Attached is a true copy of the signed annual accounts of Consolidated Assets B.V., a private limited liability company incorporated under the laws of the Netherlands, with its official seat in Amsterdam (the “Company” over the **financial year 2022.** Pursuant to Netherlands company law, these annual accounts do not need to be audited given the size of the Company. The Company’s annual accounts have been adopted by its General Meeting. The annual accounts of the Company have been filed with the Business Register in the Netherlands, in the form prescribed by Netherlands company law.

Signed at Amsterdam, on 23 June 2025

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Consolidated Assets BV

By A. Konarovskiy

Its sole Management Board member

CONSOLIDATED ASSETS B.V.
AMSTERDAM

Annual Report 2022

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BALANCE SHEET AS AT 31 DECEMBER *2022*
(Before appropriation of results)

		31 December 2022		31 December 2021	
		EUR	EUR	EUR	EUR
ASSETS					
Fixed assets					
Financial fixed assets	(1)		14,985,347		14,789,957
Current assets					
Receivables	(2)				
Receivables from group companies					
Prepayments and other accruals		5,233		4,681	
			5,233		4,681
Cash and cash equivalents	(3)		16,091		57,061
TOTAL OF ASSETS			15,006,671		14,851,699

		31 December 2022		31 December 2021	
		EUR	EUR	EUR	EUR
SHAREHOLDER'S EQUITY AND LIABILITIES					
Shareholder's equity	(4)				
Issued share capital		100,000		100,000	
Accumulated loss		(20,158,331)		(20,093,843)	
Share premium		31,929,937		31,929,937	
Current year result		45,712		(64,488)	
			11,917,318		11,871,606
Long-term and short-term liabilities	(5)				
Payable to shareholder		291,121			
Pavable to affiliated parties		-		191,121	
Payable to non-affiliated parties		2,783,916		2,766,782	
			3,075,037		2,957,903
Current liabilities	(6)				
Payable to credit-institutions		-			
Payable to non-affiliated (third) parties		-			
Taxes and social securities		4,552		5,421	
Accrued expenses		9,764		16,769	
			14,316		22,190
TOTAL OF EQUITY AND LIABILITIES			15,006,671		14,851,699

PROFIT AND LOSS ACCOUNT 2022

		2022	2021
		EUR	EUR
Holding and financing activities	(7)		
Interest income on loans		229,737	227,365
Interest expenses on loans		(17,133)	(44,097)
Other financial income/expenses		65,653	(1,632)
Result holding and financing activities		278,257	181,636
Other operating expenses			
Employee expenses	(8)	(158,207)	(164,905)
Other operating and administrative expenses	(9)	(74,338)	(81,217)
		(232,545)	(246,122)
Result on ordinary activities before tax		45,712	(64,488)
Taxation on ordinary activities			
Result for the year		45,712	(64,488)

NOTES TO THE FINANCIAL STATEMENTS

The Company was incorporated as a limited liability company under the Laws of the Netherlands on 14 July 2014. The Company's registered address is Strawinskylaan 5S5-W, Toren C, 1077XX Amsterdam.

The Company has its statutory seat in Amsterdam, Chamber of Commerce registry file number 61093203.

The Company qualifies as a small sized entity and in conformity with article 2:396 of the Dutch Civil Code it is not legally required to have its financial statements audited.

Activities

The activities of the Company mainly consist of holding activities.

Estimates

Preparation of the financial statements requires the management of the Company to exercise judgement involving assumptions and estimates concerning future results or their development, including the likely hood, timing or amount of the future transactions or events.

The Company reviews its estimates and assumptions on a continuous basis. Given the uncertainties inherent in any assessment, the amounts reported in the Company's future financial statements may differ from the amounts resulting from these estimates.

The financial statements have been prepared in accordance with the financial reporting requirements of Title 9, Book 2 of the Netherlands Civil Code.

Valuation of assets and liabilities and determination of the result take place under the historical cost convention. Unless presented otherwise at the relevant principle for the specific balance sheet item, assets and liabilities are presented at face value.

Income and expenses are accounted for on an accrual basis. Profit is only included when realized at the balance sheet date. Losses originating before the end of the financial year are considered if they have become known before preparation of the financial statements.

Financial instruments

Financial instruments be both primary financial instruments, such as receivables and payables, and financial derivatives.
For the principles of primary financial instruments, reference *is* made to the treatment per balance sheet item.
Financial derivatives whose underlying value is not listed are recognized at cost.

Financial fixed assets

Investments are valued at cost less a provision for permanent impairment in value, if any. The valuation method at cost is permitted due to the international structure of the group.

Loans to associates.

Receivables

Upon initial recognition the receivables are recorded at the fair value and subsequently valued at the amortized cost. The fair value and amortized cost equal the nominal value. Provisions deemed necessary for doubtful accounts are deducted. These provisions are determined by individual assessment of the receivables.

Cash and cash equivalents

The cash is valued at nominal value. If cash equivalents are not freely disposable, then this has been considered in the valuation.

Long-term and short-term liabilities

Liabilities are valued at nominal value, unless determined differently.

