ART. I
GENERAL INFORMATION

1. GENERAL INFORMATION ABOUT THE COMPANY

Company Name and form: MVGM Property Management Slovakia s. r. o.
Seat of the Company: Cesta na Senec 2/A, 821 04 Bratislava
Company Identification Number: 52673871

Company MVGM Property Management Slovakia s. r. o. (further referred to as „company“) was established based on the partnership agreement on 11.09.2019 and was registered in the Commercial Register on 25.09.2019 (Commercial Register of the City Court place Bratislava III, Section Sro, file No. 140593/B).

The main activities of the company are the follows:
• administration and maintenance of housing and non-housing stock in the scope of free trades
• purchase of goods for the purpose of its sale to the final consumer (retail) or other trade operators (wholesale)
• activities of business, organizational and economic consultants
• rental of movable property
• rental of real estate associated with the provision of other than basic services related to rental
• brokerage activity in the field of trade, services, production
• advertising and marketing services, market research and public opinion polling
• administrative services
• engineering, construction valuation, design and construction of electrical equipment
• mediation of sale, lease and purchase of real estate (real estate activities)
• bookkeeping
• computer and computer data processing services
• preparatory work for building construction

2. DATE OF APPROVAL OF THE FINANCIAL STATEMENTS FOR THE PREVIOUS ACCOUNTING PERIOD

The Company's financial statement as at 31 December 2024 for the previous accounting period was approved by the General Assembly on the 20 November 2025.

3. LEGAL PURPOSE OF PREPARATION OF THE FINANCIAL STATEMENTS

The company prepares its Financial Statements as at 31 December 2025 as ordinary financial statements according to Section 17 of Act No. 431/2002 Coll. on Accounting (Accounting Act) as amended the accounting period from 1 January 2025 to 31 December 2025. The Financial Statements were prepared under the going concern concept, and consist of the Balance Sheet, the Income Statements and the Notes to the Financial Statements.

4. INFORMATION ABOUT THE CONSOLIDATED GROUP

A. TOP COMPANY IN CONSOLIDATION

The top company in consolidation, that prepares financial statements for all groups of accounting entities in a consolidated group for which the company is a consolidated accounting entity, is REGISSEUR HOLDING BV, De Bruyn Kopsstraat 9k, 2288EC RIJSWIJK, THE NETHERLANDS.

B. PARENT COMPANY IN CONSOLIDATION

The parent company in consolidation, that prepares financial statements for the group of accounting entities in a consolidated group which comprises the company, is REGISSEUR HOLDING BV, De Bruyn Kopsstraat 9k, 2288EC RIJSWIJK, THE NETHERLANDS.

C. PLACE WHERE THE CONSOLIDATED FINANCIAL STATEMENTS ARE FILED

The consolidated Financial Statements, mentioned in A) and B), are filed at REGISSEUR HOLDING BV, De Bruyn Kopsstraat 9k, 2288EC RIJSWIJK, THE NETHERLANDS.

D. EXEMPTION FROM THE DUTY TO PREPARE THE CONSOLIDATED FINANCIAL STATEMENTS AND THE CONSOLIDATED ANNUAL REPORT

The company is a parent company.

The company is exempt from the duty to prepare the consolidated financial statements and the consolidated annual report under section 22 subsection 8 of the Act on Accounting.

(If the company is both a parent company and a subsidiary of a parent company established under the laws of an EU member state and if this parent company owns all the shares or at least 90 % shares in the subsidiary and the other shareholders or partners agree with the exemption.)

5. NUMBER OF EMPLOYEES

The number of employees is stated in the table below:

Name of item	**Current accounting period**	**Preceding accounting period**
Average recalculated number of employees	27	20
Number of employees as at the balance sheet date of which:	28	26
are managers	*1*	*1*

ART. II
INFORMATION ON MEMBERS OF COMPANY BODIES

Management body:

Bc. Filip Polomský, MSc BSBA
Budmerice 1249
Budmerice 900 86
Slovakia
Establishment of function: 26.10.2020
End of function: 14.01.2026

Maarten Hugo de Haas
Naarderstraat 317
NK Huizen 1272
Holandské kráľovstvo
Establishment of function: 07.02.2024
End of function: 25.09.2025

Johannes Andreas de Haas
Loonsebaan 149/149
VUGHT 5263CN
Holandské kráľovstvo
Establishment of function: 26.08.2025

If the Company has only one managing director, the managing director acts on behalf of the Company individually. If the Company has more managing directors, they shall act on behalf of the Company each individually. When signing on behalf of the Company, the managing director shall affix its signature to the written or printed business name of the Company.

