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Independent Auditor's Report

(free translation[1])

To the Shareholders of SEFERCO DEVELOPMENT SA

Dimitrie Pompeiu str., no. 6A, Sector 5, Bucharest
Unique Registration Code: 24228996

Opinion

1. We have audited the financial statements of SEFERCO DEVELOPMENT SA ("the Company"), which comprise the condensed balance sheet as at 31 December 2025, the income statement for the year then ended, and notes, comprising significant accounting policies and other explanatory information.
2. The financial statements as at and for the year ended 31 December 2025 are identified as follows:

   - Net assets/Total equity: Lei 143,417,329
   - Net loss for the year: Lei (3,896,203)

3. In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and of its financial performance for the year then ended in accordance with the Order of Minister of Public Finance No. 1802/2014 for approval of accounting regulations regarding the annual separate financial statements and annual consolidated financial statements and related amendments ("OMPF no. 1802/2014").

Basis for Opinion

4. We conducted our audit in accordance with International Standards on Auditing (”ISAs”) and Law no. 162/2017 and related amendments (“the Law”). Our responsibilities under those standards and regulations are further described in the *Auditor’s Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with *International Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants (including International Independence Standards) (”IESBA Code”)* together with the ethical requirements that are relevant to our audit of the financial statements in Romania, including the Law and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

[1] TRANSLATOR’S EXPLANATORY NOTE: The above translation of the auditor’s report is provided as a free translation from Romanian which is the official and binding version.

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Fiscal registration code RO12997279
Trade Registry no. J2000004439400
Share Capital 2,000 RON

Emphasis of Matter

5. We draw attention to Note 5.A.3 of the financial statements, which describes that the Company currently has no tenants for its only building, thus generating no revenue during 2025 and as of the date of approving the financial statements management is still in the process of finding a new tenant.

   As stated in Note 5.A.3, these events or conditions, along with other matters as set forth in that Note, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Other information – Board of Directors' Report

6. The Board of Directors are responsible for the other information. The other information comprises the Board of Directors' Report, but does not include the financial statements and our auditor's report thereon.

   Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

   In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

   With respect to the Board of Directors' Report we read and, based solely on the work required to be undertaken in the course of the audit of the financial statements, we report, as required by OMPF no. 1802/2014, that, in our opinion:

   a) The information given in the Board of Directors ' Report for the financial year for which the financial statements are prepared is consistent, in all material respects, with the financial statements;

   b) The Board of Directors' Report has been prepared, in all material respects, in accordance with OMPF no. 1802/2014, articles 489 – 492 of the accounting regulations regarding annual separate financial statements and annual consolidated financial statements.

   In addition, in light of the knowledge and understanding of the Company and its environment obtained in the course of our audit we are required to report if we have identified material misstatements in the Board of Directors ' Report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

7. Management is responsible for the preparation of financial statements that give a true and fair view in accordance with OMPF no. 1802/2014 and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

9. Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor’s Responsibility for the Audit of the Financial Statements

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

11. As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

    - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
    - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.
    - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
    - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Company to cease to continue as a going concern.
    - Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

12. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Refer to the original signed and stamped Romanian version

For and on behalf of KPMG Audit S.R.L.:

ZAMFIRACHE ALEXANDRU	**KPMG Audit SRL**
registered in the electronic public register of financial auditors and audit firms under no AF881/38/25	registered in the electronic public register of financial auditors and audit firms under no FA9

Bucharest, 28 May 2026

SEFERCO DEVELOPMENT SA

FINANCIAL STATEMENTS

FOR THE YEAR ENDED ON
31 DECEMBER 2025

Drawn up in compliance with Order no. 1802/2014 of the Minister of Public Finance of Romania approving the Accounting Regulations on individual annual financial statements and consolidated annual financial statements, as subsequently amended

SEFERCO DEVELOPMENT SA

FINANCIAL STATEMENTS

31 DECEMBER 2025

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County BUCHAREST	Type of ownership PRIVATE
The entity SEFERCO DEVELOPMENT SA	Predominant activity
Address: BUCHAREST	(name of NACE class) Renting and
district: 2, no. 6A Dimitrie Pompeiu Street,	operating of own or leased real estate
1st floor, room 48	NACE class code 6820
Phone 0787730486	Sole Registration Code
Trade Registry no. J2008012667400	24228996

ABRIDGED BALANCE SHEET **(Code 10)**

	Row	Note	31 December 2024 (RON)	31 December 2025 (RON)
A. NON-CURRENT ASSETS				
II. TANGIBLE ASSETS	02	b)	135,585,749	119,145,302
TOTAL	04		135,585,749	119,145,302
B. CURRENT ASSETS				
I. INVENTORIES	05		-	-
II. RECEIVABLES	06a		416,033	656,922
III. SHORT-TERM INVESTMENTS	07		21,204,095	22,688,547
IV. PETTY CASH AND BANK ACCOUNTS	08		3,972,448	1,216,685
TOTAL	09		25,592,576	24,562,154
C. DEFERRED EXPENSES	10		455	345
1. Amounts to be recognized within up to one year	11			
D. DEBTS: AMOUNTS TO BE PAID WITHIN UP TO ONE YEAR	13		233,775	290,472
E. NET CURRENT ASSETS/ NET CURRENT DEBTS	14		25,359,256	24,272,027
F. TOTAL ASSETS MINUS CURRENT DEBTS	15		160,945,005	143,417,329
G. DEBTS: AMOUNTS TO BE PAID WITHIN MORE THAN ONE YEAR	16		-	-
H. PROVISIONS	17		-	-

