

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 2023**. 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

A handwritten signature in blue ink, appearing to read 'A. Konarovskiy', is written over a horizontal line.

Consolidated Assets BV

By A. Konarovskiy

Its sole Management Board member

CONSOLIDATED ASSETS B.V.
AMSTERDAM

Annual Report 2023

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FINANCIAL STATEMENTS

Balance sheet as of 31 December 2023

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BALANCE SHEET AS AT 31 DECEMBER 2023

(Before appropriation of results)

		31 December 2023		31 December 2022	
		EUR	EUR	EUR	EUR
ASSETS					
Fixed assets					
Financial fixed assets	(1)		16,995,821		14,985,347
Current assets					
Receivables					
	(2)				
Receivables from group companies					
Prepayments and other accruals		5,463		5,233	
			5,463		5,233
Cash and cash equivalents			104,360		16,091
	(3)				
TOTAL OF ASSETS			<u>17,105,644</u>		<u>15,006,671</u>

		31 December 2023		31 December 2022	
		EUR	EUR	EUR	EUR
SHAREHOLDER'S EQUITY AND LIABILITIES					
Shareholder's equity	(4)				
Issued share capital		100,000		100,000	
Accumulated loss		(20,112,620)		(20,158,331)	
Share premium		31,929,937		31,929,937	
Current year result		(13,774)		45,712	
			11,903,544		11,917,318
Long-term and short-term liabilities	(5)				
Payable to shareholder		791,122		291,121	
Payable to non-affiliated parties		4,398,913		2,783,916	
			5,190,035		3,075,037
Current liabilities	(6)				
Taxes and social securities		4,129		4,552	
Accrued expenses		7,936		9,764	
			12,065		14,316
TOTAL OF EQUITY AND LIABILITIES			17,105,644		15,006,671

PROFIT AND LOSS ACCOUNT 2023

		2023	2022
		EUR	EUR
Holding and financing activities	(7)		
Interest income on loans		277,785	229,737
Interest expenses on loans		(53,887)	(17,133)
Other financial income/expenses		(36,755)	65,653
Result holding and financing activities		195,475	278,257
Other operating expenses			
Employee expenses	(8)	(143,102)	(158,207)
Other operating and administrative expenses	(9)	(66,147)	(74,338)
		(209,249)	(232,545)
Result on ordinary activities before tax		(13,774)	45,712
Taxation on ordinary activities			
Result for the year		(13,774)	45,712

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 555-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 THE BALANCE SHEET

ASSETS

1. Financial fixed assets

	Percentage of interest	31/12/2023	31/12/2022
	%	EUR	EUR
Investment in group companies			
Mendel Plaza a.s.	100.00	7,495,257	7,495,257
		<u>7,495,257</u>	<u>7,495,257</u>
		<u>31/12/2023</u>	<u>31/12/2022</u>
		EUR	EUR
Receivables from group companies			
Interest bearing loan(s)		8,413,150	6,864,474
Accrued interest		<u>1,087,414</u>	<u>625,616</u>
		<u>9,500,564</u>	<u>7,490,090</u>

	31/12/2023	31/12/2022
	EUR	EUR
CURRENT ASSETS		
2. Receivables		
Prepayments and other accruals		
Miscellaneous	5,463	5,233
3. Cash and cash equivalents		
Current account UniCredit Bank EUR	104,054	15,895
Current account UniCredit Bank CZK	179	120
Current account UniCredit Bank USD	127	76
	104,360	16,091

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 2022	100 000	31 929 937	-20 093 843	-64 488	11 807 118
Appropriation of the result			-64 488	64 488	0
Unappropriated result				45 712	45 712
Balance as at 31 December 2022	100 000	31 929 937	-20 158 331	45 712	11 917 318
Appropriation of the result			45 712	-45 712	0
Unappropriated result				-13 774	-13 774
Balance as at 31 December 2023	100 000	31 929 937	-20 112 619	-13 774	11 903 544

As of 31 December 2023, 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 2023, a total of 100,000 issued shares were fully paid up.

5. Long-term and short-term liabilities

	<u>31/12/2023</u>	<u>31/12/2022</u>
	EUR	EUR
Payable to shareholder		
Loan(s) shareholder(s)	791,121	291,121

	<u>31/12/2023</u>	<u>31/12/2022</u>
	EUR	EUR
Payable to non-affiliated parties		
Interest bearing loan(s)	4,137,968	2,763,442
Accrued interest loan(s)	<u>260,945</u>	<u>20,474</u>
	<u>4,398,913</u>	<u>2,783,916</u>

6. Current liabilities

	<u>31/12/2023</u>	<u>31/12/2022</u>
	EUR	EUR
Taxes and social securities		
Payroll tax	<u>4,129</u>	<u>4,552</u>
Accrued expenses		
Accrued tax advisory and other general expenses	3,000	3,000
Accrued Holiday Allowance	4,593	5,927
Creditors	<u>343</u>	<u>837</u>
	<u>7,936</u>	<u>9,764</u>

NOTES TO THE SPECIFIC ITEMS OF THE PROFIT AND LOSS ACCOUNT

7. Holding and financing activities

	2023	2022
	EUR	EUR
Interest income on loans		
Interest income on loans from group companies	277,785	229,737
	<u>277,785</u>	<u>229,737</u>
Interest expenses on loans		
Interest expense on loans from non-affiliated (third) parties	-53,888	-17,133
	<u>-53,888</u>	<u>-17,133</u>
Other financial expenses		
Result on foreign exchange	-28,422	65,653

8. Employee expenses

Wages and salaries

Gross wages	-131,308	-142,875
Social security contributions	-11,794	-15,332
	<u>-143,102</u>	<u>-158,207</u>

Other operating expenses

	2023	2022
	EUR	EUR
9. Other operating and administrative expenses		
Administration fees	-10,373	-10,167
Tax advisor fee expenses	-13,759	-23,986
Legal advisory firm fee expenses	-3,080	2,973
Bank charges	-597	-1,971
Other general & professional expenses	-12,768	-16,564
Office expenses	-25,570	-24,623
	<u>-66,147</u>	<u>-74,338</u>

OTHER NOTES

Staff

During 2023 1,5 employees were employed (2022: 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,

Managing director



Mr. A. Konarovskiy