Information on members of company bodies

Members of company bodies	Current accounting period	Preceding accounting period
Statutory - type of income (emoluments)	0	0
Supervisory - type of income (emoluments)	0	0
Other - type of income (emoluments)	0	0

No borrowing, warranty or other forms of security, nor any funds or other private-sector fulfilment that are being accounted for were not provided to the statutory body in 2025.

ART. III
INFORMATION ABOUT THE ADOPTED PROCEDURES

1. GENERAL ASSUMPTIONS FOR THE PREPARATION OF THE FINANCIAL STATEMENTS

The Financial Statements of the company consisting of the Balance Sheet, the Income Statement and the Notes to the Financial Statements as at 31 December 2025 were prepared under the going concern concept and according to the accounting legislation valid in the Slovak Republic. The data in the Financial Statements provides true and fair view on the company's assets and liabilities, equity (representing company's own resources for assets), financial situation of the company and its Profit and Loss Account.

2. INFORMATION ABOUT THE APPLICATION AND CHANGES IN ACCOUNTING METHODS AND PRINCIPLES

2.1. GENERAL ACCOUNTING PRINCIPLES

1. All costs and revenues that relate to the accounting period regardless of the settlement date provide the basis for recording assets and liabilities and measuring profit and loss of the accounting entity.
2. Recorded values of assets and liabilities in accounting records and in the company's Financial Statements are adjusted by items expressing risks, losses and impairment known as at the Balance Sheet Date (e.g. allowances, provisions).
3. Inventory is valued at the lower of cost or sale price reduced by the sale-related costs.
4. Business transactions are accounted for by the company in such accounting period to which their economic substance and timing relate. If it is not possible to comply with this rule, transactions may be accounted for when identified.
5. Assets and liabilities are disclosed at historical cost, unless stated otherwise in Art. III point 2.2 (Valuation methods of particular items).
6. As at the Balance Sheet Date, the company performed an itemised analysis of assets and liabilities in accordance with the Accounting Act.
7. Opening balances of the current Balance Sheet are identical with closing balances of the Balance Sheet of the previous accounting period.
8. Maturity is the basic criterion for distinguishing between current and non-current assets and liabilities. Accounts receivable and payable are presented in the Balance Sheet based on their agreed period to maturity, i.e. those up to 12 months to the maturity date are presented as current and those more than 12 months to the maturity date as non-current.

2.2. ACCOUNTING METHODS AND PRINCIPLES

2.2.1. VALUATION METHODS OF PARTICULAR ITEMS

a) Purchased intangible non-current assets

Purchased intangible non-current assets are valued at their acquisition prices.

Low value intangible non-current assets of the company with the acquisition price lower than EUR 2,400 are accounted for by debiting directly the appropriate expense accounts in the period of their acquisition.

The company does not keep records of purchased intangible non-current assets.

b) Intangible non-current assets produced internally

The company does not keep records of intangible non-current assets produced internally.

c) Intangible non-current assets acquired in another way

The company does not keep records of intangible non-current assets acquired in another way.

d) Purchased tangible non-current assets

Tangible fixed assets are valued at their acquisition prices. The acquisition price consists of the purchase price of the asset and expenses related to the acquisition, for example transportation, postage, customs fees and commission.

Expenses for additions, modernisation and reconstruction that result in increased efficiency or capacity in the total amount over EUR 1,700 per fixed asset for an accounting period increase the acquisition price of the asset. Expenses for technical improvement in the total amount of EUR 1,700 or less per tangible asset for an accounting period and expenses spent on operation, maintenance or repairs are recorded in expense accounts in the current accounting period.

Low-value tangible non-current assets of the company with the acquisition price lower than EUR 1,700 are accounted for by debiting directly the appropriate expense accounts in the period of their acquisition.

The company does not keep records of purchased non-current tangible assets.

e) Non-current tangible assets produced internally

The company does not produce non-current tangible assets internally.

f) Non-current tangible assets acquired in another way

The company does not keep records of non-current tangible assets acquired in another way.

g) Non-current financial assets

Financial assets are classified as non-current financial assets if their maturity is more than one year. Non-current financial assets which share on the stock capital represents more than 50 % are classified as investments in affiliated accounting entities. If the share is more than 20 %, financial investments are classified as within participating investments other than in affiliated accounting entities. Other securities, deposits and debt securities which are not securities held to their maturity are classified as realisable securities and shares.

Non-current financial assets are disclosed at their acquisition prices. The acquisition price consists of the purchase price of the asset and expenses related to their acquisition.