SEFERCO DEVELOPMENT SA

ABRIDGED BALANCE SHEET

31 DECEMBER 2024

	Row	Note	31 December 2024 (RON)	31 December 2025 (RON)
J. EQUITY				
I. UNDERWRITTEN CAPITAL	29		90,000	90,000
1. Underwritten and paid capital	30		90,000	90,000
II. CAPITAL PREMIUMS	35		-	-
III. REEVALUATION RESERVES	36		68,075,113	53,454,656
IV. RESERVES	37		18,000	18,000
V. PROFIT OR LOSS CARRIED FORWARD Balance C	41		87,102,600	93,750,876
VI. PROFIT OR LOSS FINANCIAL YEAR Balance D	43		5,659,292	3,896,203
EQUITY - TOTAL	46		160,945,005	143,417,329
CAPITAL – TOTAL	49		160,945,005	143,417,329

Authorized and signed on behalf of the Board of Directors on May 28, 2026 by:

DIRECTOR,
PAVLOU KONSTANTINOS
Signature ______________________

DRAWN UP BY,
KRESTON ROMANIA SRL
Capacity: Contract no. 140/05 October 2007
Signature _____________
Registration no. with the professional body
CECCAR Authorization no. 14116

PSYCHOGYIOS SPYRIDON
Signature ______________________

Company’s stamp:

SEFERCO DEVELOPMENT SA

PROFIT AND LOSS ACCOUNT **(Code 20)**

FOR THE FINANCIAL YEAR ENDED ON 31 DECEMBER 2025

	Row	Note	2024 (RON)	2025 (RON)
1. Net turnover	01		11,729,056	0
Sales of production			11,729,056	-
- of which, the net turnover corresponding to the predominantly activity actually deployed	02		11,729,056	-
4. Revenues from revaluation of tangible assets	10		-	-
7. Other operating revenues	13		-	1
OPERATING REVENUES - TOTAL	16		11,729,056	1
8. a) Expenses related to raw materials and consumables	17		-	-
Other material expenses	18		10,918	856
b) Others external expenses (electricity and water, gas)	19		1,115,914	502,780
9. Personnel expenses, of which:	22		177,650	169,669
a) Salaries and benefits	23		172,854	165,037
b) Expenses with social security and protection	24		4,796	4,632
10. a) Value adjustments relating to tangible and intangible assets	25		3,130,423	2,830,026
a.1) Expenses	26		3,130,423	2,830,026
11. Other operating expenses	31		1,736,183	1,772,850
11.1 Expenses relating to external services	32		668,034	710,941
11.2 Expenditure on royalties, rent and ground rent (612)	33		6,856	
11.6 Expenditure on other taxes, duties and similar charges; expenditure on transfers and contributions payable under special legal acts (acct. 635 + 6586*)	37		1,059,354	1,060,403
11.10. Other expenses	38		1,939	1,506
12. Provision adjustments			-	-
- Expenses	40		-	-
- Revenues	41			
OPERATING EXPENSES - TOTAL	42		6,171,088	5,276,181
OPERATING PROFIT OR LOSS			5,557,968	5,276,180
- Loss	43			
13. Interest income	47		1,195,633	1,380,375
- of which, revenues from affiliated entities	48		-	-
15. Other financial revenues	50		580	2,400
FINANCIAL REVENUES - TOTAL	52		1,196,213	1,382,775

	Row	Note	2024 (RON)	2025 (RON)
17. Interest expense	56		-	-
- of which, expenses relating to affiliated entities	57		-	-
18. Other financial expenses	58		1,091	2,798
FINANCIAL EXPENSES - TOTAL	59		1,091	2,798
FINANCIAL PROFIT OR LOSS			1,195,122	1,379,977
-Profit			-	-
- Loss	61			
			12,925,269	1,382,776
TOTAL REVENUES	62			
			6,172,179	5,278,979
TOTAL EXPENSES	63			
18. GrossPROFIT OR LOSS			6,753,090	3,896,203
- Loss	64			
			1,093,798	-
19. Corporate tax	66			
21. NET PROFIT OR LOSS FOR THE FINANCIAL YEAR				
- Loss	68		5,659,292	3,896,203

Authorized and signed on behalf of the Board of Directors on May 28, 2026 by:

DIRECTOR,
PAVLOU KONSTANTINOS
Signature ______________________

DRAWN UP BY,
KRESTON ROMANIA SRL
Capacity: Contract no. 140/05 October 2007
Signature _____________
Registration no. with the professional body
CECCAR Authorization no. 14116

PSYCHOGYIOS SPYRIDON
Signature ______________________

Company’s stamp:

REPORTING ENTITY

These financial statements are submitted by Seferco Development SA (the "Company").
The Company was set up by BOB DEVELOPMENT SRL's partial spin-off in 2008, in the form of limited liability company (S.R.L.), having a private capital upon incorporation of RON 1,500, tax code RO24228996, registered with the Trade Registry under no. J2008012667400.
In accordance with the Resolution dated 25 July 2008 of the General Shareholders Meeting, the Company's legal form was changed from limited liability company (S.R.L.) into joint-stock company (S.A.) and, as a result of such conversion, in all documents issued by the company, the Company's name would be Seferco Development S.A.

