

REPORT OF ELKOP ESTONIA SE
for 12 months ended on 30 June 2026



ELKOP ESTONIA SE

**REPORT OF ELKOP ESTONIA SE
FOR 12 MONTHS ENDED ON 30 JUNE 2026**

**PREPARED IN ACCORDANCE WITH
INTERNATIONAL FINANCIAL REPORTING STANDARDS**

Tallinn, 17/08/2026

REPORT OF ELKOP ESTONIA SE
for 12 months ended on 30 June 2026

ELKOP ESTONIA SE

Financial year start: 1 July 2025

Financial year end: 30 November 2026

Registration code: 17166041

Address: Harju maakond, Tallinn, Kesklinna linnaosa, Tornimäe tn 5, 10145

E-mail: biuro@elkop.pl

Website: www.elkopestonia.pl

Principal business activity: As of 30/06/2026, the subject of business registered in Estonia is "Rental and management of own or leased real estate",

Supervisory Board: Małgorzata Patrowicz, Mariusz Patrowicz, Eliza Koralewska, Martyna Patrowicz, Wojciech Hetkowski

Management Board: Damian Patrowicz

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SELECTED FINANCIAL DATA	12 months ended on 30.06.2026 unaudited (in EUR thous.)	12 months ended on 31.12.2024 unaudited (in EUR thous.)
Revenue from the sale of products, goods and materials	0	2 529
Profit (loss) from operating activities	-18	7 890
Profit (loss) before tax	-9	6 433
Net profit (loss)	-9	9 412
Net cash flow from operating activities	150	7 131
Net cash flow from investing activities	-118	805
Net cash flow from financing activities	0	-8 128
Balance sheet change in cash and cash equivalents	32	-190
Total assets*	1 052	1 091
Current liabilities*	22	39
Equity*	1 030	1 052
Share capital*	921	921
Weighted average number of ordinary shares (in units)	9 209 440	46 047 200
Earnings (loss) per share	0,00	0,20
Book value per share*	0,11	0,11

*For balance sheet items marked with an asterisk, the data presented in the second column include the balance as at June 30, 2025

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1.1 Statement of financial position

STATEMENT OF FINANCIAL POSITION	As at 30/06/2026 unaudited (in EUR thous.)	As at 30/06/2025 unaudited (in EUR thous.)
Assets		
Non-current assets	0	0
Current assets	1 052	1 091
Current receivables	816	1 011
Current financial assets	198	74
Cash and cash equivalents	37	5
Current prepaid expenses	1	1
Total assets	1 052	1 091
Liabilities		
Equity	1 030	1 052
Share capital	921	921
Own shares	-30 606	-30 606
Supplementary capital	17 857	17 857
Revaluation reserve	1 002	1 002
Capital from merger of entities	-4	-4
Result on financial transactions	-3 549	-3 549
Other reserve capitals	349	349
Exchange differences due to conversion into EUR	196	209
Retained earnings / Undistributed profit (loss)	14 864	14 873
Current liabilities	22	39
Trade payables	21	3
Other payables	1	1
Other provisions	0	35
Total liabilities and equity	1 052	1 091
Book value	1 030	1 052
Number of shares at the end of the period	9 209 440	9 209 440
Book value per share (in EUR)	0,11	0,11

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1.2 Profit and Loss Statement and Statement of Comprehensive Income

PROFIT AND LOSS STATEMENT	12 months ended on 30.06.2026 unaudited (in EUR thous.)	12 months ended on 31.12.2024 unaudited (in EUR thous.)
Net revenue from sale of products, goods and materials	0	2 529
Cost of products, goods and materials sold	0	1 223
Gross profit (loss) on sales	0	1 306
General administrative expenses	19	467
Other operating income	1	7 251
Other operating expenses	0	200
Operating profit (loss)	-18	7 890
Finance income	9	6
Finance costs	0	1 463
Profit (loss) before tax	-9	6 433
Income tax	0	-2 979
Net profit (loss)	-9	9 412
Net profit (loss)	-9	9 412
Weighted average number of ordinary shares	9 209 440	46 047 200
Earnings (loss) per ordinary share (in EUR)	0,00	0,20

STATEMENT OF COMPREHENSIVE INCOME	12 months ended on 30.06.2026 unaudited (in EUR thous.)	12 months ended on 31.12.2024 unaudited (in EUR thous.)
Net profit for the period	-9	9 412
Other comprehensive income, including:	-13	391
- differences from conversion into EURO - will not be reclassified to the profit and loss account	-13	391
Total income for the period	-22	9 803

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1.3 Statement of changes in equity

STATEMENT OF CHANGES IN EQUITY	12 months ended on 30.06.2026 unaudited (in EUR thous.)	12 months ended on 31.12.2024 unaudited (in EUR thous.)
Equity at the beginning of the period	1 052	21 947
Share capital at the beginning of the period	921	18 419
Share capital at the end of the period	921	18 419
Own shares at the beginning of the period	-30 606	0
Own shares at the end of the period	-30 606	0
Supplementary capital at the beginning of the period	17 857	359
Supplementary capital at the end of the period	17 857	359
Revaluation reserve at the beginning of the period	1 002	1 002
Revaluation reserve at the end of the period	1 002	1 002
Capital from merger of entities at the beginning of the period	-4	-4
Capital from merger of entities at the end of the period	-4	-4
Result on financial transactions at the beginning of the period	-3 549	-3 549
Result on financial transactions at the end of the period	-3 549	-3 549
Other reserve capitals at the beginning of the period	349	349
Other reserve capitals at the end of the period	349	349
Retained earnings / Unrealized losses from previous years at the beginning of the period	14 873	5 463
Changes in retained earnings/unrealized losses from previous years	-9	9 412
increase (due to)	-9	9 412
- profit/loss for the period	-9	9 412
Retained earnings / Unrealized losses from previous years at the end of the period	14 864	14 875
Exchange differences at the beginning of the period	209	-92
Changes of exchange differences	-13	391
increases	0	391
decreases	13	0
Exchange differences at the end of the period	196	299
Equity at the end of the period	1 030	31 750

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1.4 Cash-flow statement

CASH FLOW STATEMENT	12 months ended on 30.06.2026 unaudited (in EUR thous.)	12 months ended on 31.12.2024 unaudited (in EUR thous.)
OPERATING ACTIVITIES		
A.I. Profit before tax	-9	6 433
A.II. Total adjustments	159	698
Depreciation	0	17
Paid income tax	0	-16
Interest and profit shares (dividends)	-9	1 467
Change in provisions	-35	-4
Change in receivables and prepaid expenses	195	120
Profit (loss) from investing activities	0	-18
Change in liabilities	18	-897
Change in accruals	0	30
Other adjustments	0	-1
Exchange differences	-10	0
A.III. Net cash flows from operating activities	150	7 131
INVESTING ACTIVITIES		
B.I. Inflows from investing activities	0	32 301
Disposal of intangible assets and tangible fixed assets	0	18
Disposal of investment properties	0	32 002
Disposal of financial assets	0	33
Other investing inflows	0	248
B.II. Outflows from investing activities	118	31 496
Acquisition of intangible assets and tangible fixed assets	0	59
Expenditure on the acquisition of financial assets	0	31 367
Loans granted	118	70
B.III. Net cash flows from investing activities	-118	805
FINANCING ACTIVITIES		
C.I. Inflows from financing activities	0	2 487
Credits and loans	0	2 487
C.II. Outflows from financing activities	0	10 615
Repayments of credits and loans	0	8 506
Interest	0	2 109
C.III. Net cash flows from financing activities	0	-8 128
D. Exchange differences	0	2
Total net cash flow (A.III.+/- B.III.+/- C.III.+/-D.)	32	-190
Balance sheet change in cash and cash equivalents	32	-190
Cash at the beginning of the period	5	199
Cash at the end of the period	37	9

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Tallinn, 2026-08-17

Signatures of all members of the Management Board

Damian Patrowicz Member of Management Board

first name and last name position / function