Loans provided to the companies within the group or other loans with original maturity over 1 year are disclosed at their nominal value which is adjusted by the allowance to their recoverable amount. If the residual maturity of receivables exceeds 1 year, they are adjusted by the allowance to their present value at the time of accounting and reporting (fair value).

Non-current financial assets of the Company represents a 100% share in the registered capital of MVGM Property Management Slovakia s.r.o.

h) Purchased inventory

Inventories are valued at the acquisition price that consists of the purchase price and costs related to their acquisition (transportation, customs, packaging, etc.).

The Company accounts for the acquisition of and decrease in inventories according to the method B.

The accounting entity has prescribed standards for natural decrease in inventories in the accounting period.

The inventory loss is accounted for in the price determined by the standard cost method of the item and the weighted arithmetic mean method of the material.

If the cost of acquisition or the cost of inventories is higher than their net realizable value at the date of preparation of the financial statements, a provision for inventories is created in the amount of the difference between their book value and their net realizable value. Net realizable value is the estimated selling price of the inventory less the estimated costs of completion and costs associated with their sale.

The company does not keep records of purchased inventory.

i) Inventory produced internally

As of the end of the year, the company valued inventory produced internally at cost according to the operational (planned) calculations. According to these calculations, costs are expenses set in particular technical, technological, economical and organisational conditions, determined by technical preparation of the production for the production alone. The costs consist of direct costs as well as part of indirect costs spent in accordance with the production of the company.

Direct expenses consist of direct material, semi-finished items produced internally, direct wages, social insurance and packaging.

The company does not keep records of inventory acquired produced internally.

j) Inventory acquired in another way

The company does not keep records of inventory acquired in another way.

k) Construction contracts and contractual construction of real estate for sale

The company does not account for construction contracts.

l) Accounts receivable

Accounts receivable are accounted for at their nominal value in the accounting books. Allowances for the accounts receivable were recognised for doubtful and questionable debts.

Allowances for non-current receivables are recognised to ensure their valuation at the time of their accounting and reporting (present value).

m) Current financial assets

Cash and postal stationery are accounted for at their nominal value.

n) Accrued accounts of assets

The company uses these accounts in compliance with the accruals concept. The company proceeds in accordance with this accounting principle – expenses and revenues are accounted for in the accounting period to which their economic substance and timing relate. These accounts are of temporary nature and include expected and transitive items of accruals.

o) Provisions

A provision is a liability that represents the Company's existing liability that arises from past events and is likely to reduce its economic benefits in the future. Provisions are liabilities with indefinite timing or amount and are valued at the amount necessary to meet the existing obligation as of the date of preparation of the financial statements.

Creation of the provision is accounted for on the materially relevant cost or property account to which the liability is attributable. The use of the provision is accounted for on the balance of the relevant reserve account, with the corresponding receivable in favor of the relevant liability account. Dissolution of unnecessary reserves or parts thereof is accounted for by the opposite accounting entries as accruing the provisioning.

The reserve for bonuses, rebates, rebates, and refund of the purchase price for claims is made as a reduction in the earnings initially earned with the counterclaim in favor of the reserve account.

The Company establishes reserves in accordance with the Accounting Act for the expected risks, losses and impairments associated with commitments with indefinite delimitation or height.

p) Value adjustments

Adjustments are made on a precautionary basis if it is reasonable to assume that there is a decrease in the value of the asset over its value in the accounting. An allowance is accounted for in the amount of a reasonable impairment assumption in comparison with its value in the accounting.

q) Bonds

Bonds are accounted for as current financial assets if they are determined for trading and held until their maturity, which is within one year. Bonds are accounted for as non-current financial assets if they are held until their maturity, which is over one year.

Upon their acquisition, bonds are valued at their acquisition cost.

The bonds determined for trading are valued at fair value at the valuation date. The valuation of the bonds held until maturity increases gradually by interest revenue from the day of settlement of their purchase until their maturity.