The Company's registered address is in Bucharest, 2nd District, 6A Dimitrie Pompeiu Blvd., 1st floor (F1), Office 48.

On 12.12.2025, the merger by absorption of "Eurobank Ergasias Services and Holdings S.A." by Eurobank S.A. was finalized. As a result, Eurobank became the universal successor to all assets, liabilities, rights and legal relationships of the absorbed entity. As a result of the merger, Eurobank Ergasias Services and Holdings S.A. was dissolved without liquidation and its shares were delisted from the Athens Stock Exchange.

On 31.12.2025, the shareholding of the shareholders was: EUROBANK S.A holds 89,999 shares worth 89,999 RON representing 99.9989% of the share capital and the shareholder Cerved Property Services Single Member SA holds 1 share worth 1 RON representing 0.00011% of the share capital.

1 NON-CURRENT ASSETS

a) Intangible assets

As of 31 December 2025, the Company had no intangible assets.

b) Tangible assets

	Other plant, machinery, and furniture	Real estate investments	Total
	(RON)	(RON)	(RON)
Gross amount			
Balance as of 1 January 2025	7,804	135,585,749	135,593,553
Reevaluation increases	-	(13,631,473)	(13,631,473)
Removal of amortization upon reevaluation	-	(2,830,026)	(2,830,026)
Additional Period		21,052	21,052

Balance as of 31 December 2025	7,804	119,145,302	119,153,106
Aggregate value adjustments			
Balance as of 1 January 2025	7,804	-	7,804
Adjustments disclosed during the financial year	-	2,830,026	2,830,026
Removal of amortization upon reevaluation	-	(2,830,026)	(2,830,026)
Balance as of 31 December 2025	7,804	-	7,804
Net accounting value as of 1 January 2025	0	135,585,749	135,585,749
Net accounting value as of 31 December 2025	0	119.145.302	119.145.302

Reevaluation of real-estate investments

The company has a real-estate investment consisting of building and land, located at no. 6A, Dimitrie Pompeiu St., 2nd District, Bucharest.

The latest reevaluation of real estate investments took place on 31 December 2025. Following such reevaluation performed by an independent evaluator, a decrease of value was revealed.

Upon reevaluation of the building, on 31 December 2025, there was an increase in the value of reevaluation reserve amounting to RON 3,237,553. Furthermore, for the land, the reevaluation reserve was decreased by RON 16,869,026, which means that the previously created reserve decreased by RON 13,631,473.

If the reevaluated real-estate investments were disclosed at historical cost, they would have had the following values:

	31 December 2024 (RON)	**31 December 2025 (RON)**
Cost of building	88,996,153	88,979,750
Cost of fence	652,749	652,749
Cost of land	6,332,412	6,332,412
Aggregate value adjustments	(29,176,964)	(31,171,758)
Net value	66,804,350	64,793,153

The reevaluation surplus for the real estate investment deriving from reevaluations over time amounted to RON 53,454,656.

The changes of reevaluation reserves during the financial year are disclosed as follows:

	2024	**2025**
	(RON)	**(RON)**
The reevaluation reserve at the beginning of the financial year	93,923,491	68,075,113
Reevaluation differences occurred during the financial year	(14,465,163)	(16,869,026)
Transfer to retained earnings of the realized revaluation reserve surplus	(11,383,215)	2,248,569
Reevaluation reserve at the end of the financial year	68,075,113	53,454,656

Treatment of the reevaluation reserve for tax purposes

In accordance with the Romanian tax laws, before 1 May 2009, reserves from the reevaluation of tangible assets only became taxable when their intended purposes were changed. Following the amendment of the Tax Code, starting from 1 May 2009, differences from the reevaluation of fixed assets performed after 1 January 2004, deducted upon the calculation of taxable profit by means of tax amortization shall be taxed concurrently with the deduction of tax depreciation.

Pledged and restricted tangible assets

The real estate owned by the Company has been mortgaged as deriving from the mortgage agreements relating to the loans which were repaid during the year 2024. The mortgage ended in 2025.

2 PROVISIONS

On 31 December 2025, the Company had no provisions.

3 PROFIT APPROPRIATION

As of 31 December 2025, the company recorded a loss of RON 3,896,203, which will be covered from previous profits.

4 STATUS OF DEBTS

As of 31 December 2025, the following debts have a maturity period of less than one year:

	2024	**2025**
	(RON)	**(RON)**

Amounts owed to credit institutions	-	-
Interest related to bank loans	-	-
Suppliers and other debts	233,775	290,472
	233,775	290,472

5 ACCOUNTING PRINCIPLES, POLICIES, AND METHODS

The financial statements are drawn up in observance of the following principles:

• Going concern principle – The company will continue its normal operations without going into liquidation or significantly reducing its activities.