Revenues

The financial statements of the Company do not reflect the following types of income (expenses):

-Amounts from the revaluation of shares in the authorized (share) capital (fund) of organizations, units in the mutual funds of cooperatives and mutual funds, securities, derivatives at fair value in accordance with the applicable standards for the preparation of financial statements.

-Amounts of profit (loss) of subsidiary (associated) organizations (except for dividends) recognized in the financial statements of a controlled foreign company in accordance with its personal law (accounting policies of this company for the purposes of the preparation of financial statements).

Amounts of expenses for the formation of reserves and income from the restoration of reserves.

Other income and expenses

Other income and expenses are recognized in the year in which they originate.

Corporate income tax

Corporate income tax is calculated at the applicable rate on the result for the financial year, taking into account permanent differences between profit calculated according to the financial statements and profit calculated for taxation purposes, and with which deferred tax assets (if applicable) are solely measured insofar as their realization is likely.

NOTES TO THE SPECIFIC ITEMS OF THC BALANCE SHEET

ASSETS

1. Financial fixed assets

	Percentage of interest	31/12/2022	31/12/2021
	%	EUR	EUR
Investment in group companies			
Mendel Plaza a.s.	100.00	7,495,257	7,495,257
		7,495,257	7,495,257

	31/12/2022	31/12/2021
	EUR	EUR
Receivables from group companies		
Interest bearing loan(s)	6,864,474	6,904,114
Accrued interest	625,616	390,586
	7,490,090	7,294,700

	31/12/2022	31/12/2021
	EUR	EUR

CURRENT ASSETS

2. Receivables

Prepayments and other accruals		
Miscellaneous	5,233	4,681

3. Cash and cash equivalents

Current account UniCredit Bank EUR	15,895	5,512
Current account UniCredit Bank CZK	120	43
Current account UniCredit Bank USD	76	13
Current account UBS EUR	-	8,221
Current account UBS EUR	-	43,272
	16,091	57,061

There are no restrictions on the usage of cash and cash equivalents.

EQUITIES AND LIABILITIES

4. Shareholder's equity

	Share Capital	Share premium	Retained loss	Current result	Total
Balance as of 01 January 2021	100 000		-19 814 629	-279 214	-19 993 843
Appropriation of the result			-279 214	279 214	0
Unappropriated result				-64 488	-64 488
Balance as of 31 December 2021	100 000	31 929 937	-20 093 843	-64 488	11 871 606
Appropriation of the result			-64 488	64 488	0
Unappropriated result				45 712	45 712
Balance as of 31 December 2022	100 000	31 929 937	-20 158 331	45 712	11 917 318

As of 31 December 2022, the issued share capital of the Company amounted to EUR 100,000 divided into 100,000 ordinary shares of EUR 1.00 each.

As of 31 December 2022, a total of 100,000 issued shares were fully paid up.

5. Long-term and short-term liabilities

	31/12/2022	31/12/2021
	EUR	EUR
Payable to shareholder		
Loan(s) shareholder(s)	291,121	-
Payable to affiliated parties		
Interest bearing loan payable	-	186,259
Accrued interest loan payable.	-	4,683
	291,121	191,121

	31/12/2022	31/12/2021
	EUR	EUR
Payable to non-affiliated parties		
Interest bearing loan(s)	2,763,442	2,763,441
Accrued interest loan(s)	20,474	3,341
	2,783,916	2,766,782

6. Current liabilities

	31/12/2021	31/12/2020
	EUR	EUR
Taxes and social securities		
Payroll tax	4,552	5,421
Accrued expenses		
Accrued tax advisory and other general expenses	3,000	3,000
Accrued Holiday Allowance	5,927	6,301
Creditors	837	7,468
	9,764	16,769

NOTES TO THE SPECIFIC ITEMS OF THE PROFIT AND LOSS ACCOUNT

7. Holding and financing activities

	2022	2021
	EUR	EUR
Interest income on loans		
Interest income on loans from group companies	229,737	224,030
	229,737	227,365
Interest expenses on loans		
Interest expense on loans from non-affiliated (third) parties	-17,133	-25,870
Interest expense on loans from affiliated parties		-2,794
Interest expense on loans from credit institutions		-15,433
	-17,133	-44,097
Other financial expenses		
Result on foreign exchange	65,653	-1,632

8. Employee expenses

Wages and salaries		
Gross wages	-142,875	-147,794
Social security contributions	-15,332	-17,711
	-158,207	-164,905

Other operating expenses

	2022	2021
	EUR	EUR
9. Other operating and administrative expenses		
Administration fees	-10,167	-16,300
Tax advisor fee expenses	-23,986	-18,988
Legal advisory firm fee expenses	2,973	-3,938
Bank charges	-1,971	-3,201
Other general & professional expenses	-16,564	-10,400
Office expenses	-24,623	-28,390
	-74,338	-81,217

OTHER NOTES

Staff

During 2022, 2 employees were employed (2020: 2).

Subsequent events

No significant events have occurred since balance sheet date, which would change the financial position of the Company, and which would require adjustment of or disclosure in the annual accounts now presented.

SIGNING OF THE FINANCIAL STATEMENTS

Amsterdam, MAY 12, 2023

Managing director

Mr. A. Konarovskiy