The company does not keep records of any bonds.

r) Accounts payable

Accounts payable (including credits) are accounted for at their nominal value. If an itemised analysis of accounts payable reveals that their balance is different from the one recorded in the books, they are valued at such different amount both in the accounting records and in the Financial Statements.

s) Employee benefits

Salaries, wages, contributions to state pension and insurance funds, paid annual leave and paid medical leave, bonuses and other non-monetary benefits (eg health care) are charged in the accounting period, with which they are factually and temporally related.

t) Temporary accounts of liabilities

The company uses these accounts in compliance with the accruals concept – expenses and revenues are accounted for in the accounting period to which their economic substance and timing relate. These accounts are of temporary nature and include expected and transitive items of accruals.

u) Derivatives, assets and liabilities secured with derivatives

The company did not account for derivatives during the accounting period and does not have assets or liabilities secured with derivatives.

v) Leases

The Company charges rents relating to the current period for leased assets (operating leases) directly into costs in terms of time and substance for the duration of the lease.

w) Income Tax

Income tax payable is charged to the Company's expense in the period of tax liability and the Company's income statement is calculated using the rate established by Act No. 595/2003 Coll. tax on income and tax on profit or loss, which was adjusted by deductible and deductible items on the basis of permanent and temporary adjustments to the tax base and amortization of the loss. The resulting tax liability is stated after deduction of income tax advances paid by the Company over the course of the year. If the income tax prepayments paid during the year are higher than the tax liability for that year, the Company reports the resulting tax receivable.

Deferred tax is calculated using the liability method. Deferred income tax is charged on:
(a) temporary differences between the carrying amount of assets and the carrying amount of liabilities recognized in the balance sheet and their tax base,
(b) in the case of the possibility of absorbing the tax loss in the future,
(c) the possibility to transfer unused tax deductions and other tax claims to future periods.
Deferred tax is calculated using the tax rate applicable in subsequent accounting periods.

A deferred tax asset is charged only to the extent that it is probable that the temporary differences will be offset against the future tax base. When calculating deferred tax, the income tax rate that is expected to apply at the time of deferred tax is used.

x) Assets acquired by privatisation

The company does not acquired any asset by privatisation.

y) Revenue recognition

Revenues from the sale of goods are recognized upon transferring risks and rewards of ownership of the goods, usually when the goods are delivered. If the Company agrees to transport goods to a specific location, revenue is recognized when the goods are passed to the customer at the destination point.

Revenues from the sale of services are recognized in the accounting period in which the services are rendered, taking into account the extent to which the given transaction is completed. This extent is assessed based on the actual services provided as a proportion of the total services agreed.

Sales revenues are stated net of VAT, discounts and deductions (such as rebates, bonuses and credit notes). Interest income is recognized straight line over the accounting periods using the accrual basis. Dividend income is recognized when the right of the Company to receive the payment is established.

The Company’s revenues primarily include revenues from the services.

2.2.2. DEPRECIATION SCHEDULE OF NON-CURRENT INTANGIBLE AND TANGIBLE ASSETS

The depreciation schedule of the company provides a basis for calculation of accumulated depreciation of depreciated assets during their useful life. Accounting depreciation is calculated based on the price at which the property is valued in the books.

The company amortizes intangible fixed assets using the straight-line method. Amortization rates are derived from the estimated useful life of assets corresponding to the use of future economic benefits from the assets. According to the Income Tax Act No. 595/2003 Coll., tax amortization of intangible fixed assets is equal to the accounting amortization.

Goodwill is included in the tax base until it is fully included, for the longest period of seven consecutive tax periods, of at least one-seventh per year, starting from the tax period in which the contract for the sale of part of the business became effective.

Non-current intangible assets:

Type of non-current intangible assets:	Estimated useful life in years	Amortization method	Annual rate of amortization in %
Capitalized development costs			
Software			
Valuable rights			
Goodwill	7	linear	14,29
Other non-current intangible assets			

The company depreciates tangible fixed assets using the straight-line method during the period of the useful life of the depreciated asset. Depreciation period begins with the month of the acquisition of the non-current asset.

Type of non-current tangible assets:	Estimated useful life in years	Depreciation method	Annual rate of amortization in %
Structures			
Machinery and equipment	4	linear	25
Vehicles			
Inventory			
Other non-current tangible assets			

For tax purposes the company depreciates its tangible fixed assets in accordance with Sections 22 – 29 of the Income Tax Act No. 595/2003 Coll. These depreciation rates are equal to the rates used for accounting purposes.

2.2.3. PRINCIPLES FOR DETERMINATION OF ALLOWANCES

a) Principles for determination of allowances for inventories

The company did not determine any allowance for inventory.

b) Principles for determination of allowances for receivables

The company determines adequate allowance for receivables according to its internal directives as follows:

Criterion	Impairment in %
91 - 180 days after due date	30
181 - 360 days after due date	50
more than 360 days after due date	100
Bad and doubtful receivables	100
In bankruptcy proceedings	100

If the residual maturity of a receivable is more than 1 year, its value is adjusted to the value at the time of its accounting and reporting (present value).

The company did not determine any allowance for receivables.