• The consistency of accounting methods - The accounting policies and evaluation methods have been consistently enforced from one financial year to the next.

• The prudential principle - In drawing up the annual financial statements, disclosure and evaluation were conducted on a prudential basis. Only the profit earned as of the date of the balance sheet has been recognized in the profit and loss account. Debts accrued during the ongoing financial year or a previous financial year are recognized, even if they become obvious only between the date of the balance sheet and the preparation date hereof. Depreciations are disclosed, irrespective of whether the result of the financial year is profit or loss. Depreciation adjustments or value losses are registered in expense accounts, irrespective of their impact on the profit and loss account. Assets and revenues are not overestimated, while debts and expenses, underestimated, and the financial statements shall be neutral and reliable.

• Matching (accrual) principle - The effects of transactions and other events are recognized when the transactions and events occur and are accounted for in the accounting books and reported in the financial statements concerning the reference periods. Revenues and expenses relate to the financial year, irrespective of the date when revenues are collected or expenses are paid. In the revenues accounts, receivables are also disclosed for which no invoice has yet been issued, while, in expenses or goods accounts, debts for which no invoice has yet been received, in reliance upon documents attesting to the delivery of goods or supply of services. Revenues and expenses directly and concurrently deriving from the same transaction are simultaneously disclosed in the accounting books, by direct association between the matching expenses and revenues, subject to separate emphasis of such revenues and expenses. The accrual principle applied including in respect of recognizing the interest for the period, irrespective of its maturity date.

• The opening balance principle - the opening balance sheet for each financial year matches the closing balance sheet of the previous financial year. If any changes to the accounting policies and rectification of errors occur in relation to the previous periods, the balance sheet relating to the period preceding the reporting period shall not be amended. Posting, in reliance upon the retained earnings, of rectification to material errors relating to the previous financial years, and of amendments to the accounting policies shall not amount to an infringement of the opening balance principle.

• The separate valuation of components of asset and liability items - The components of asset and liability items are valuated on a separate basis.

• The no-netting principle – Asset items shall not be set off against liability items and revenue items shall not be set off against expense items. All receivables and debts are disclosed separately in the accounting records, in reliance upon supporting documents. Any offsetting between receivables and debts to the same entity occurring in observance of the legal provisions may only be accounted for after recording of accounts receivable and revenues, and of corresponding accounts payable and expenses in the accounting books. The explanatory notes shall specify the gross value of receivables and debts subject to offsetting. If the assets change, the accounting books shall record, on a separate basis, the sale/derecognition operation and purchase/recognition operation, in reliance upon the supporting documents, also specifying all revenues and expenses relating to those operations. The accounting treatment is also similar in the case of mutual supply of services.

• Accounting and presentation of elements in the financial statements taking into account the economic substance of the transaction or commitment in question – The recording in accounting and the presentation in the financial statements of economic and financial operations reflect their economic reality, highlighting the rights and obligations, as well as the risks associated with these operations.

• The principle of valuation at purchase cost or at production cost - The items contained in the financial statements shall usually be valuated in reliance upon the principle of purchase cost or production cost. If the Company opted for the reevaluation of tangible assets or evaluation of financial instruments at fair value, the provisions of "Alternative evaluation at fair value" shall apply.

• The materiality principle - When the effects of information and publication are insignificant, the Company may deviate from the requirements concerning their presentation.

A Considerations underlying the preparation of financial statements

(1) General information

These financial statements have been drawn up in compliance with:

(i) Accounting Law no. 82/1991 republished, as subsequently amended and supplemented;

(ii) Accounting regulations on individual annual financial statements and consolidated annual financial statements, approved by Order no. 1802/2014 of the Minister of Public Finance of Romania, as subsequently amended ("OMF 1802").

Depending on the size criteria provided in Order no. 1802 of the Minister of Public Finance, the Company falls in the category of small entities.

These financial statements have been drawn up in reliance upon the historic cost convention, subject to the exceptions laid down herein below in the accounting policies.
The attached financial statements are not intended to present the financial position in accordance with accounting regulations and principles accepted in countries and jurisdictions other than Romania. Also, the financial statements are not intended to present the result of operations, cash flows and a complete set of notes to the financial statements in accordance with regulations and accounting principles accepted in countries and jurisdictions other than Romania. Therefore, the attached financial statements are not prepared for the use of persons who do not know the accounting and legal regulations in Romania, including the Order of the Minister of Public Finance no. 1802/2014 with subsequent amendments.

(2) The use of estimates

Upon preparing the financial statements, the Company's management needs to issue estimates and assumptions impairing the reported values of assets and liabilities, the disclosure of contingent assets and liabilities upon the preparation of financial statements, and revenues and expenses reported for that period. Although such estimates are issued by the Company's management in reliance upon the best information available at the time of the financial statements, the profit (loss) achieved may differ from such estimates.

