b>Financial liabilities</b>				
Loans and leases	4,616,588	24,553,554	45,212,275	74,382,417
Bond liabilities	1,706,942	5,120,827	48,769,782	55,597,551
Deposits paid by tenants		1,855,736		1,855,736
Other current liabilities	1,906,078			1,906,078
Liabilities to suppliers	823,607			823,607
Accrued liabilities	2,101,722			2,101,722
Derivative liabilities	135,721			135,721
<b>Financial liabilities</b>	<b>11,290,658</b>	<b>31,530,117</b>	<b>93,982,057</b>	<b>136,802,832</b>

#### 41. Changes in liabilities related to financing activities

	1 January 2025	Cash flows (principal and interest)	Exchange rate changes, interest and reclassification	31 December 2025
Short-term bank loans and lease liabilities	3,086,707	(3,086,707)	3,609,975	3,609,975
Bank loans and lease liabilities – long-term	53,830,627	(2,118,873)	(2,729,104)	48,982,650
Bond liabilities	49,048,518	(1,759,192)	4,886,361	52,175,687
<b>Total</b>	<b>105,965,852</b>	<b>(6,964,772)</b>	<b>5,767,232</b>	<b>104,768,312</b>

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	<b>1 January 2024</b>	<b>Cash flows</b>	<b>Exchange rate changes, interest and reclassification</b>	<b>31 December 2024</b>
Short-term bank loans and lease liabilities	2,308,058	(2,308,058)	3,086,707	3,086,707
Bank loans and lease liabilities – long-term	34,263,546	12,895,652	6,671,429	53,830,627
Bond liabilities	52,563,100	(1,771,614)	(1,742,968)	49,048,518
<b>Total</b>	<b>89,134,704</b>	<b>8,815,980</b>	<b>8,015,168</b>	<b>105,965,852</b>

#### **42. Contingent liabilities**

The Group did not record any other contingent liabilities as at 31 December 2025.

#### **43. Events after the balance sheet date**

The Company – indirectly through its wholly-owned subsidiary Appeninn Project-TRNW sp. z o.o. – has acquired exclusive ownership of the Goodyear logistics centre located in the town of Tarnów, Poland. The Property is a logistics facility developed in three phases, with a total net lettable area of 56,343 m<sup>2</sup>, and its sole tenant is Goodyear Dunlop Tires Operations S.A.

On 25 February 2026, 12 Polish subsidiaries wholly owned indirectly by the Company were established.

On 26 February 2026, the competent Serbian commercial court dissolved Leverton doo Beograd (registered office: Novi Beograd, Bulevar Milutina Milankovića 9Đ, 11070 Novi Beograd) and Imanpa doo Beograd (registered office: Novi Beograd, Bulevar Milutina Milankovića 9Đ, 11070 Novi Beograd), both of which were indirectly wholly owned by the Company.

Following the reporting date, on 27 February 2026, the Group entered into contracts and preliminary agreements for the properties held for sale. The transaction is expected to close when the properties are removed from the Group’s books at 1149 Budapest, Várna u. 12-14, 1144 Budapest, Egyenes u. 4, and 1105 Budapest, Bánya street, is expected to be at the end of April 2026, whilst for the properties at 1047 Budapest, Attila u. 146./1047 Budapest, Schweidel József u. 3, 1139 Budapest, Frangepán u. 19 and 1094 Budapest, Páva u. 8./1094 Budapest, Liliom u. 11, the term runs until the end of June 2026. The contracted sale price in the functional currency, i.e. in Hungarian forints, corresponds to the year-end fair value; therefore, the transaction is not expected to affect the results for the following year.

In 2026, the Board of Directors decided to sell Alagút Investment Kft., the owner of the property on Pauler Street.

Management has not identified any significant impact or risk that would affect the valuation of assets or liabilities or have a significant impact on operations. In relation to the Russia-Ukraine war and the conflict in Iran, management has not yet identified any event or risk that

would have a significant impact on the valuation of assets or liabilities, or on the company's ability to continue as a going concern and the applicability of this principle. Management continuously monitors potential impacts and rising inflation; consequently, lease agreements are indexed annually to the specified rate of inflation.

No other significant events have occurred since the balance sheet date.

#### **44. Information regarding the preparation of the consolidated financial statements**

In preparing the consolidated financial statements for the financial year ending 31 December 2025, which were drawn up in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, the accounting data prepared in accordance with the specific Hungarian Accounting Act formed the basis for their preparation.

The Group engaged an IFRS-registered accounting expert to ensure that the financial statements prepared in accordance with the Hungarian Accounting Act comply with IFRS standards. The person responsible for the preparation of the IFRS financial statements is: Ildikó Rózsa (registration number: 207258). The mandate of the expert commissioned to prepare the IFRS financial statements extended solely to identifying differences between Hungarian accounting regulations and IFRS regulations, and to preparing consolidated financial statements in accordance with the provisions of the IFRSs adopted by the EU.

#### **45. Audit of the consolidated financial statements and remuneration of the auditor**

The company conducting the Group's audit and the auditor personally responsible for it are appointed by the Company's General Meeting. The auditor appointed by the Group's General Meeting to audit the financial data for the 2025 financial year:

- Ernst & Young Könyvvizsgáló Korlátolt Felelősségű Társaság (auditor in charge: János Varga), registration number: 007319

Auditor's remuneration:

- Appeninn Nyrt.'s annual financial statements, prepared in accordance with the International Financial Reporting Standards adopted by the European Union and in accordance with IFRS requirements, and Appeninn Nyrt.'s consolidated IFRS financial statements: EUR 62,828 + VAT, whilst the fee for the audit of the Group's subsidiaries is EUR 84,763 + VAT.

Other assurance services, tax advisory services and services not falling within the scope of the audit (tax advisory) provided to the Group by the auditors amount to EUR 8,709.

#### **46. Approval of the financial statements**

At its board meeting held on 1 April 2026, Appeninn Asset Management Holding Plc. approved the Group's consolidated annual financial statements for 2025, prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU. The Group's Board of Directors has approved the issue of the Group's current consolidated financial statements; however, the Annual General Meeting of Shareholders, which is authorised to approve the financial statements, may approve or reject them.

Authorised to represent the Group:

Györgyi Magdolna Szathmáriné Szűcs (1172 Budapest, Tura street 46.)

**Budapest, 1 April 2026**

**Chair of the Board of Directors**

## **Statements**

We draw attention to the fact that there are a number of important factors which may cause actual results to differ materially from those set out in the forward-looking statements.

Statement of Responsibility – In accordance with the applicable accounting standards and to the best of our knowledge, the Consolidated Annual Report presents a true and fair view of the assets, liabilities, financial position and results, as well as the position, development and performance of the entities included in the consolidation, and describe the principal risks and uncertainties.

**Budapest, 1 April 2026**

**Chairman of the Board of Directors**