2.2.4. CONVERSION OF DATA IN FOREIGN CURRENCIES INTO THE EURO CURRENCY

In the accounting books, the assets and liabilities denominated in foreign currencies are converted into the Euro currency by using the exchange rate published by the European Central Bank on the day preceding the date of the accounting transaction, or on another day, if determined by a special regulation.

As at the Balance Sheet Date, the accounting unit converts the assets and liabilities denominated in foreign currencies, except for the received and paid advance payments, to the Euro currency using the exchange rate published by the European Central Bank.

Exchange rate differences which originated during the year as well as those which originated at conversion of assets and liabilities as at the Balance Sheet Date influence the profit/loss of the current accounting period.

2.2.5. SUBSIDIES GRANTED FOR THE ACQUISITION OF ASSETS

No subsidies were granted to the company for the acquisition of assets.

2.2.6. CHANGES IN VALUATION METHODS, DEPRECIATION, REPORTING, ACCOUNTING PROCEDURES

The company did not change the methods of valuation, depreciation approach and accounting procedures, structure of the financial statements items, contents of these items and procedures for preparation of the Financial Statements during the accounting period unless stated otherwise, except for the matters which directly resulted from the changes to the Slovak accounting legislation.

2.2.7. CORRECTIONS OF MATERIAL MISTAKES IN PREVIOUS ACCOUNTING PERIODS

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In the current period, the company did not correct material errors of previous accounting periods.

ART. IV
EXPLANATORY AND SUPPLEMENTARY INFORMATION TO BALANCE SHEET AND INCOME STATEMENT ITEMS

1. GOODWILL

The Company records goodwill in the amount of EUR 325 314 in depreciable non-current intangible asset , which arose during the purchase of a part of the business where the purchase price was higher than the fair value of the individual components of the asset. The amortization period of goodwill was set at 7 years.

2. INFORMATION ABOUT SIGNIFICANT ITEMS OF DERIVATES, ASSETS AND LIABILITIES SECURED BY DERIVATES:

a) Description of significant items of derivatives and the impact of their revaluation

Not applicable.

b) Assets and liabilities secured with derivatives

Not applicable.

3. INFORMATION ABOUT LIABILITIES

a) Liabilities due in over 5 years

Not applicable.

Description	**Current accounting period**	**Preceding accounting period**
Total non-current liabilities	**0**	**6 960**
Liabilities due in over 5 years	0	0
Liabilities due within 1 to 5 years	0	6 960

Total current liabilities	**1 135 131**	**262 460**
Liabilities due up to and including one year 1 year	1 135 131	262 460
Liabilities after due date	0	0

b) Liabilities with a lien or other form of security

Not applicable.

4. INFORMATION ABOUT OWN SHARES

Not applicable.

5. EQUITY

The company accounts for changes and presents the status of equity created by registered capital, and the retained earnings in accordance with the valid legislation.
The company has not created capital funds from contributions under Article 123 2 and 127 and the Commercial Code, as amended.

6. COSTS AND REVENUES OF EXTRAORDINARY EXTENT OR FREQUENCY

Not applicable.

ART. V
OTHER ASSETS AND OTHER LIABILITIES

1. OTHER ASSETS AND LIABILITIES

a) Contingent assets

Contingent assets are potential assets that arise from past events and whose existence or ownership depends on whether or not one or more uncertain future events occur or are not attributable to the entity.

The company has not any contingent assets which are not stated in the balance sheet.

b) Contingent liabilities

Contingent liabilities means:
- a possible liability that arose as a result of a past event, and whose existence depends on whether or not one or more future events occur in the future that are independent of the entity; or

- an obligation that arose as a result of a past event but is not recognized in the balance sheet because it is not probable that a reduction in economic benefits will be required to meet that obligation or the amount of that liability cannot be reliably measured.

The company has not any contingent liabilities which are not stated in the balance sheet.

2. OTHER FINANCIAL OBLIGATIONS

During the accounting period the company did not record any significant items of other financial obligations not reported in the financial statements.

3. OFF BALANCE SHEET ACCOUNTS

The company does not keep records of assets or liabilities off balance sheet accounts.

ART. VI
SUBSEQUENT EVENTS

No other events occurred subsequent to the Balance Sheet date that would require significant adjustment to the Financial Statements for the accounting period 2025 or that would significantly affect the company's activities in future accounting periods.

ART. VII
OTHER INFORMATION

The company has not been granted an exclusive right or a special right to provide services in the public interest.

The company is also not covered by § 23d par. 6 of the Act on Accounting.