(3) Business as a going concern

As at 31 December 2025 the Company has no tenants for its building, since mid-2024, so it has not generated any revenue in this period of approximately 2 years. As such, during the year ended 31 December 2025, the Company incurred a net loss of approximately Lei 3.9 million. As at 31 December 2025 the fair value of its building increased with approximately Lei 3.2 million and the fair value of the land decreased with aprox. Lei 16.8 million. As at 31 December 2024, the fair value decrease was in amount of Lei 25.8 million (Lei 11.2 million for the building and Lei 14.4 million for the land). Still, as of 31 December 2025, the Company has net current assets of approximately Lei 24.5 million and net assets of Lei 143 million.

At the moment the shareholders are only taking into consideration finding a new tenant for the building, search that actively continues at the date of approving these financial statements, without taking into consideration any alternative plans for the company and its office building. The building was put into conservation starting with 2025 in order to preserve it as it is not currently in use.

In assessing the Company's ability to continue as a going concern, management relies on its ability to find a suitable tenant in a reasonable period of time. In the meantime, the Company's management considered the existing financial resources to be enough to cover its needs until new tenants are found. Additionally the Company has received a letter of comfort on 6 April 2026, from its majority shareholder confirming its support for at least 12 months from the date of the letter, in case the Company will need it. Irrespective of the Company's ability to sustain itself and the support from the group in this period, considering the period of approximately 2 years since the Company has not identified a new tenant and its building hasn't been rented, management concluded that a material uncertainty exists in relation to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. Still, management concluded that it is appropriate to prepare the financial statements on a going concern basis and it does not include any adjustments that would be required if the Company were unable to continue as a going concern.

(4) Currency in which the financial statements are expressed

The accounting books shall be kept in Romanian, in the national currency. The items included in these financial statements are expressed in RON.

(5) Comparative statements

The financial statements prepared as of December 31, 2025 are comparable with the financial statements of the previous financial year.

B The conversion of foreign currency transactions

The Company's transactions in foreign currency are disclosed at the exchange rates published by the National Bank of Romania ("BNR") valid for the transaction date. At the end of every month, monetary balances expressed in a foreign currency are converted in RON depending on the exchange rates published by the National Bank of Romania for the last bank day of the month. Earnings and losses deriving from the settlement of foreign currency transactions and the conversion of monetary assets and liabilities expressed in foreign currency are disclosed into the profit and loss account, as part of the financial result. Advance payments do not amount to monetary items and are not subject to valuation depending on the exchange rate.

C Tangible assets

(1) Cost/evaluation

Tangible assets, save for real-estate investments, are evaluated at historic cost minus the accrued amortization and value depreciation. Real-estate investments are evaluated in observance of the reevaluated cost method.

As of 31 December 2025, the land and building were reevaluated in line with the evaluation standards in effect on the evaluation date, by an authorized and independent evaluator, in accordance with the law. The entities may reevaluate the real estate investments existing at the end of the financial year, so that they are recognized in the accounting books at fair value, indicating the outcome of such reevaluation in the financial statements drawn up for the year. Real estate investments are reevaluated depending on the fair value at the time of the balance sheet. The fair value is calculated in reliance upon the assessments conducted, usually by skilled professionals, in accordance with the law.

The book value increase derived from reevaluation shall be credited to the reevaluation reserve, unless there was a previous decrease posted as expense corresponding to that asset or as revenue to set off the expense against the decrease previously acknowledged to that asset. The book value decrease deriving from reevaluation shall be disclosed as a decrease of the reevaluation reserve within the limit of the creditor balance of the reevaluation reserve, and a potential outstanding difference shall be posted as expense, in particular an expense at the entire value of depreciation, when no amount relating to that asset is registered in the reevaluation reserve.

The amortization accrued on the reevaluation date is removed from the gross book value of the asset and the net value, determined further to rectification with value adjustments, is re-calculated depending on the reevaluated value of that asset.

The fair values of reevaluated real estate investments are updated with sufficient frequency, so that the book value is not substantially different from the one determined by using the fair value at the time of the balance sheet.

The maintenance and repairs of tangible assets shall be posted as expenses as they occur, and the significant improvements to tangible assets, which increase the value or service life thereof, or which significantly increase the ability to generate economic benefits, are capitalized.

Key spare parts and security equipment are posted as tangible assets when they are expected to be used for a period longer than one year. Other spare parts and repair shop equipment are recorded as inventories and disclosed in profit or loss, when used.

(2) Amortization

If tangible assets are placed in conservation, the entity records a depreciation expense in its accounting.

Amortization shall be calculated depending on the input value, using the linear method throughout the estimated useful service life of assets, as follows:

Assets	**Years**
Buildings	20 - 50
Technical plant and machinery	3 - 20
Other plant, machinery, and furniture	3 - 30

The amortization is calculated starting from the month following the commissioning and until full recovery of their entry value.

The revision of the depreciation period may be justified by a significant change in the conditions of use, as well as in the case of investments or repairs, other than those determined by current maintenance, or the obsolescence of a tangible asset. Also, if tangible assets are placed in conservation, their use being interrupted for a long period, the revision of the depreciation period may be justified. When the elements that were the basis for the initial establishment of the economic useful life have changed, the Company establishes a new depreciation period. The modification of the economic useful life represents a change in accounting estimate.

Land shall not be subject to amortization, because they have an indefinite service life.

(3) The sale/scrapping & dismantling of tangible assets

Tangible assets being scrapped & dismantled or sold are removed from the balance sheet, together with the corresponding accrued amortization. Any profit or loss deriving as difference between the revenues generated by derecognition and their non-depreciated value, including expenses incurred in relation to such operation, are included in the profit and loss account, in "Other operating revenues" or "Other operating expenses", as the case may be. The Company did not record such operations in 2025.

When the company discloses, in the book value of a tangible asset, the cost of a partial replacement (part replacement), the book value of the replaced part, together with the corresponding amortization, is deregistered.
Assets sold or subject to leasing

The sale and lease of the same asset by means of a financial leasing agreement shall be treated as a financing transaction, and the asset is maintained in the Company's property.

(4) Real estate investments
Real-estate investments consist of land and buildings owned for generating revenues from rents or for increasing the capital value.

Real-estate investments are subject to evaluation rules enforceable in respect of tangible assets, as described herein above. The service life of buildings included in real-estate investments ranges between 20 and 50 years.

Transfers to or from the category of real-estate investments take place when there is a changed use, pointed out by:

a) the start/ end of use by the Company (transfer between the category of real estate investments and of tangible assets);
b) the start of arrangement for sale purposes (transfer from real-estate investments to inventories); or
c) the start of operational leasing (transfer from stocks to real-estate investments).

D Depreciation of tangible assets

At the end of the financial year, the value of tangible asset items corresponds to the outcome of inventory. For that purpose, the net book value shall be compared against the value determined further to inventory, herein after referred to as inventory value. Any minus differences found between the inventory value and the net book value of non-current asset items shall be disclosed in the accounting books based on additional amortization, in the case of depreciable assets for which depreciation is irreversible or an adjustment is calculated for depreciation or loss of value, when the depreciation is reversible. The inventory value is determined depending on the usefulness of that asset, on its condition and market price.

E Trade receivables

Trade receivables are recorded at the invoiced value, minus the provision for the depreciation of doubtful or uncollectible accounts. The provision is created for the depreciation of trade receivables if there is objective evidence of the fact that the Company will not be able to collect all receivables at their first maturity dates.

F Short-term financial investments

They include short-term bank deposits and other short-term investments (debentures, shares, and other securities purchased for the purpose of yielding short-term profit).

Short-term securities admitted for trading on a regulated market shall be valued at the time of the balance sheet depending on the quotation value on the last trading day, and non-traded ones at their historic cost minus potential adjustments for loss of value.

G Cash and cash equivalents

The cash and cash equivalents are disclosed in the balance sheet at cost value.
Bank deposits up to 3 months are included in short-term investments.

H Share capital

Common shares are classified as equity.

Expenses relating to the issuance of equity instruments are reflected directly in the equity, in the row Loss relating to equity instruments.

Upon redeeming the Company's shares, the amount paid shall decrease the equity. When such shares are later re-issued, the amount received (net of the transaction costs) is disclosed in the equity.

Exchange rate differences between the time when the shares are underwritten and the time when the equivalent value thereof is paid shall not amount to earnings or loss relating to the issuance, redemption, sale, assignment free of charge or cancelation of the entity's equity instruments, shall be posted in financial revenues or expenses, as the case may be.

I Dividends

Dividends payable in connection with ordinary shares are recognized in the equity in the period in which they are declared.

J Loans

Short- and long-term loans are originally recorded in the amount received. The differences between the amounts received and the redemption value are posted in the profit and loss account during the loan agreement.
Fees and charges paid with a view to receiving long-term loans shall be recognized as deferred expenses. Deferred expenses related to loans are recognized in profit or loss over the period of repayment period of those loans.

If the Company has an unconditional right to defer the settlement of loans for at least twelve months after the end of the reporting period, then the debts at issue shall be classified as long-term debts. All other loans shall be posted as short-term debts.

The short-term portion of long-term loans is classified as "Debts: Amounts payable within less than one year" and included together with the interest accrued on the date of the balance sheet in "Amounts payable to credit institutions" in current debts.

K Trade payables

Trade payables are posted in the value of amounts to be paid for the goods or services received.

L Provisions

Provisions for dismantling, restructuring, disputes, as well as other provisions for risks and expenses are recognized at the time when the Company has a legal or binding obligation generated by a previous event, when, in order to fulfill the obligation, an outflow of resources could be required and when a reliable estimate may be performed in respect of the value of obligation. Restructuring provisions comprise direct costs generated by restructuring, in particular, necessarily generated by the restructuring and not related to the entity's business as a going concern.

No provisions are acknowledged for future operational losses.

M Employees' benefits

Pensions and other post-pension benefits
In the normal course of business, the Company makes payments to health funds, pensions and State unemployment on behalf of its employees, at statutory rates. All of the Company's employees are members of the pension plan of the Romanian State. Such costs are disclosed in the profit and loss account, together with the disclosure of salaries.

The Company does not operate any other pension plan or post-pension benefit plan and, therefore, there are no other pension-related obligations.

N Taxation

Current corporate tax

The Company pays current corporate tax, calculated depending on the taxable profit specified in tax reports, in accordance with the relevant tax laws.

O Disclosure of revenues

Revenues concern rents and re-invoicing of expenses incurred for utilities and maintenance of buildings.

Revenues from rents are disclosed in reliance upon accrual-based accounting principles in accordance with the economic substance of the corresponding agreements.

Revenues from the sale of goods are disclosed at the time when the Company transferred to the purchaser the main risks and benefits relating to the ownership of goods.

Interest revenues shall be recognized from time to time, on a pro-rated basis, as that revenue is generated, on an accrual basis.

Trade discounts offered after invoicing shall be registered into the profit and loss account as part of operating revenues, in the item "trade discounts offered".

In these financial statements, revenues and expenses are disclosed at their gross value. In the balance sheet, debts and receivables from the same partners are posted at net value whenever there is a set-off right in force.

P Turnover

The revenues corresponding to the turnover are determined according to the specifics of the carried-out activity.

Net turnover means the amounts obtained from the sale of products and the provision of services after deduction of trade discounts and value added tax and other taxes directly related to turnover.
The net turnover corresponding to the predominantly carried out activity presented in the profit and loss account is the net turnover related to the activity carried out on the NACE code 6820 - Renting and subleasing of own or rented real estate. The predominant activity actually carried out means the activity related to the NACE code, which generates the largest share of the Company's net turnover. The company determined that the activity of development of residential projects carried out on the NACE code 6820 - Renting and subletting of own or rented real estate represents 100% of the Company's net turnover. In order to make this determination, the Company applied the Order of the President of the National Statistics Institute 337/2007 regarding the updating of the Classification of activities in the national economy - NACE, proceeded to allocate revenues related to turnover registered in NACE sections and divisions and identified suitable NACE code.

Q Operating expenses

Operating expenses are disclosed in the period to which they refer.

R Financial expenses

Financial expenses are disclosed in the period to which they refer.

S Related Parties

A related party is a person or entity that is related to the entity preparing financial statements, hereinafter referred to as the reporting entity.

A person or a close family member of that person is related to a reporting entity if that person:
(i) has control or joint control over the reporting entity;
(ii) has significant influence over the reporting entity; or
(iii) is a member of key management personnel of the reporting entity or the parent of the reporting entity.

An entity is related to a reporting entity if it meets any of the following conditions:
(i) the entity and the reporting entity are members of the same group (meaning that each parent, subsidiary and affiliate in the same group is related to the others);
(ii) one entity is an associate or jointly controlled entity of the other entity (or an associate or jointly controlled entity of a member of the group of which the other entity is a member);
(iii) both entities are jointly controlled entities of the same third party;
(iv) one entity is jointly controlled by a third party and the other is an associate of the third party;

(v) the entity is a post-employment benefit plan for the benefit of employees of the reporting entity or of an entity related to the reporting entity. If the reporting entity itself is such a plan, the sponsoring employers are also related to the reporting entity;
(vi) the entity is controlled or jointly controlled by a person or a close member of the family of that person who has control or joint control over the reporting entity, has significant influence over the reporting entity; or is a member of the key management personnel of the reporting entity or the reporting entity's parent.
(vii) a person or a close member of the family of that person who has control or joint control over the reporting entity has significant influence over the entity or is a member of the key management personnel of the entity (or the entity's parent);
(viii) the entity or any member of a group of which it is a part provides services to the key management personnel of the reporting entity or the reporting entity's parent.
Key management personnel are those persons who have the authority and responsibility to plan, direct and control the activities of the entity, directly or indirectly, including any director (executive or otherwise) of the entity.
Close family members of a person are those family members who can be expected to influence or be influenced by that person in their relationship with the entity and include:
a) the children and spouse or civil partner of that person;
b) the children of the spouse or civil partner of that person; and
c) the dependents of that person or of that person's spouse or civil partner.
According to OMF 1802/2014, affiliated entities mean two or more entities within the same group.

6 SHARE CAPITAL

The value of the share capital underwritten as of 31 December 2024 and as of 31 December 2025 was RON 90,000, consisting of 90,000 shares. All shares afford the same voting right and a face value of RON 1 per share.

The shareholding structure as of 31 December 2025 is as follows:

	Number of shares (thousand)	Amount (RON)	Percentage (%)
Eurobank SA	89,999	89,999	99.9989
Cerved Property Services Single Member SA	1	1	0.0011
Total	90,000	90,000	100

7 INFORMATION ON THE SALARIES AND MEMBERS OF ADMINISTRATION, MANAGEMENT, AND SUPERVISORY BODIES AND OF OTHER STAKEHOLDERS

a) Remunerations payable to the members of administration, management, and supervisory bodies

The Company's management body is the Board of Directors, made up of members appointed by the General Shareholders Meeting (GSM). As of 31 December 2025, the members of the Board of Directors were as follows:

- Pavlou Konstantinos,
- Psychogyios Spyridon
- Atsali Aikaterini
- Panagiotis Laskaris
- Karamanolis Filippos

No salaries or benefits, advances or credits were granted to the members of the Company's administrative, management and supervisory bodies in 2024 and 2025.

b) Employees

The average number of employees during the year was as follows:

	2024	2025
Administrative personnel	1	1

	Financial year ended on 31 December 2024 (RON)	Financial year ended on 31 December 2025 (RON)
Expenses related to employee salaries	172,854	165,037
Expenses with social security	4,796	4,632

	Financial year ended on 31 December 2024 (RON)	Financial year ended on 31 December 2025 (RON)
Salaries to be paid at the end of the period	-	15,120

8 OTHER INFORMATION

a) Probable debts and commitments

The company has commitments in place such as specified in the transactions with related parties.

b) Transactions with related parties

Parties are considered to be affiliated when one of them has the power to control another or to exercise significant influence on another party in the financial or operational decision-making process. Upon assessing any possible transaction with affiliated parties, attention was paid to the substance of the transaction, rather than to its legal form.

The nature of relationships with such parties engaged in special relationships with which the Company conducted significant transactions as of 31 December 2025 is described below. The transactions with entities engaged in special relationships were performed during the normal course of business.

As of 31 December 2025, the company had the following affiliated parties:

- Eurobank S.A.
- Eurolife ERB Asigurari Generale S.A.
- ERB Private Bank Luxemburg
- CERVED Property Services SA

Sale of goods and services

There are no transactions in 2025.

Purchase of services

	31 December 2024 (RON)	31 December 2025 (RON)
Purchase of services *related/affiliated entities*	255,010	320,861
Interest expense	-	-
Expenses related to fees	3,379	-
Total	258,389	320,861

Balances resulting from the sale/purchase of goods/services

There are no balances in 2025.

9 CONTINGENT DEBTS AND OTHERS UNDERTAKINGS

(a) Court proceedings

The Company is not involved in any court proceedings.

(b) Taxation

The Romanian taxation system has undergone multiple amendments in the past years and is continuously updating and upgrading. Consequently, there are still different interpretations of the tax laws. In certain cases, the tax authorities may treat various issues differently, proceeding to the calculation of additional taxes and levies and the corresponding delay interest and penalties (where the level of penalties amounts to 0.01%, and the level of interest amounts 0.02% per day of delay). In Romania, the financial year remains opened for tax examination for a period of 5 years. The Company's management believes that the tax obligations included in these financial statements are suitable.

(c) Transfer Pricing

The Romanian tax laws include the principle of "market value", pursuant to which transactions between affiliated parties need to take place at market value. Tax-payers engaged in transactions with affiliated parties have to prepare and to provide to the Romanian tax authorities, upon demand, the transfer pricing file. Failure to submit the transfer pricing file or submission of an incomplete file may result in the enforcement of penalties for incompliances; in addition to the content of the transfer pricing file, tax authorities may interpret transactions and circumstances differently from the interpretation issued by the management and, consequently, may impose additional tax obligations deriving from the adjustment of transfer pricing. The Company's management estimates that no losses will be incurred, in the case of a tax inspection in connection with transfer pricing. Nevertheless, the impact of different interpretations by tax authorities cannot be reliably estimated. This may be significant for the financial standing and/or for the operations of the Company.

10 Events subsequent

No significant events have been identified subsequent to the Balance Sheet date.

11 Financial risks

MARKET RISK
Market risk includes three types of risk:
- currency risk - is the risk that the value of a financial instrument will fluctuate due to changes in the exchange rate;
- fair value interest rate risk - is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates;

- price risk - is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, even if these changes are caused by factors specific to the individual instruments or their issuer, or factors that affect all instruments traded on the market.
The Romanian economy is in transition, with uncertainty regarding the future evolution of policy and economic development. The Company has taken into account the influence of all these risks and has developed strategies to protect and minimize potential negative effects.
The Company's management cannot predict the changes that will occur in Romania and their effects on the Company's operating results and cash flows.

CREDIT RISK
Credit risk - is the risk that one of the parties to the financial instrument will not perform the undertaken obligation, causing the other party a financial loss. The Company has respected its commitments to the assumed credits up to now and it is estimated that there will be no problem and compliance with them in the future.

LIQUIDITY RISK
Liquidity risk - (also called financing risk), is the risk that an entity will encounter difficulties in obtaining the funds necessary to fulfill the commitments related to financial instruments. Liquidity risk may result from the inability to quickly sell a financial asset at a value close to its fair value. The Company has not had any difficulties in obtaining the necessary funds and does not expect to have any, as it relies on the experience of the foreign shareholders and the funds made available by them.

FOREIGN CURRENCY RISK
The Company carries out transactions denominated in both lei and euros. The Company's transactions in foreign currencies are recorded at the exchange rates on the date of the invoices. On December 31, 2024, the exchange rate used was 1 USD = 4.7768 RON, 1 EUR = 4.9741 RON and, respectively, on December 31, 2025: 1 USD = 4.3417 RON, 1 EUR = 5.0985 RON.

Authorized and signed on behalf of the Board of Directors on May 28, 2026 by:

DIRECTOR,
PAVLOU KONSTANTINOS
Signature ____________________

DRAWN UP BY,
KRESTON ROMANIA SRL
Capacity: Contract no. 140/05 October 2007
Signature ____________
Registration no. with the professional body
CECCAR Authorization no. 14116

PSYCHOGYIOS SPYRIDON
Signature ____________________

Company’s stamp: