

## **IAD Investments Fund**

Société en commandite par actions – société d'investissement à capital variable  
Registered office: 1B rue Jean Piret L-2350 Luxembourg

R.C.S. Luxembourg B 161180

## **Annual Report including Combined Consolidated Financial Statements as at and for the year ended 31 December 2025**

**(with the report of the Réviseur d'Entreprises agréé thereon)**

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The Board of Managers of the General Partner (the “General Partner Board”) of IAD Investments Fund (the “Fund”) is pleased to present its annual report together with the audited combined consolidated financial statements (further the “combined consolidated financial statements”) for the year ended 31 December 2025.

## 1. Incorporation

On 25 May 2011, the Fund was incorporated under the form of a corporate partnership limited by shares (société en commandite par actions) organised as an investment company with variable capital (SICAV) under the Luxembourg law of 13 February 2007 relating to specialized investment fund, as amended (the “2007 Law”) and is registered with the Luxembourg Commercial Register under RCS B161.180.

On 27 April 2017, the Fund was transformed into an investment company with fixed capital (SICAF) under the Part II (“UCI Part II”) of the law of 17 December 2010 related to undertakings for collective investment, as amended from time to time (the “2010 Law”) and the law of 10 August 1915 relating to commercial companies, as amended from time to time (the “1915 Law”). In August 2025, the legal form of the Fund was changed again, from SICAF to an investment company with variable capital (SICAV – Société d'Investissement à Capital Variable).

The unlimited general partner (associé-gérant commandité) of the Fund is IAD Investments Management S.à r.l. (previously HB Reavis Investment Management S.à r.l.), (the “General Partner”), a private limited company (société à responsabilité limitée) incorporated under the laws of Luxembourg.

The General Partner appointed on 27 April 2017 Gen II Management Company (Luxembourg) SARL (formerly Crestbridge Management Company S.A.) having its registered office located at 33, avenue John F. Kennedy L-1855 Luxembourg and registered with the R.C.S. Luxembourg under number B 159.802 as the Alternative Investment Fund Manager in the meaning of the AIFM Directive and AIFM Law (the “AIFM” or “Gen II”).

In June 2024, IAD Investments správk. spol., a. s. (“IAD”) acquired 100% of shares in HB Reavis Investment Management S.à r.l., at that time the general partner managing HB Reavis Real Estate Investment Fund together with its sub-fund HB REAVIS IRF. Subsequently, in October 2024, HB Reavis Real Estate Investment Fund changed its name to IAD Investments Fund. At the same time in October 2024, sub-fund HB REAVIS IRF started the process of changing its name to IAD IRF (“Sub-fund”) and this process was finalised on 9 January 2025.

The Fund is designed as a multi-compartment structure and historically consisted of two sub-funds IAD IRF (the “Sub-Fund A” or “IAD IRF”) and HB Reavis Global REIF (the “Sub-Fund B” or “Global REIF”, together the “Sub-Funds”). In February 2023 Global REIF sold its whole investment property portfolio through disposal of 2 SPVs. Subsequently the Sub-fund B was liquidated on 14 August 2023.

Throughout the years ended 31 December 2024 and 31 December 2025 the Fund had only a single sub-fund IAD IRF.

The Sub-Funds offer its shares to investors who have expressed an interest in investing in the Sub-Funds and who must be aware of the risks inherent to the investment in an undertaking for collective investment investing in real estate such as the Sub-Funds.

Société Générale Bank & Trust with registered office at 11 Avenue Emile Reuter, L-2420 Luxembourg has been appointed as Depositary of the Fund on 2 February 2018. The Depositary mainly oversees ownership of the Fund's assets, monitors cash flows, manages Investor's subscription payments and performs Custody of financial instruments.

On 1 November 2017, CF Fund Services S.A., a public limited liability company (société anonyme) authorised by the regulator Commission de Surveillance du Secteur Financier (the “CSSF”) as a Professional of the Financial Sector (PSF), having its registered office at 1b, rue Jean Piret, L-2350 Luxembourg, Grand Duchy of Luxembourg and registered with the RCS Luxembourg under number B143 316 has been appointed by the General Partner as Central Administration of the Fund (the “Central Administration”).

For the year ended 31 December 2025 and up to the date of this letter, the following share classes of the Fund were traded/listed on Luxembourg Stock Exchange:

- Institutional Class (IAD IRF) (listing date 29 August 2012)
- Class A (IAD IRF) shares (listing date 21 February 2020)
- Ordinary Class (IAD IRF) (listing date 25 February 2025)
- Institutional Cap Class (IAD IRF) (listing date 25 February 2026)
- Class A Cap (IAD IRF) (listing date 25 February 2026) and
- Ordinary Class Cap (IAD IRF) (listing date 25 February 2026).

For the year ended 31 December 2025 and up to the date of this report, the following share classes of the Fund were not traded/listed:

- Dedicated Class Cap (IAD IRF).

## 2. Principal activities of the Fund

### 2.1. IAD IRF Sub-Fund

#### 2.1.1. Investment objective

While there will be no specific country or real estate segment restrictions posed, IAD IRF Sub-Fund will mainly invest in Slovakia, the Czech Republic, Poland and Hungary, however as well as in any European Union country, Switzerland and in the United Kingdom in commercial real estate assets.

The initial IAD IRF Sub-Fund's portfolio will provide investments in prime properties only located in Slovakia. The office segment investments are restricted to A-class properties located in central business districts of capital and regional cities in any European Union country, Switzerland and in the United Kingdom. The retail segment investments will be made in both capital and regional cities of any European Union country, Switzerland and in the United Kingdom. Investments in logistic properties will be restricted to attractive and strategic locations only.

IAD IRF Sub-Fund seeks to maximize the value via investing in properties which in the past proved to bear characteristics of a prime-commercial real estate property which as such implies to have a top-tier tenants' portfolio being located in prime or strategic locations and soundly built from both technical and architectural point of view. IAD IRF Sub-Fund seeks to enhance value of properties by contracting an excellent lease management in order to maximize property income.

In addition, IAD IRF Sub-Fund seeks to maximize the value of its investments by investing in: other collective investment undertakings, provided that the aggregate value of the investment in the shares or other similar equity securities issued by such collective investment undertakings may not exceed more than 20% of the assets of IAD IRF Sub-Fund; listed bonds, provided that the value of the investment in such bonds shall not exceed more than 25% of IAD IRF Sub-Fund's assets and that the bonds issued by one issuer or issuers belonging to the same consolidated group may not exceed more than 25% of the assets of IAD IRF Sub-Fund; shares or other similar equity securities of SPVs and/or joint-venture structures; and assets under development, provided that the aggregate value of the assets under development may not exceed more than 25% of the assets of IAD IRF Sub-Fund; at all time ensuring, however, that the economic nature of the above asset classes must have a close link with the real property market.

In addition, IAD IRF Sub-Fund aims to promote sustainable aspects in line with Article 8 of the SFDR Regulation and pursue a climate change mitigation objective, within the meaning of the Taxonomy Regulation. For this purpose, the investment objective of the IAD IRF Sub-Fund is also to invest in real estate assets that promote the environmental and sustainable standards on respective real estate markets. It is part of the long-term investment objective of the IAD IRF Sub-Fund to hold at least 75 % of properties in its investments in real estate portfolio with sustainability certification - BREEAM, LEED or similar or higher standards.

#### 2.1.2. Investment strategy and restrictions

IAD IRF Sub-Fund is subject to the following investment restrictions:

##### a) Investment targets

Given the fact that IAD IRF Sub-Fund shall invest in commercial real estate assets in retail, office and logistics segments only, with limited risks, an investment will only be eligible for investment that allows IAD IRF Sub-Fund to pursue the "core" investment strategy taking into consideration the economic and legal conditions as well as the currency risks and liquidity of the real estate market. IAD IRF Sub-Fund will focus on investing in finished, fully or nearly fully let commercial properties with stable cash flow. Mainly rental income generating assets are eligible for the Fund portfolio. A property to be acquired must exhibit at least eighty per cent (80%) of leased area of the total gross leasable area. The acquisition form is to be either freehold or leasehold with not less than thirty (30) years to elapse. IAD IRF Sub-Fund may acquire properties directly or indirectly via SPV and/or share of SPV, as well as via forward purchase of an SPV or a direct property.

##### b) Development and redevelopment

IAD IRF Sub-Fund will be entitled to invest in any development or redevelopment of real estate assets which it will acquire subject to the asset exposure limits specified above. IAD IRF Sub-Fund will also be entitled to invest in development of real estate assets, acquire such assets for development and develop these as financial investors through the appointment of reputable real estate developer. Such development assets may be acquired by IAD IRF Sub-Fund either directly or indirectly via SPVs holding the real estate assets or via joint ventures.

c) Denomination, currency and interest rate hedging

IAD IRF Sub-Fund is denominated in Euro. IAD IRF Sub-Fund may deploy appropriate currency hedging strategies to manage its exposure to any foreign exchange risks. IAD IRF Sub-Fund will also seek to deploy appropriate interest rate hedging strategies to manage its exposure to interest rate changes.

d) Investment restrictions

IAD IRF Sub-Fund may not have a net exposure on one (1) real estate investment, which would exceed twenty percent (20%) of its net assets. This twenty percent (20%) rule does not apply during a start-up phase of four (4) years after the date of registration of IAD IRF Sub-Fund on the official CSSF list.

As of 31 December 2025 IAD IRF Sub-Fund is in breach of the above-mentioned diversification rules which is considered to be a passive investment breach. The General Partner together with AIFM of the Fund has remediation of the passive investment breach as a priority while considering the interests of the investors.

IAD IRF Sub-Fund intends to hold liquidity only to the extent needed to meet short- and mid-term liabilities. The liquidity will be held in listed bonds, bank accounts, time deposits, money market instruments, and/or other type of near-cash investments.

e) Loan and Group leverage

A ratio of consolidated external debt over total real estate assets ("leverage") shall not exceed 65%, essentially through bank financing. Leverage incurred by the Sub-Fund or one (1) of its subsidiaries for an individual asset may exceed 65% of the individual asset value but shall not at any event exceed 70% of such value. In addition, the Sub-Fund may borrow up to 10% of the total assets to finance its working capital requirements. Given the idea of predominantly a core product and the type of investments set out above, the Sub-Fund's target real estate investments aim at relatively low yields with limited risk. This makes an extended leverage both desired and necessary.

f) Maximum authorized AIFMD leverage

The maximum expected leverage is 286% of the NAV on a consolidated asset basis and 334% of the NAV on an individual asset basis (net and gross being identical), as calculated in accordance with Article 6 and seq. of EU Regulation 231/2013 dated 19 December 2012 ("AIFMD Level 2 Regulation").

Indirect property investments via bonds or similar financial instruments.

As a rule, the investments of IAD IRF Sub-Fund are made directly or via SPVs, in which IAD IRF Sub-Fund shall exercise directly or indirectly control over such SPVs. In case of investments with controlling participations, the Fund will, to the extent possible, seek to have majority representation.

## **2.2. Actual exposure of the Fund to the price risk, credit risk, liquidity and cash flow risk**

Actual exposure of the Fund to the price risk, credit risk, liquidity and cash flow risk is described in more detail in the notes to the combined consolidated financial statements (Note 22 - Financial Risk Management).

## **3. Going concern and liquidity assessment**

For the year ended 31 December 2025 the Fund recognized a total comprehensive income of EUR 9.1 million mainly driven by a revaluation gain on investment properties of EUR 5.2 million.

The financial position and performance of the Fund was particularly affected by the following events and transactions during the reporting period:

During 2025, the euro area inflation environment continued to stabilise and the ECB further reduced its key interest rates, bringing the deposit facility rate down to 2.00% by June 2025. In line with this easing cycle, money-market rates declined further, with 3M EURIBOR falling from 2.736% at the beginning of 2025 to 2.060% at the beginning of December 2025. Improved financing conditions contributed to a gradual recovery in European real estate sentiment and pricing. Green Street's European Commercial Property Price Index reported that pricing continued its gradual recovery during 2025 and ended the year approximately 2% above the 2024 year-end level. At the same time, required returns on prime real estate investments in Slovakia broadly stabilised rather than moved materially lower, with prime office yields in Bratislava remaining around 6.25%, indicating that the repricing phase appears largely completed while stronger yield compression has so far remained limited.

The Bratislava office market remained fundamentally solid in 2025. Demand continued to focus on modern Class A and A+ buildings, while new supply remained constrained. This supply-demand imbalance supported further growth in prime rents during the year. Although headline vacancy was affected by a revision of market statistics, the comparable vacancy level remained broadly stable year-on-year. With only a limited development pipeline and projects under construction largely pre-let, the medium-term outlook for the Bratislava office market remains favourable, with continued pressure on prime rents and a gradual reduction of effective vacancy in the best locations expected over the coming years.

On 14 February 2024, IAD Investments, správ. spol., a. s. entered into a share purchase agreement (“SPA”) to acquire IAD Investments Management S.à r.l. (formerly HB Reavis Investment Management S.à r.l.), the General Partner (“GP”) managing IAD Investments Fund and its sole sub-fund IAD IRF (formerly HB Reavis Real Estate Investments Fund and its sub-fund HB Reavis IRF) from HBR IM Holding Ltd., former owner of the GP (“Acquisition”). The Acquisition was completed on 12 June 2024. Following the Acquisition, IAD focused primarily on renegotiation of expiring leases as well as the securing of new tenants, renegotiation of various service agreements with objective of optimization of SPVs’ operating costs, decrease of leverage of the SPVs, full settlement of redemptions and restart of fund raising, all with the objective to ensure sound financial performance of the Fund for the next periods.

Given the uncertainties related to going concern experienced in 2025 and 2024 resulting from 2023 drop in the NAV, the management assessed going concern of the Fund for the upcoming period as follows:

### **Operating activities**

As per the management liquidity forecast, the Fund's operations are expected to secure adequate resources to meet its operating and investing cash flow requirements for at least the next 12 months. The Fund estimates to generate a net operating income of EUR 19 million in 2026 and EUR 20 million in 2027 (2025: EUR 16.5 million). The 2026 and 2027 forecasts are affected by stabilization of rental income in the Fund as a result of 2025 leasing activities including e.g. renegotiation and significant prolongation of lease with a key tenant comprising 17 thousand sqm and securing a new tenant with long-term lease of 7 thousand sqm who moved into the premises in December 2025. The new leases with large international companies now typically include requirements for energy efficiency improvements which is also the case for the above-mentioned significant leases. The occupancy rate is further expected to increase due to an active leasing strategy driven by cooperation with reputable office agencies and stabilization of the occupiers market in Bratislava.

Total operating expenses of the Fund are expected to remain stable on 2025 levels..

### **Financing activities**

Total net cash outflows resulting from debt service in both 2026 and 2027 are expected to remain close to 2025 levels. In course of 2027, 4 out of 5 bank loans are maturing. Management expects that as a result of already significantly improved occupancy, the above market standard average lease term on 4 out of 5 projects and in relation to the ongoing capital improvements related to the energy efficiency and ESG performance loan top-ups of EUR 4 million in 2026 and EUR 5 million in 2027 will be achieved with full roll-over or refinancing of existing loans in 2027.

As disclosed in note 15, the Group borrowings are subject to certain loan agreement terms that could lead to loan acceleration or event of default in case of a breach. Up to the date of the authorisation of these combined consolidated financial statements for issue, the Group was not in breach of any loan agreement terms that could lead to loan acceleration or event of default, and no terms of the loans were renegotiated due to the defaults or breaches.

### **Capital activities**

The redemptions window in 2025 closed on 31 May 2025 with the total redemptions of 4,566.784 units requested to be redeemed being fully paid out in June 2025 (EUR 3.8 million).

In its cashflow forecast, management expects to receive and rely on new capital subscriptions amounting to EUR 20 million during 2026, which will cover the gap between the operating cash inflows and the financing cash outflows as well as cover eventual new redemptions.

Fund management expects a further increase of fundraising activities in the course of 2026, driven by the general improvement of the sentiment towards real estate as a resilient long-term investment strategy, improving occupiers’ market, re-gaining confidence of investors as a result of the positive performance in 2024 and 2025 as well as leveraging IAD’s reputation and fundraising capabilities.

### Sensitivity analysis

The cashflow forecast prepared by management assumes at the end of the going concern assessment period (i.e. May 2027) a net cashflow surplus. Within the going concern assessment period the Fund is therefore expected to have sufficient liquidity, with all other assumptions unchanged, unless the volume of actual subscriptions would be lower than forecast by more than 60% (i.e. lower than EUR 8 million in 2026) or the redemptions amount will be 240% higher than anticipated (i.e. higher than EUR 17 million).

In summary, the circumstances that lead to a continued material going concern uncertainty relate primarily to the Fund's assumptions and liquidity forecast. The key assumptions for the going concern are the following:

- 1) The Fund will be able to pay upcoming redemption requests received during the redemption window, which started on 1 April 2026 and will end on 31 May 2026, as defined in the Fund's PPM. Up to the date of these combined consolidated financial statements redemption requests for an amount of EUR 1.1 million have been received.
- 2) The Fund will receive additional new subscriptions during 2026 and 2027 years respectively as a result of IAD fundraising activities amounting to at least EUR 20 million and EUR 25 million respectively. Up to the date of these combined consolidated financial statements subscriptions received amount to EUR 0.3 million. It remains, however, uncertain as to how much and when investors will provide additional capital to the Fund.

Overall, as at the date of the issuance of these combined consolidated financial statements, management expects that the Fund will have adequate resources to meet its operating, financing and investing cash flow requirements for at least the next 12 months. These combined consolidated financial statements were prepared using the going concern assumption that the Fund will continue its operations for the foreseeable future. As stated above, nevertheless, these circumstances indicate that a material uncertainty exists that may cast significant doubt on the Fund's ability to continue as a going concern.

### 4. Future developments

IAD IRF Sub-Fund plans to continue its investment program in 2026 investing in the European region.

### 5. SFDR disclosure

The information on the environmental and social characteristics for IAD IRF Sub-fund disclosing under article 8(1) of SFDR as required by the article 50 (2) of SFDR RTS are disclosed in the unaudited Appendix A "Periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852 (unaudited)".

### 6. Events after the date of the combined consolidated statement of financial position

In financial year 2026 up to issuance of these combined consolidated financial statements, the Fund has received redemption notices for 1085,400 shares with a value of EUR 1.1 million based on 31 March 2026 net asset value of IAD IRF. These were partially offset by applications for new subscriptions in the amount of EUR 0.3 million. The management of the Fund has assessed the impact of the net increase in net asset value and has concluded that it will have enough resources repay its shareholders and to continue operating as a going concern.

At the time of issuing the annual report and combined consolidated financial statements, management has not identified any other significant impact on IAD IRF Sub-fund's activities.

There were no other material events, which occurred after the end of the reporting period which have a bearing on the understanding of these combined consolidated financial statements.

For and on behalf of the General Partner acting in its own name but for the account of the Fund

Signed by:  
  
EFDBCA9B2C98424...  
Martin Proksa  
Manager A

Signed by:  
  
4C2F664EDC9843C...  
Jean Brisbois  
Manager B

Luxembourg, 27 April 2026

## AIFM Report (unaudited)

The General Partner appointed on 27 April 2017 Gen II Management Company (Luxembourg) SARL (formerly Crestbridge Management Company S.A.) having its registered office located at 33, avenue John F. Kennedy L-1855 Luxembourg and registered with the R.C.S. Luxembourg under number B 159.802 as the Alternative Investment Fund Manager in the meaning of the AIFM Directive and AIFM Law (the "AIFM" or "Gen II").

### 1. Supplementary Information according to AIFMD

#### 1.1. Remuneration

In relation to paragraphs 2 (e) and 2 (f) of article 20 of the AIFM Law, the remuneration of the AIFM members related to the Fund for the financial year of the AIFM (from 1 January 2025 to 31 December 2025) is as follows:

	Senior Management	All Staff
Fixed remuneration (in EUR)		66,872
Variable remuneration (in EUR)		6,661
Number of staff	11	27
<b>Total</b>	<b>47,455</b>	<b>73,534</b>

#### 1.2. Leverage

In compliance with article 6 of the Commission delegated regulation (EU) no 231/2013 of December 19, 2012 (the "Delegated Regulation"), the AIFM calculates the exposure of the Fund in accordance with the gross method and the commitment method on the Net Asset Value valuation frequency. As of December 31, 2025, the exposure under both methods is as follows:

Sub-fund name	Exposure under gross method	Exposure under commitment method
IAD IRF	276,36%	250,77%

#### 1.3. Material Changes in the information listed in article 23 AIFMD

##### 1.3.1. Article 23 (1)b: Information on procedures - the Fund may change its investment strategy or investment policy

The General Partner shall have power to implement the investment policies and borrowing restrictions, as well as the course of conduct of the management and business affairs of the Fund with a view to achieving the investment objectives of each Sub-Fund as described within the relevant Sub-Fund Information Sheet in Appendix 1 to the Fund's prospectus. The General Partner shall have complete discretion and full power, authority and right to represent and bind the Fund, either itself or wholly in part through its authorized agents or delegates.

##### 1.3.2. Article 23 (1)d: Information on the identity of the AIFM, AIF's depositary and External Valuer of the Fund

The General Partner has appointed on 27 April 2017 Gen II Management Company (Luxembourg) SARL (formerly Crestbridge Management Company S.A.) to act as alternative investment fund manager in accordance with the provisions of the Alternative Investment Fund Management Law of 12 July 2013 (the "AIFM Law").

Société Générale Bank & Trust with registered office at 11 Avenue Emile Reuter, L-2420 Luxembourg has been appointed as Depositary of the Fund on 2 February 2019. The Depositary mainly oversees ownership of the Fund's assets, monitors cash flows, manages Investor's subscription payments and performs Custody of financial instruments.

No external valuer has been appointed following the appointment of Gen II Management Company as AIFM of the Fund. The General Partner has appointed an independent appraiser to value the properties held directly and/or indirectly by the Fund.

##### 1.3.3. Article 23 (1)e: Information on the compliance with article 9 (7) AIFMD: coverage of potential professional liability risks

The AIFM has been authorized by the CSSF to cover its professional liability risks through professional indemnity insurance according to article 8 (7) point (b) of the AIFM Law.

#### 1.3.4. Article 23 (1)f: Information on delegated functions

Gen II Management Company (Luxembourg) SARL (formerly Crestbridge Management Company S.A.), as AIFM of the Fund is performing the risk management and the portfolio management function for the Fund.

IAD has been appointed as the Investment Advisor (the “Investment Advisor”) of the Fund and its Sub-Funds. The Investment Advisor shall advise the AIFM, and where applicable the General Partner with regard to strategic asset allocation between the countries and sectors within the real estate, and in respect of appropriate funding strategies regarding expected macro-economics development.

The Depository of the Fund has not delegated any safekeeping duties as regards to the assets of the Fund held in custody by the depository. The Depository has the right to delegate its functions relating to the safekeeping of Financial Instruments and the verification of ownership and the maintenance of a record with respect to Other Assets under the conditions provided in Art. 19 (11) AIFM law.

#### 1.3.5. Article 23 (1)g: Information on valuation procedures and pricing methodology

As to the valuation of the investment assets of the Fund, there are no changes to valuation methodology. The investments are valued at fair value.

#### 1.3.6. Article 23 (1)h: Information on liquidity risk management, including the redemption rights

As at 31 December 2025, the AIFM is overseeing the liquidity risk management of the Fund.

The AIFM employs appropriate liquidity management methods and adopts procedures which enable it to monitor the liquidity risk of the Fund. The AIFM ensures that the investment and financing strategy, the liquidity profile, the distribution policy and the redemption policy are consistent with the Fund's liquidity needs. There have been no changes in the arrangements regarding management of liquidity of the Fund.

The liquidity profile of the IAD IRF is assessed as follows:

##### IAD IRF

Profile of redemption terms	Open-ended with 2 years lock-up period-ended 27 April 2019. After the lock-up period the Sub-fund is redeemable with a redemption window starting on 1st April and ending 31st May of each calendar year at 4:00pm CET.
Terms of financing	A ratio of consolidated external debt over total real estate assets (“Group leverage”) shall not exceed 65%, essentially through bank financing. Group leverage incurred by the Sub-Fund or one of its subsidiaries for an individual asset may exceed 65% of the individual asset value but shall not at any event exceed 70% of such value. In addition, the Sub-Fund on the behalf of the Sub-Fund may borrow up to 10% of the total assets to finance its working capital requirements.
Maximum authorised leverage	The maximum expected AIFMD leverage is 286% of the NAV on a consolidated asset basis and 334% of the NAV on an individual asset basis (net and gross being identical), as calculated in accordance with Article 6 and seq. of EU Regulation 231/2013 dated 19 December 2012 (“AIFMD Level 2 Regulation”).
NAV frequency	Monthly
Expected Maturity Date	The Sub-fund is open-ended for an indefinite period of time.

#### 1.3.7. Article 23 (1)i: Information on fees, charges, expenses

Since April 2017 Gen II Management Company (Luxembourg) SARL (formerly Crestbridge Management Company S.A.) was appointed as a new AIFM. The remuneration of the AIFM is payable in twelve monthly payments, calculated on the sum of the latest NAVs of the month of the Sub-funds. The fee will be on a reducing scale of charges and will not exceed 0.07% of the NAV of the Sub-fund per annum, subject to a minimum fee at the Fund level. As at 31 December 2024, the minimum annual fee is set at EUR 35,000 p.a.

### 1.3.8. Article 23 (1j): Information on fair treatment of investors

The Investment Manager have established a conflict of interest policy for the Fund ensuring a fair treatment of investors. As prescribed by the Policy the Investment Manager maintains a Conflict of Interest Matrix, which describes any actual or potential conflict of interest arising and how such is managed.

### 1.3.9. Article 23 (1l): Information on the procedure and conditions for the issue and sale of units or Shares

According to the AIFM law the Investment Manager needs to file with the CSSF a notification letter and acquire the authorities' approval for each country where the Shares of the Fund are to be distributed. The distribution prior notification is not allowed. For financial year 2024 the approvals of the CSSF have been received for the following countries for IAD IRF Sub-Fund: Slovak Republic, Czech Republic, Poland, UK, Cyprus, Austria, Romania, Bulgaria, Belgium, Estonia, Hungary, Iceland, Ireland, Lithuania, The Netherlands, Norway, Portugal and Sweden.

From 1 January 2020 IAD IRF Sub-fund is listed on the regulated market of the Luxembourg Stock Exchange.

## 1.4. Risk Management

In compliance with article 14 of the Luxembourg law of 12 July 2013 on the alternative investment fund managers (the "AIFM Law") and Section 3 of the Commission delegated regulation (EU) no 231/2013 of 19 December 2012 (the "Delegated Regulation"), Gen II Management Company (Luxembourg) SARL (formerly Crestbridge Management Company S.A.) (the "AIFM") has implemented adequate risk management systems (the "Risk Management System") in order to identify, measure, manage and monitor appropriately all risks relevant to the investment strategy of IAD Investments Fund (the "AIF"); and to which the AIF is or may be exposed.

The Risk Management System is understood as a system comprising relevant elements of the organizational structure of the AIFM, with a central role for a permanent risk management function (the "Risk Management Function"), policies and procedures related to the management of risk relevant to the AIF's investment strategy, and arrangements, processes and techniques related to risk measurement and management employed by the AIFM in relation to the AIF.

The Risk Management Function is established and maintained by the AIFM within its internal structure. The Risk Management Function performs the tasks set forth in article 14 of the AIFM Law and article 39 of the Delegated Regulation. In particular, it implements effective risk management policies and procedures (the "Risk Management Policy") in order to identify, measure, manage and monitor on an on-going basis all risks relevant to the AIF.

The Risk Management Policy comprises procedures which are necessary to enable the AIFM to assess for the AIF its exposure to market, liquidity and counterparty risks, and its exposure to all other relevant risks, including operational risks, which may be material for the AIF.

The Risk Management System shall be reviewed by the AIFM at least once a year. The last review was done in November 2025.

## 1.5. IAD IRF Sub-Fund

The portfolio indirectly held through the sole subsidiary of the IAD IRF Sub-Fund consists of six (6) investment properties; four (4) of them are held through a separate SPV, CBC I and CBC II are held as one SPV (CBC I - II a. s.). The Fund holds 100% in all five (5) SPVs: AUPARK Hradec Králové s.r.o., CBC I - II a. s., Twin City III a. s., Twin City IV a.s. and Bratislava Cargo a.s..

In 2025, one investment property was acquired through the purchase of Bratislava Cargo a.s.. No assets are subject to special arrangements.

The Sub-Fund's capital increase through its investments is measured by changes in Net Assets Attributable to the Holders of Shares ("net assets"). At 31 December 2025, the Sub-Fund's net assets amount to EUR 132.1 million (31 December 2024: EUR 109.3 million). This increase is the net effect of Shareholders' capital subscriptions during the year 2025 of EUR 17.5 million (2024: EUR 18.7 million), redemptions of Shares of EUR 3.8 million (2024: EUR 21.1 million), distributions declared to the Holders of Shares of EUR 1.8 million (2024: EUR nil), the net increase in the properties' fair value of EUR 5.2 million (2024: net increase by EUR 14.2 million), the net operating income from investment properties of EUR 16.5 million (2024: EUR 15.8 million), other related net operating expenses of EUR 5.2 million (2024: EUR 4.3 million) and net finance and tax loss including currency translation differences of EUR 7.4 million (2024: loss EUR 13.6 million).



**KPMG Audit S.à r.l.**  
39, Avenue John F. Kennedy  
L-1855 Luxembourg

Tel: +352 22 51 51 1  
Fax: +352 22 51 71  
E-mail: [info@kpmg.lu](mailto:info@kpmg.lu)  
Internet: [www.kpmg.lu](http://www.kpmg.lu)

To the Board of Managers of the General Partner of  
IAD Investments Fund  
1B, rue Jean Piret  
L-2350 Luxembourg  
Grand Duchy of Luxembourg

## ***REPORT OF THE REVISEUR D'ENTREPRISES AGREÉ***

### ***Opinion***

We have audited the combined consolidated financial statements of IAD Investments Fund (“the Fund”), which comprise the combined consolidated statement of financial position as at 31 December 2025, and the combined consolidated statement of profit or loss and other comprehensive income, combined consolidated statement of changes in net assets attributable to the holders of shares and combined consolidated statement of cash flow for the year then ended, and notes to the combined consolidated financial statements, including material accounting policy information and other explanatory information.

In our opinion, the accompanying combined consolidated financial statements give a true and fair view of the combined consolidated financial position of the Fund as at 31 December 2025, and of its combined consolidated financial performance and its combined consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as adopted by the European Union.

### ***Basis for opinion***

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (the “Law of 23 July 2016”) and with International Standards on Auditing (“ISAs”) as adopted for Luxembourg by the Commission de Surveillance du Secteur Financier (the “CSSF”). Our responsibilities under the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the « Responsibilities of “réviseur d'entreprises agréé” for the audit of the combined consolidated financial statements » section of our report. We are also independent of the Fund in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants (“IESBA Code”) as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the combined consolidated financial statements, and have fulfilled our other ethical responsibilities under those ethical requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Material Uncertainty related to Going Concern***

We draw attention to Note 2.1 of the combined consolidated financial statements, which indicates that the liquidity forecast prepared by the Board of Managers of the General Partner, amongst other things, relies on significant new subscriptions to the Fund and assumes sufficient funding of the redemption requests that are received from the 2026 redemption window. These assumptions involve significant management judgement and are currently uncertain and outside of management control.



As stated in Note 2.1, these events or conditions, along with other matters as set forth in Note 2.1, indicate that a material uncertainty exists that may cast significant doubt on the Fund's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

#### ***Other Matter relating to Separate Set of Annual Accounts***

The Fund has prepared a separate set of annual accounts for the year ended 31 December 2025 in accordance with Luxembourg legal and regulatory requirements relating to the preparation and presentation of the annual accounts, on which we issued a separate auditor's report to the Shareholders of the Fund dated 30 April 2026.

#### ***Other information***

The Board of Managers of the General Partner is responsible for the other information. The other information comprises the information stated in the annual report but does not include the combined consolidated financial statements and our report of the "réviseur d'entreprises agréé" thereon.

Our opinion on the combined consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the combined consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the combined consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report this fact. We have nothing to report in this regard.

#### ***Responsibilities of the Board of Managers of the General Partner for the combined consolidated financial statements***

The Board of Managers of the General Partner is responsible for the preparation and fair presentation of the combined consolidated financial statements in accordance with IFRS Accounting Standards as adopted by the European Union, and for such internal control as the Board of Managers of the General Partner determines is necessary to enable the preparation of combined consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the combined consolidated financial statements, the Board of Managers of the General Partner is responsible for assessing the Fund'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 the Board of Managers of the General Partner either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.



### ***Responsibilities of the “réviseur d’entreprises agréé” for the audit of the combined consolidated financial statements***

The objectives of our audit are to obtain reasonable assurance about whether the combined consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a report of the “réviseur d’entreprises agréé” that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF 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 combined consolidated financial statements.

As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the combined consolidated 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 Fund’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Managers of the General Partner.
- Conclude on the appropriateness of the Board of Managers of the General Partner’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 Fund’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report of the “réviseur d’entreprises agréé” to the related disclosures in the combined consolidated 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 report of the “réviseur d’entreprises agréé”. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the combined consolidated financial statements, including the disclosures, and whether the combined consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



- Obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within the Fund to express an opinion on the combined consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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.

Luxembourg, 30 April 2026

KPMG Audit S.à r.l.  
Cabinet de révision agréé

A handwritten signature in blue ink, appearing to read 'Michael Eichmüller de Souza', written over a horizontal line.



Michael Eichmüller de Souza

**IAD Investments Fund****Combined Consolidated Statement of Financial Position as at 31 December 2025**

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<i>In millions of EUR</i>	Notes	31 December 2025	31 December 2024
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment property in use	9	321.7	301.1
Right-of-use assets	10	1.2	-
Derivatives	11,22	0.1	0.5
<b>Total non-current assets</b>		<b>323.0</b>	<b>301.6</b>
<b>Current assets</b>			
Trade and other receivables	12	3.8	4.5
Restricted cash	13	4.9	2.8
Cash and cash equivalents	14	14.2	10.2
<b>Total current assets</b>		<b>22.9</b>	<b>17.5</b>
<b>TOTAL ASSETS</b>		<b>345.9</b>	<b>319.1</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Borrowings	15	180.6	180.0
Deferred income tax liability	21	1.7	1.5
Derivatives	11,22	0.2	0.3
Trade and other payables	16	3.5	4.2
Lease liabilities	10	1.1	-
<b>Total non-current liabilities</b>		<b>187.1</b>	<b>186.0</b>
<b>Current liabilities</b>			
Borrowings	15	8.4	9.4
Trade and other payables	16	16.4	14.4
Lease liabilities	10	0.1	-
Distributions payable to the Holders of Shares	7	1.8	-
<b>Total current liabilities</b>		<b>26.7</b>	<b>23.8</b>
<b>Total liabilities (excluding Net Assets Attributable to the Holders of Shares)</b>		<b>213.8</b>	<b>209.8</b>
<b>Net Assets Attributable to the Holders of Shares</b>	6	<b>132.1</b>	<b>109.3</b>
<b>TOTAL LIABILITIES</b>		<b>345.9</b>	<b>319.1</b>

These combined consolidated financial statements have been approved for issue and signed on behalf of the IAD Investments Fund on 27 April 2026 by the members of the Board of Managers of the General Partner of the IAD Investments Fund. The Shareholders have the power to amend these combined consolidated financial statements after issue.

<b>Signed by:</b> 	<b>Signed by:</b> 
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Martin Proksa Manager A	Jean Brisbois Manager B


The accompanying notes on pages 18 to 68 form an integral part of these combined consolidated financial statements.

**IAD Investments Fund****Combined Consolidated Statement of Profit or Loss and Other Comprehensive Income  
for the year ended 31 December 2025**

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<i>In millions of EUR</i>	Notes	For the year ended 31 December 2025	For the year ended 31 December 2024
Rental and similar income from investment properties	17	27.1	27.8
Direct operating expenses arising from investment property	18	(10.6)	(12.0)
<b>Net operating income from investment properties</b>		<b>16.5</b>	<b>15.8</b>
Revaluation gain on investment properties	9	5.2	14.2
Other operating expenses	19	(6.0)	(4.8)
Other operating income	19	0.8	0.5
<b>Operating profit</b>		<b>16.5</b>	<b>25.7</b>
Interest expense	15	(7.8)	(10.9)
Distributions to the Holders of Shares	7	(1.8)	-
Other finance income / (costs)	20	1.5	(1.5)
<b>Finance costs, net</b>		<b>(8.1)</b>	<b>(12.4)</b>
<b>Profit after distributions to the Holders of Shares and before income tax</b>		<b>8.4</b>	<b>13.3</b>
Current income tax income / (expense)	21	0.1	0.2
Deferred income tax (expense) / credit	21	(0.2)	(1.0)
<b>Income tax expense</b>		<b>(0.1)</b>	<b>(0.8)</b>
<b>Profit for the year</b>		<b>8.3</b>	<b>12.5</b>
<b>Other comprehensive loss:</b>			
<b>Items that may be subsequently reclassified to profit or loss</b>			
Effect of translation of foreign operations to the presentation currency		0.8	(0.4)
<b>Other comprehensive income / (loss) for the year</b>		<b>0.8</b>	<b>(0.4)</b>
<b>Total comprehensive income for the year</b>		<b>9.1</b>	<b>12.1</b>
<b>Increase in Net Assets Attributable to the Holders of Shares</b>		<b>9.1</b>	<b>12.1</b>

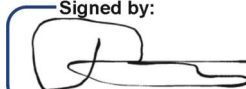
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Martin Proksa  
Manager A

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Jean Brisbois  
Manager B

**IAD Investments Fund  
Combined Consolidated Statement of Changes in Net Assets Attributable to the Holders of Shares for the year ended 31 December 2025**

In millions of EUR	Note	Redeemable Shares	Retained earnings	Attributable to the Holders of Shares		Legal reserve (note 6)	Total
				Translation reserve	IAD IRF		
<b>Balance at 1 January 2024</b>		134.0	(37.2)	0.6		2.2	99.6
Increase / (decrease) in Net Assets Attributable to the Holders of Shares		-	12.5	(0.4)		-	12.1
New subscriptions during the year	6	18.7	-	-		-	18.7
Redemption of shares during the year	6	(21.1)	-	-		-	(21.1)
<b>Balance at 1 January 2025</b>		131.6	(24.7)	0.2		2.2	109.3
Increase / (decrease) in Net Assets Attributable to the Holders of Shares		-	8.3	0.8		-	9.1
New subscriptions during the year	6	17.5	-	-		-	17.5
Redemption of shares during the year	6	(3.8)	-	-		-	(3.8)
<b>Balance at 31 December 2025</b>		145.3	(16.4)	1.0		2.2	132.1

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 Martin Proksa  
 Manager A


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 Jean Brisbois  
 Manager B

**IAD Investments Fund**  
**Combined Consolidated Statement of Cash flows for the year ended 31 December 2025**

17

<i>In millions of EUR</i>	Notes	For the year ended 31 December 2025	For the year ended 31 December 2024
<b>Cash flows from operating activities</b>			
Profit after distributions to the Holders of Shares and before income tax		8.4	13.3
<i>Adjustments for:</i>			
Revaluation gain on investment property	9	(5.2)	(14.2)
Interest expense	15	7.8	10.9
Interest income	20	(0.1)	(0.3)
Distributions to the Holders of Shares	7	1.8	-
Net loss on derivatives	20	0.3	1.3
Net foreign exchange (gains) / losses	20	(1.9)	1.0
Operating cash flows before working capital changes		11.1	12.0
<i>Working capital changes:</i>			
(Increase) / decrease in trade and other receivables	12	(0.4)	9.3
(Increase) in restricted cash	13	(2.1)	(0.4)
Increase in trade and other payables	16	2.1	2.3
Cash generated from operating activities		10.7	23.2
Interest paid	15	(8.4)	(10.3)
Interest received		0.1	0.3
Income taxes paid		-	-
<b>Net cash generated from operating activities</b>		<b>2.4</b>	<b>13.2</b>
<b>Cash flows from investing activities</b>			
Construction of investment property	9	(3.0)	(1.4)
Acquisition of subsidiaries, net of cash acquired	9	(7.5)	-
Proceeds from sale of subsidiaries, net of cash disposed	21	-	-
<b>Net cash used in investing activities</b>		<b>(10.5)</b>	<b>(1.4)</b>
<b>Cash flows from financing activities</b>			
Proceeds from borrowings	15	6.0	52.1
Repayment of borrowings	15	(6.8)	(64.8)
Capital contributions from shareholders	6	17.5	18.7
Redemptions	6	(3.8)	(21.1)
Distributions to the Holders of Shares	7	-	-
Premium paid on derivatives	16	(0.8)	(0.8)
<b>Net cash generated from / (used in) financing activities</b>		<b>12.1</b>	<b>(15.9)</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>4.0</b>	<b>(4.1)</b>
Cash and cash equivalents at the beginning of the year	14	10.2	14.3
<b>Cash and cash equivalents at the end of the year</b>	<b>14</b>	<b>14.2</b>	<b>10.2</b>

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 Martin Proksa  
 Manager A

Signed by:  
  
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 Jean Brisbois  
 Manager B

## 1 The IAD Investments Fund Group and its Operations

IAD Investments Fund (the “Fund”) is an umbrella fund incorporated under the laws of Luxembourg for an indefinite period under the form of a corporate partnership limited by shares (société en commandite par actions or S.C.A.), and registered as an undertaking for collective investment governed by Part II (“UCI Part II”) of the law of 17 December 2010 on undertakings for collective investment, as amended from time to time (the “2010 Law”), and the law of 10 August 1915 relating to commercial companies, as amended from time to time (the “1915 Law”). It is also governed by specific management regulations dated June 2012.

The Fund was set up on 25 May 2011 and was initially registered as an investment company with variable capital (SICAV-SIF). With effect from 27 April 2017, its legal form was changed to an investment company with fixed capital (SICAF – Société d’Investissement à Capital Fixe). In August 2025, the legal form of the Fund was changed again, from SICAF to an investment company with variable capital (SICAV – Société d’Investissement à Capital Variable).

The financial year starts on 1 January and closes on 31 December.

The Fund is registered at the Luxembourg Commercial Register under file R.C.S. Luxembourg B 161.180. Furthermore, the Fund is in the scope of the Alternative Investment Fund Management Law of 12 July 2013 (“AIFM Law”) and qualifies as an Alternative Investment Fund (“AIF”).

The unlimited General Partner (associé-gérant commandité) of the Fund is IAD Investments Management S.à r.l. (the “GP”), a private limited company (société à responsabilité limitée) incorporated under the laws of Luxembourg.

In June 2024, IAD Investments správk. spol., a. s. (“IAD”) acquired 100% of shares in HB Reavis Investment Management S.à r.l., at that time the general partner managing HB Reavis Real Estate Investment Fund together with its sub-fund HB REAVIS IRF. Subsequently, in October 2024, HB Reavis Real Estate Investment Fund changed its name to IAD Investments Fund. In January 2025, sub-fund HB REAVIS IRF also changed its name to IAD IRF (“IAD IRF” or “Sub-fund”).

On 27 April 2017, the Fund appointed Gen II Management Company (Luxembourg) SARL (formerly Crestbridge Management Company S.A.) having its registered office located at 33, avenue John F. Kennedy L - 1855 Luxembourg and registered with the R.C.S. Luxembourg under number B 159.802 as the Alternative Investment Fund Manager in the meaning of the AIFM Directive and AIFM Law (the “AIFM” or “Gen II”).

The Fund was designed as a multi-compartment structure consisting of two Sub-Funds: IAD IRF (the “Sub-Fund A” or “IAD IRF”) and HB Reavis Global REIF (the “Sub-Fund B” or “Global REIF”). However, in February 2023 Global REIF sold its whole investment property portfolio through disposal of 2 SPVs. Subsequently the Sub-fund B was liquidated on 14 August 2023.

The IAD IRF sub-fund is controlled by none of its shareholders.

The Fund offers its Shares to investors who have expressed an interest in investing in the Fund and who must be aware of the risks inherent to the investment in an undertaking for collective investment investing in real estate such as the Fund.

For the year ended 31 December 2025 and up to the date of approval of these combined consolidated financial statements, the following share classes of the Fund were traded/listed on Luxembourg Stock Exchange:

- Institutional Class (IAD IRF) (listing date 29 August 2012);
- Class A (IAD IRF) shares (listing date 21 February 2020);
- Ordinary Class (IAD IRF) (listing date 25 February 2025);
- Institutional Cap Class (IAD IRF) (listing date 25 February 2026);
- Class A Cap (IAD IRF) (listing date 25 February 2026); and
- Ordinary Class Cap (IAD IRF) (listing date 25 February 2026).

For the year ended 31 December 2025 and up to the date of approval of these combined consolidated financial statements, the following share classes of the Fund were not traded/listed:

- Dedicated Class Cap (IAD IRF).

These combined consolidated financial statements were authorised by Board of Managers of the General Partner for issue on 27 April 2026. The shareholders have the power to amend the combined consolidated financial statements after issue.

**Principal activity.** Real estate investments and investment in special purpose vehicles (“SPVs”) holding real estate assets, including controlling and non-controlling stakes in SPV holding companies.

## 1 The IAD Investments Fund Group and its Operations (continued)

**IAD IRF Sub-Fund.** While there are no specific country or real estate segment restrictions posed, the Sub-Fund will mainly invest in Slovakia, the Czech Republic, Poland and Hungary, as well as in any European Union, Switzerland and in the United Kingdom in commercial real estate assets. The Sub-Fund exists for an indefinite period.

The Sub-Fund portfolio provides investments in prime properties located in Slovakia. The office segment investments are restricted to A-class properties located in central business districts of capital and regional cities in any European Union country, Switzerland and the United Kingdom. The retail segment investments will be made in both capital and regional cities of any European Union country, Switzerland and the United Kingdom. Investments in logistic properties will be restricted to attractive and strategic locations only.

The Sub-Fund seeks to maximize its value via investing in properties which in the past proved to bear characteristics of prime-commercial real estate properties which implies to have a top-tier tenants' portfolio located in prime or strategic locations and soundly technically and architecturally built. The Sub-Fund seeks to enhance the value of its properties through excellent lease management to maximize property income.

In addition, the Sub-Fund seeks to maximize the value of its investments by investing in: other collective investment undertakings, provided that the aggregate value of the investment in the shares or other similar equity securities issued by such collective investment undertakings may not exceed more than 20% of the assets of the Sub-Fund; listed bonds, provided that the value of the investment in such bonds shall not exceed more than 25% of the Sub-Fund's assets and that the bonds issued by one issuer or issuers belonging to the same consolidated group may not exceed more than 25% of the assets of the Sub-Fund; shares or other similar equity securities of SPVs and/or joint-venture structures; and assets under development, provided that the aggregate value of the assets under development may not exceed more than 25% of the assets of the Sub-Fund; at all time ensuring, however, that the economic nature of the above asset classes must have a close link with the real property market.

Investment restrictions of IAD IRF Sub-Fund:

a) Investment targets: Given the fact that IAD IRF Sub-Fund shall invest in commercial real estate assets in retail, office and logistics segments only, with limited risks, an investment will only be eligible for investment that allow IAD IRF Sub-Fund to pursue the "core" investment strategy taking into consideration the economic and legal conditions as well as the currency risks and liquidity of the real estate market. IAD IRF Sub-Fund will focus on investing in finished, fully or nearly fully let commercial properties with stable cash flow. Mainly rental income generating assets are eligible for the Fund portfolio. A property to be acquired must exhibit at least eighty per cent (80%) of leased area of the total gross leasable area. The acquisition form is to be either freehold or leasehold with not less than thirty (30) years to elapse. IAD IRF Sub-Fund may acquire properties directly or indirectly via SPV and/or share of SPV, as well as via forward purchase of an SPV or a direct property.

b) Development and redevelopment: IAD IRF Sub-Fund will be entitled to invest in any development or redevelopment of real estate assets which it will acquire subject to the asset exposure limits specified above. IAD IRF Sub-Fund will also be entitled to invest in development of real estate assets, acquire such assets for development and develop these as financial investors through the appointment of reputable real estate developer. Such development assets may be acquired by IAD IRF Sub-Fund either directly or indirectly via SPVs holding the real estate assets or via joint ventures.

c) Denomination: IAD IRF Sub-Fund is denominated in Euro. IAD IRF Sub-Fund may deploy appropriate currency hedging strategies to manage its exposure to any foreign exchange risks. IAD IRF Sub-Fund will also seek to deploy appropriate interest rate hedging strategies to manage its exposure to interest rate changes.

d) Investment restrictions of the Sub-Fund: IAD IRF Sub-Fund may not have a net exposure on one (1) real estate investment, which would exceed twenty percent (20%) of its net assets. This twenty percent (20%) rule does not apply during a start-up phase of four (4) years after the date of registration of IAD IRF Sub-Fund on the official CSSF list.

As of 31 December 2025, IAD IRF Sub-Fund is in breach of the above-mentioned diversification rules which is considered to be passive investment breach. The General Partner together with AIFM of the Fund has remediation of the passive investment breach as a priority while considering the interests of the investors.

IAD IRF Sub-Fund intends to hold liquidity only to the extent needed to meet short- and mid-term liabilities. The liquidity will be held in listed bonds, bank accounts, time deposits, money market instruments, and/or other type of near-cash investments.

e) Loan and leverage: A ratio of consolidated external debt over total real estate assets ("leverage") shall not exceed 65%, essentially through bank financing. Leverage incurred by the Sub-Fund or one (1) of its subsidiaries for an individual asset may exceed 65% of the individual asset value but shall not at any event exceed 70% of such value.

f) Maximum authorized AIFMD leverage: The maximum expected leverage is 286% of the NAV on a consolidated asset basis and 334% of the NAV on an individual asset basis (net and gross being identical), as calculated in accordance with Article 6 and seq. of EU Regulation 231/2013 dated 19 December 2012 ("AIFMD Level 2 Regulation").

## 1 The IAD Investments Fund Group and its Operations (continued)

g) Indirect property investments via bonds or similar financial instruments: As a rule, the investments of IAD IRF Sub Fund are made directly or via SPVs, in which IAD IRF Sub-Fund shall exercise directly or indirectly control over such SPVs. In case of investments with controlling participations, the Fund will, to the extent possible, seek to have majority representation.

**Registered address and place of business.** The Fund's registered address and principal place of business is:

1b, rue Jean Piret  
L-2350 Luxembourg  
Luxembourg

These combined consolidated financial statements for the year ended 31 December 2025 for IAD Investments Fund (the "Fund") and its subsidiaries (together referred to as the "Group") have been prepared in accordance with the Note 2.1, Basis of Preparation.

## 2 Summary of Material Accounting Policies

The principal accounting policies applied in the preparation of these combined consolidated financial statements are described below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

### 2.1 Basis of Preparation

**Statement of compliance.** These combined consolidated financial statements have been prepared as an aggregation of the financial statements of IAD Investments Fund and the consolidated financial statements of its sub-fund IAD IRF ("Sub-Fund") prepared in accordance with the IFRS Accounting Standards as adopted by the European Union ("IFRS"). The Group applies all IFRS accounting standards and interpretations issued by International Accounting Standards Board (hereinafter "IASB"), as adopted by the European Union, which were in force as of 31 December 2025.

These combined consolidated financial statements (further referred to as "combined consolidated financial statements") are prepared for the sole purpose to assist the Fund to meet the requirements of the Prospectus dated September 2025.

**Income and cash flow statements.** The Group has elected to present a single 'statement of profit or loss and other comprehensive income' and presents its expenses analysed by their nature. The Group reports cash flows from operating activities using the indirect method. Interest received and interest paid is presented within operating cash flows. Distributions to shareholders of Investors Shares are presented as an operating cash flow. Capital contributions from investors and redemptions to investors are presented as a financing cash flow. The acquisitions of investment properties are disclosed as cash flows from investing activities because this most appropriately reflects the Group's business activities.

**Preparation of the combined consolidated financial statements.** These combined consolidated financial statements are presented in millions of Euro ("EUR") rounded to one decimal place, unless otherwise stated.

The consolidated financial statements of the Sub-Fund IAD IRF have been prepared on a going concern basis, applying the historical cost convention, except for the measurement of investment properties and derivatives at fair value.

The preparation of these combined consolidated financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the combined consolidated financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate. The areas involving higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the combined consolidated financial statements are disclosed in Note 3.

Valuation techniques such as discounted cash flows models or models based on recent arm's length transactions or consideration of financial data of the counterparties are used to fair value certain financial instruments for which external market pricing information is not available. Valuation techniques may require assumptions not supported by observable market data. Disclosures are made in these combined consolidated financial statements if changing any such assumptions to a reasonably possible alternative would result in significantly different revaluation gain or loss on investment properties, net profit or loss for the year, total assets or total liabilities. Refer to Note 23.

## 2 Summary of Material Accounting policies (continued)

### *Going concern and liquidity assessment*

For the year ended 31 December 2025 the Fund recognized a total comprehensive income of EUR 9.1 million mainly driven by a revaluation gain on investment properties of EUR 5.2 million.

The financial position and performance of the Fund was particularly affected by the following events and transactions during the reporting period:

During 2025, the euro area inflation environment continued to stabilise and the ECB further reduced its key interest rates, bringing the deposit facility rate down to 2.00% by June 2025. In line with this easing cycle, money-market rates declined further, with 3M EURIBOR falling from 2.736% at the beginning of 2025 to 2.060% at the beginning of December 2025. Improved financing conditions contributed to a gradual recovery in European real estate sentiment and pricing. Green Street's European Commercial Property Price Index reported that pricing continued its gradual recovery during 2025 and ended the year approximately 2% above the 2024 year-end level. At the same time, required returns on prime real estate investments in Slovakia broadly stabilised rather than moved materially lower, with prime office yields in Bratislava remaining around 6.25%, indicating that the repricing phase appears largely completed while stronger yield compression has so far remained limited.

The Bratislava office market remained fundamentally solid in 2025. Demand continued to focus on modern Class A and A+ buildings, while new supply remained constrained. This supply-demand imbalance supported further growth in prime rents during the year. Although headline vacancy was affected by a revision of market statistics, the comparable vacancy level remained broadly stable year-on-year. With only a limited development pipeline and projects under construction largely pre-let, the medium-term outlook for the Bratislava office market remains favourable, with continued pressure on prime rents and a gradual reduction of effective vacancy in the best locations expected over the coming years.

On 14 February 2024, IAD Investments, správ. spol., a. s. entered into a share purchase agreement ("SPA") to acquire IAD Investments Management S.à r.l. (formerly HB Reavis Investment Management S.à r.l.), the General Partner ("GP") managing IAD Investments Fund and its sole sub-fund IAD IRF (formerly HB Reavis Real Estate Investments Fund and its sub-fund HB Reavis IRF) from HBR IM Holding Ltd., former owner of the GP ("Acquisition"). The Acquisition was completed on 12 June 2024. Following the Acquisition, IAD focused primarily on renegotiation of expiring leases as well as the securing of new tenants, renegotiation of various service agreements with objective of optimization of SPVs' operating costs, decrease of leverage of the SPVs, full settlement of redemptions and restart of fund raising, all with the objective to ensure sound financial performance of the Fund for the next periods.

Given the uncertainties related to going concern experienced in 2025 and 2024 resulting from 2023 drop in the NAV, the management assessed going concern of the Fund for the upcoming period as follows:

### **Operating activities**

As per the management liquidity forecast, the Fund's operations are expected to secure adequate resources to meet its operating and investing cash flow requirements for at least the next 12 months. The Fund estimates to generate a net operating income of EUR 19 million in 2026 and EUR 20 million in 2027 (2025: EUR 16.5 million). The 2026 and 2027 forecasts are affected by stabilization of rental income in the Fund as a result of 2025 leasing activities including e.g. renegotiation and significant prolongation of lease with a key tenant comprising 17 thousand sqm and securing a new tenant with long-term lease of 7 thousand sqm who moved into the premises in December 2025. The new leases with large international companies now typically include requirements for energy efficiency improvements which is also the case for the above-mentioned significant leases. The occupancy rate is further expected to increase due to an active leasing strategy driven by cooperation with reputable office agencies and stabilization of the occupiers market in Bratislava.

Total operating expenses of the Fund are expected to remain stable on 2025 levels.

## 2 Summary of Material Accounting policies (continued)

### Financing activities

Total net cash outflows resulting from debt service in both 2026 and 2027 are expected to remain close to 2025 levels. In course of 2027, 4 out of 5 bank loans are maturing. Management expects that as a result of already significantly improved occupancy, the above market standard average lease term on 4 out of 5 projects and in relation to the ongoing capital improvements related to the energy efficiency and ESG performance loan top-ups of EUR 4 million in 2026 and EUR 5 million in 2027 will be achieved with full roll-over or refinancing of existing loans in 2027.

As disclosed in note 15, the Group borrowings are subject to certain loan agreement terms that could lead to loan acceleration or event of default in case of a breach. Up to the date of the authorisation of these combined consolidated financial statements for issue, the Group was not in breach of any loan agreement terms that could lead to loan acceleration or event of default, and no terms of the loans were renegotiated due to the defaults or breaches.

### Capital activities

The redemptions window in 2025 closed on 31 May 2025 with the total redemptions of 4,566.784 units requested to be redeemed being fully paid out in June 2025 (EUR 3.8 million).

In its cashflow forecast, management expects to receive and rely on new capital subscriptions amounting to EUR 20 million during 2026, which will cover the gap between the operating cash inflows and the financing cash outflows as well as cover eventual new redemptions.

Fund management expects a further increase of fundraising activities in the course of 2026, driven by the general improvement of the sentiment towards real estate as a resilient long-term investment strategy, improving occupiers' market, re-gaining confidence of investors as a result of the positive performance in 2024 and 2025 as well as leveraging IAD's reputation and fundraising capabilities.

### Sensitivity analysis

The cashflow forecast prepared by management assumes at the end of the going concern assessment period (i.e. May 2027) a net cashflow surplus. Within the going concern assessment period the Fund is therefore expected to have sufficient liquidity, with all other assumptions unchanged, unless the volume of actual subscriptions would be lower than forecast by more than 60% (i.e. lower than EUR 8 million in 2026) or the redemptions amount will be 240% higher than anticipated (i.e. higher than EUR 17 million).

In summary, the circumstances that lead to a continued material going concern uncertainty relate primarily to the Fund's assumptions and liquidity forecast. The key assumptions for the going concern are the following:

- 1) The Fund will be able to pay upcoming redemption requests received during the redemption window, which started on 1 April 2026 and will end on 31 May 2026, as defined in the Fund's PPM. Up to the date of these combined consolidated financial statements redemption requests for an amount of EUR 1.1 million have been received.
- 2) The Fund will receive additional new subscriptions during 2026 and 2027 years respectively as a result of IAD fundraising activities amounting to at least EUR 20 million and EUR 25 million respectively. Up to the date of these combined consolidated financial statements subscriptions received amount to EUR 0.3 million. It remains, however, uncertain as to how much and when investors will provide additional capital to the Fund.

Overall, as at the date of the issuance of these combined consolidated financial statements, management expects that the Fund will have adequate resources to meet its operating, financing and investing cash flow requirements for at least the next 12 months. These combined consolidated financial statements were prepared using the going concern assumption that the Fund will continue its operations for the foreseeable future. As stated above, nevertheless, these circumstances indicate that a material uncertainty exists that may cast significant doubt on the Fund's ability to continue as a going concern.

## 2 Summary of Material Accounting policies (continued)

### 2.2 Combined Consolidated Financial Statements

**Combined consolidated financial statements.** In preparing the combined consolidated financial statements, the individual consolidated financial statements of the Sub-Fund IAD IRF are aggregated on a line-by-line basis by adding together the like items of assets, liabilities, net assets attributable to the holders of shares, income and expenses. Transactions, balances, income and expenses between the Sub-Funds are eliminated, where applicable.

**Business combinations.** The acquisition method of accounting is used to account for the acquisition of subsidiaries that represent a business, except those acquired from parties under common control. A business is defined as an integrated set of activities and assets conducted and managed for the purpose of providing a return to investors or lower costs or other economic benefits directly and proportionately to policyholders or participants. A business generally consists of inputs, processes applied to those inputs, and resulting outputs that are, or will be, used to generate revenues. If goodwill is present in a transferred set of activities and assets, the transferred set is presumed to be a business.

The Group applied Definition of a Business (Amendments to IFRS 3) to business combinations whose acquisition dates are on or after 1 January 2020 in assessing whether it had acquired a business or a group of assets.

The consideration transferred for the acquiree is measured at the fair value of the assets given up, equity instruments issued and liabilities incurred or assumed, including fair value of assets or liabilities from contingent consideration arrangements, but excludes acquisition related costs such as advisory, legal, valuation and similar professional services.

Transaction costs incurred for issuing equity instruments are deducted from equity; transaction costs incurred for issuing debt are deducted from its carrying amount and all other transaction costs associated with the acquisition are expensed.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest.

Goodwill is measured by deducting the net assets of the acquiree from the aggregate of the consideration transferred for the acquiree, the amount of non-controlling interest in the acquiree and fair value of an interest in the acquiree held immediately before the acquisition date. Any negative amount ("negative goodwill") is recognised in profit or loss, after management reassesses whether it identified all the assets acquired and all liabilities and contingent liabilities assumed, and reviews appropriateness of their measurement.

Non-controlling interest is that part of the net results and of the equity of a subsidiary attributable to interests which are not owned, directly or indirectly, by the Group. Non-controlling interest forms a separate component of the Group's equity. At acquisition date, the Group measures non-controlling interest that represents present ownership interest and entitles the holder to a proportionate share of net assets in the event of liquidation on a transaction by transaction basis, either at: (a) fair value, or (b) the non-controlling interest's proportionate share of net assets of the acquiree. Non-controlling interests that are not present ownership interests are measured at fair value.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated; unrealised losses are also eliminated unless the cost cannot be recovered. The Fund and all of its subsidiaries use uniform accounting policies consistent with the Group's policies.

**Acquisitions of subsidiaries holding investment properties.** The Group may invest in subsidiaries that hold properties but do not constitute a business. These transactions are therefore treated as asset acquisitions rather than business combinations. The Group allocates the cost of the acquisition to the individual identifiable assets and liabilities based on their relative fair values at the date of acquisition. These transactions do not give rise to goodwill.

**Subsidiaries.** Subsidiaries are those investees, including structured entities, that the Group controls because the Group (i) has power to direct relevant activities of the investees that significantly affect their returns, (ii) has exposure, or rights, to variable returns from its involvement with the investees, and (iii) has the ability to use its power over the investees to affect the amount of investor's returns. The existence and effect of substantive rights, including substantive potential voting rights, are considered when assessing whether the Group has power over another entity. For a right to be substantive, the holder must have practical ability to exercise that right when decisions about the direction of the relevant activities of the investee need to be made. The Group may have power over an investee even when it holds less than majority of voting power in an investee. In such a case, the Group assesses the size of its voting rights relative to the size and dispersion of holdings of the other vote holders to determine if it has de-facto power over the investee. Protective rights of other investors, such as those that relate to fundamental changes of investee's activities or apply only in exceptional circumstances, do not prevent the Group from controlling an investee. Subsidiaries are fully consolidated from the date on which control is transferred to the Group, and are deconsolidated from the date on which control ceases.

## 2 Summary of Material Accounting policies (continued)

**Disposals of subsidiaries.** When the Group ceases to have control, any retained interest in the entity is remeasured to its fair value, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amount previously recognised in other comprehensive income in respect of that entity is accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

The entities included within these combined consolidated financial statements are as follows:

Number	Subsidiaries	Functional currency	Country of incorporation	% Ownership	
				31 December 2025	31 December 2024
1	IAD INVESTMENTS FUND (Umbrella entity)	EUR	Luxembourg		
	<b>IAD IRF Sub-Fund</b>				
2	IAD IRF LUX S.à r.l. (formerly known as HBR CE REIF LUX1 S.à r.l.) [Parent company of the below listed property SPVs]	EUR	Luxembourg	100%	100%
3	CBC I - II a. s.	EUR	Slovakia	100%	100%
4	AUPARK Hradec Králové s.r.o.	CZK	Czech Republic	100%	100%
5	Twin City IV a.s.	EUR	Slovakia	100%	100%
6	Twin City III a.s.	EUR	Slovakia	100%	100%
7	AUPARK Hradec Králové Services, s.r.o.	CZK	Czech Republic	100%	100%
8	IADIM BidCo 1, a.s. <sup>1</sup> [Parent company of the below listed property SPV]	EUR	Slovakia	100%	-
9	Bratislava Cargo a.s. <sup>2</sup>	EUR	Slovakia	100%	-

<sup>1</sup> Entity was established on 21 October 2025. Investment Holding SPV set up to acquire Bratislava Cargo a.s.

<sup>2</sup> Entity was acquired on 20 November 2025

## 2 Summary of Material Accounting policies (continued)

### 2.3 Foreign Currency Transactions and Translation

#### *Functional and presentation currency*

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the 'functional currency'). The functional currency of all Group's entities is the local currency. The combined consolidated financial statements are presented in millions of euro (EUR), which is the Group's presentation currency.

#### *Transactions and balances*

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in the combined consolidated statement of profit or loss and other comprehensive income.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the income statement within finance costs and finance income respectively, unless they are capitalised as explained in Note 2.14 ("Borrowings"). All other foreign exchange gains and losses are presented in the combined consolidated statement of profit or loss and other comprehensive income.

#### *Group companies*

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- i. assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that financial position;
- ii. income and expenses for each statement of profit or loss and other comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions). The Group is using monthly average exchange rates due to the increased volatility in exchange rates;
- iii. components of net assets attributable to the holders of shares are translated at the historic rate; and
- iv. all resulting exchange differences are recognised in the statement of profit or loss and other comprehensive income.

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation) all of the exchange differences accumulated in net assets attributable to the holders of shares in respect of that operation are reclassified to profit or loss. In the case of a partial disposal that does not result in the Group losing control over a subsidiary that includes a foreign operation, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate. Exchange differences arising are recognised in other comprehensive income.

### 2.4 Investment Property

Investment property is property held by the Group to earn rental income or for capital appreciation, or both and which is not occupied by the Group. Investment property includes assets under construction for future use as investment property.

Investment property comprises of freehold land, freehold commercial properties (retail and office) and land plots.

Investment property is initially valued at historic cost including related transaction costs. Costs include the works performed, the costs of staff directly related to technical supervision and project management on the basis of time spent up to the date of completion.

After initial recognition at cost, the investment property, including property under construction or development for future use as investment property, is carried at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is based on transaction prices from active markets, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset.

## 2 Summary of Material Accounting policies (continued)

### 2.4 Investment Property (continued)

If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. Valuation reports are prepared as of the financial position date by independent appraisers, who hold a recognized and relevant professional qualification and who have recent experience in valuation of property of similar location and category. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognized as a liability, including finance lease liabilities in respect of land classified as investment property; others, including contingent rent payments, are not recognized in the combined consolidated financial statements. Transaction costs, such as estimated agent's and legal and accounting fees and transfer taxes are not deducted for the purposes of valuation of investment property in these combined consolidated financial statements irrespective whether or not they form part of the described valuations.

Subsequent expenditures are capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with these expenditures will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed to the combined consolidated statement of profit or loss and other comprehensive income during the financial period in which they are incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the property.

Changes in fair values are recorded in the combined consolidated statement of profit or loss and other comprehensive income under "Revaluation gain/(loss) on investment properties". Investment properties are derecognised when they have been disposed.

Where the Group disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in the combined consolidated statement of profit or loss and other comprehensive income within Revaluation gain/(loss) on investment properties.

If an item of property, plant and equipment becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognized in Net assets attributable to the holders of shares as a revaluation of property, plant and equipment under IAS 16. However, if a fair value gain reverses a previous impairment loss, the gain is recognized in the combined consolidated statement of profit or loss and other comprehensive income.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. Property that is being constructed or developed for future use as investment property is classified as investment property and stated at fair value.

Where an investment property undergoes a change in use evidenced by commencement of development with a view to sale, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use.

## 2 Summary of Material Accounting policies (continued)

### 2.5 Leases - as a Lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Group makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

Properties leased out under operating leases are included in investment property in the combined consolidated statement of financial position.

The Group makes payments to agents for services in connection with negotiating lease contracts with the Group's lessees. The letting fees are capitalised within the carrying amount of the related investment property and amortised over the lease term.

Lease incentives are recognised as a reduction of rental income on a straight-line basis over the lease term.

### 2.6 Leases - as a Lessee

The group recognises a right-of-use assets and lease liability at the lease commencement date.

#### Right-of-use assets

The Group leases Land. The right-of-use assets arising from a lease are initially measured on cost.

Right-of-use assets are measured at cost comprising the following:

- the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date;
- any initial direct costs;
- an estimated costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located to the conditions; and
- less any lease incentives received.

The right-of-use asset is subsequently depreciated under the straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the cost of the right-of-use asset reflects that the Group will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. *Impairment of right-of-use assets*

Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash-generating units). Prior impairments of non-financial assets are reviewed for possible reversal at each reporting date.

#### Lease liabilities

Liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

## 2 Summary of Material Accounting policies (continued)

### 2.6 Leases - as a Lessee (continued)

Extension and termination options are included in a number of offices, warehouses, equipment and vehicles across the Group. These terms are used to maximise operational flexibility in terms of managing the assets used in the Group's operations. The majority of extension and termination options held are exercisable only by the Group and not by the respective lessor. Extension options (or period after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease liability is measured at amortised cost under the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, if the Group changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in-substance fixed lease payment. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to nil.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases of the Group, the Group's incremental borrowing rate is used, being the rate that the Group would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, collateral and conditions.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the Group as a starting point, adjusted to reflect changes in financing conditions since third party financing was received,
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk, and
- makes adjustments specific to the lease, e.g. term, country, currency and collateral.

The Group is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect.

Lease payments are allocated between principal and finance costs. The finance costs are charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

### 2.7 Financial Instruments

#### *Initial recognition*

Financial instruments at fair value through profit and loss ("FVTPL") are initially recorded at fair value. All other financial instruments are initially recorded at fair value adjusted for transaction costs. Fair value at initial recognition is best evidenced by the transaction price.

#### *Financial assets - Classification and subsequent measurement – measurement categories*

The Group classifies financial assets in the following measurement categories: FVTPL, fair value through other comprehensive income ("FVOCI") and amortised cost ("AC"). The classification and subsequent measurement of debt financial assets depends on: (i) the Group's business model for managing the related assets portfolio and (ii) the cash flow characteristics of the asset. The Group's financial assets consist of trade and other receivables, Financial asset and derivatives. Financial assets recognised in the consolidated statement of financial position as trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost less allowance for expected credit losses ("ECL"). Derivatives are measured at fair value at each end of the reporting period with changes in value recognised in profit or loss.

#### *Financial assets - Classification and subsequent measurement – business model*

The business model reflects how the Group manages the assets in order to generate cash flows – whether the Group's objective is: (i) solely to collect the contractual cash flows from the assets ("hold to collect contractual cash flows"), or (ii) to collect both the contractual cash flows and the cash flows arising from the sale of assets ("hold to collect contractual cash flows and sell") or, if neither of (i) and (ii) is applicable, the financial assets are classified as part of "other" business model and measured at FVTPL.

Business model is determined for a group of assets (on a portfolio level) based on all relevant evidence about the activities that the Group undertakes to achieve the objective set out for the portfolio available at the date of the assessment. Factors considered by the Group in determining the business model include the purpose and composition of a portfolio, past experience on how the cash flows for the respective assets were collected, how risks are assessed and managed and how the assets' performance is assessed.

## 2 Summary of Material Accounting policies (continued)

### 2.7 Financial Instruments (continued)

#### *Debt financial assets - Classification and subsequent measurement – cash flow characteristics*

Where the business model is to hold assets to collect contractual cash flows or to hold contractual cash flows and sell, the Group assesses whether the cash flows represent solely payments of principal and interest (“SPPI”). Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are consistent with the SPPI feature.

Where the contractual terms introduce exposure to risk or volatility that is inconsistent with a basic lending arrangement, the financial asset is classified and measured at FVTPL. The SPPI assessment is performed on initial recognition of an asset and it is not subsequently reassessed.

#### *Financial assets - Reclassification*

Financial assets are reclassified only when the business model for managing the portfolio as a whole changes. The reclassification has a prospective effect and takes place from the beginning of the first reporting period that follows after the change in the business model. The entity did not change its business model during the current and comparative period and did not make any reclassifications.

#### *Financial assets impairment – credit loss allowance for ECL*

The Group applies a simplified ECL model to trade and similar receivables with the term shorter than 12 months. For such receivables, the ECL is calculated on a lifetime basis from initial recognition and the assessment of significant credit risk does not apply. The Group applies a provision matrix approach, as described in the policy for Trade receivables. The simplified ECL model and the provision matrix are also applied to trade receivables with the contractual term longer than 12 months.

Financial instruments measured at amortised cost and contract assets are presented in the combined consolidated statement of financial position net of the allowance for ECL. For debt instruments at FVOCI, changes in amortised cost, net of allowance for ECL, are recognised in profit or loss and other changes in carrying value are recognised in OCI as gains less losses on debt instruments at FVOCI.

#### *Financial assets - Write-off*

Financial assets are written-off, in whole or in part, when the Group exhausted all practical recovery efforts and has concluded that there is no reasonable expectation of recovery. The write-off represents a derecognition event. The Group may write-off financial assets that are still subject to enforcement activity when the Group seeks to recover amounts that are contractually due, however, there is no reasonable expectation of recovery.

#### *Financial assets - Derecognition*

The Group derecognises financial assets when (a) the assets are redeemed or the rights to cash flows from the assets otherwise expire or (b) the Group has transferred the rights to the cash flows from the financial assets or entered into a qualifying pass-through arrangement whilst (i) also transferring substantially all the risks and rewards of ownership of the assets or (ii) neither transferring nor retaining substantially all the risks and rewards of ownership but not retaining control. Control is retained if the counterparty does not have the practical ability to sell the asset in its entirety to an unrelated third party without needing to impose additional restrictions on the sale.

#### *Trade and other receivables*

Trade and other receivables are recognised initially at fair value and are subsequently carried at amortised costs using the effective interest method less loss allowance. Other receivables also include non-monetary items such as tax prepayments.

The Group calculates ECL on trade and other receivables using a provision matrix estimation technique. The Group uses its historic credit loss experience adjusted for all reasonable and supportable information that is available without undue cost or effort for trade and other receivables to estimate ECL. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganization, and default or delinquency in payments are considered indicators that the trade receivable is impaired. The carrying amount of the asset is reduced through use of an allowance account, and the amount of the loss is included in other operating expenses. Any subsequent reversal of an impairment loss is recognised in profit or loss.

#### *Restricted cash.*

Cash and cash equivalents that are held for a specific purpose and thus not available for immediate or general use by the Group. Restricted cash does not include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Restricted cash is carried at amortised cost.

## 2 Summary of Material Accounting policies (continued)

### 2.7 Financial Instruments (continued)

#### *Cash and cash equivalents.*

Cash and cash equivalents include cash in hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less. Cash and cash equivalents are carried at amortised cost because: (i) they are held for collection of contractual cash flows and those cash flows represent SPPI, and (ii) they are not designated at FVTPL.

#### *Rental guarantees*

Rental guarantees provided for by the seller of an investment property are recognised as financial asset when the Group becomes a party to the contractual provisions of the guarantee. When a rental guarantee is recognised initially, the Group measures it at its fair value. Subsequent to initial recognition, the Group measures rental guarantees at amortized cost using the effective interest method.

#### *Derivative financial instruments*

Derivative financial instruments, including interest rate swap, CAP and forward foreign exchange contracts for hedging purposes (economic hedge) are carried at their fair value. All derivative instruments are carried as assets when fair value is positive and as liabilities when fair value is negative. Changes in the fair value of derivative instruments are included in the combined consolidated statement of profit or loss and other comprehensive income. The Group does not apply hedge accounting.

Recognition of the derivative financial instruments takes place when the economic hedging contracts are entered into. They are measured initially and subsequently at fair value; transaction costs are included directly in finance costs. Certain derivative instruments embedded in financial liabilities and other non-financial contracts are treated as separate derivative instruments when their risks and characteristics are not closely related to those of the host contract.

#### *Financial liabilities – measurement categories*

Financial liabilities are classified as subsequently measured at amortised cost, except for (i) financial liabilities at FVTPL: this classification is applied to derivatives, financial liabilities held for trading (e.g. short positions in securities), contingent consideration recognised by an acquirer in a business combination and other financial liabilities designated as such at initial recognition and (ii) financial guarantee contracts and loan commitments.

#### *Financial liabilities – derecognition*

Financial liabilities are derecognised when they are extinguished (i.e. when the obligation specified in the contract is discharged, cancelled or expires).

An exchange between the Group and its original lenders of debt instruments with substantially different terms, as well as substantial modifications of the terms and conditions of existing financial liabilities, are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. In addition, other qualitative factors, such as the currency that the instrument is denominated in, changes in the type of interest rate, new conversion features attached to the instrument and change in loan covenants are also considered. If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortised over the remaining term of the modified liability.

Modifications of liabilities that do not result in extinguishment are accounted for as a change in estimate using a cumulative catch up method, with any gain or loss recognised in the combined consolidated statement of profit or loss and other comprehensive income, unless the economic substance of the difference in carrying values is attributed to a capital transaction with owners.

#### *Loans and borrowings*

All loans and borrowings are measured at amortised cost. Initial recognition is at fair value less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method (see Note 2.14 for the accounting policy on Borrowings).

Financial liabilities included in trade and other payables are recognised initially at fair value and subsequently at amortised cost. The fair value of a non-interest-bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted as its impact would be insignificant.

Financial liabilities included in current trade and other payables are recognised at amortised cost which approximates its reimbursement value.

## 2 Summary of Material Accounting policies (continued)

### 2.7 Financial Instruments (continued)

#### *Offsetting of financial assets and liabilities*

Financial assets and liabilities are offset and the net amount is reported in the combined consolidated statement of financial position where the Fund currently has a legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

#### *Regular way purchase*

Regular way purchases and sales of financial assets are recognised on trade date, being the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all of the risks and rewards of ownership.

### 2.8 Income Taxes

Income taxes have been provided for in the combined consolidated financial statements in accordance with applicable legislation enacted or substantively enacted by the financial position date and on entity by entity basis. The income tax charge comprises current tax and deferred tax and is recognised in the income statement unless it relates to transactions that are recognised, in the same or a different period, directly in statement of comprehensive income.

Current tax is the amount expected to be paid to, or recovered from, the taxation authorities in respect of taxable profits or losses for the current and prior periods. Taxable profits or losses are based on estimates if the combined consolidated financial statements are authorised prior to filing relevant tax returns. Taxes other than on income are recorded within operating expenses.

Deferred income tax is provided using the balance sheet liability method for tax loss carry forward and temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. In accordance with the initial recognition exemption, deferred taxes are not recorded for temporary differences on initial recognition of an asset or a liability in a transaction other than a business combination if the transaction, when initially recorded, affects neither accounting nor taxable profit nor loss. Deferred tax balances are measured at tax rates enacted by law or substantively enacted at the financial position date and are expected to apply to the period when the temporary differences will reverse or the tax losses carry forward will be utilised.

The carrying value of Group's investment property is assumed to be realised by sale. The capital gains tax rate applied is that which would apply on a direct sale of the property recorded in the combined consolidated statement of financial position regardless of whether the Group would structure the sale via the disposal of the subsidiary holding the asset to which a different tax rate may apply. The deferred tax is then calculated based on the respective temporary differences and tax considerations arising from recovery through sale.

Deferred tax assets for deductible temporary differences and tax loss carry forwards are recorded only to the extent that it is probable that the temporary difference will reverse in the future and there is sufficient future taxable profit available against which the deductions can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Group and it is possible that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on asset basis.

### 2.9 Uncertain tax positions

The Group's uncertain tax positions are reassessed by management at the end of each reporting period. Liabilities are recorded for income tax positions that are determined by management as more likely than not to result in additional taxes being levied if the positions were to be challenged by the tax authorities. The assessment is based on the interpretation of tax laws that have been enacted or substantively enacted by the end of the reporting period, and any known court or other rulings on such issues. Liabilities for penalties, interest and taxes other than on income are recognised based on management's best estimate of the expenditure required to settle the obligations at the end of the reporting period. Adjustments for uncertain income tax positions are recorded within the income tax charge.

## 2 Summary of Material Accounting policies (continued)

### 2.10 Cash and Cash Equivalents

Cash and cash equivalents include cash in hand, deposits and cash overdrafts held at call with banks, and other short-term highly liquid investments with original maturities of three months or less that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

### 2.11 Restricted Cash

Restricted cash is cash and cash equivalents that are held for a specific purpose and thus not available for immediate or general use by the Group. Restricted cash does not include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Restricted cash results from the agreements with banks or tenants and usually represents cash held on debt service reserve accounts, tenant's security reserve accounts and utilisation accounts.

### 2.12 Redeemable Shares

The Fund issued three classes of redeemable shares, which are redeemable at the Holder's option and do not have identical rights. Such shares are classified as financial liabilities. Redeemable shares are carried at amortised cost, which correspond to the redemption amount that is payable at the combined consolidated statement of financial position date if the holder exercises the right to put the share back to the Fund. Further information is disclosed in Note 6.

### 2.13 Distributions to the Holders of Shares

Distributions to the Holders of Shares are recognised as a finance cost in the combined consolidated statement of profit or loss and other comprehensive income.

### 2.14 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. After initial recognition, borrowings are carried at amortised cost using the effective interest method. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised as finance cost using the effective interest method. Interest costs on borrowings are expensed as incurred. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs.

To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has a substance right and must exist at the reporting date to defer settlement of the liability for at least 12 months after the date of the combined consolidated statement of financial position.

### 2.15 Trade and Other Payables

Trade and other payables are accrued when the counterparty performed its obligations under the contract. Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

### 2.16 Provisions for Liabilities and Charges

Provisions for liabilities and charges are non-financial liabilities of uncertain timing or amount. They are accrued when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as finance cost.

Where the Group expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain.

## 2 Summary of Material Accounting policies (continued)

### 2.17 Revenue Recognition

Rental and similar income from investment properties includes rental income, service charges and management charges from properties. Where the Group is a lessor in a lease which does not transfer substantially all the risks and rewards incidental to ownership to the lessee (i.e. operating lease), lease payments from operating leases are recognised as rental income on a straight-line basis. Operating lease receivables are subject to ECL model. The Group calculates ECL on operating lease receivables using a provision matrix estimation technique.

Rental income is recognised on a straight-line basis over the lease term. When the Group provides incentives to its tenants, the cost of incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income. This applies to discounted rent periods, indexation and stepped rents. The contingent payments under lease agreements depending on agreed level of sales turnover of tenants are recognized as income in the period when earned because the Group is unable to reliably estimate the future sales turnover of tenants in order to be able to recognise such expected contingent rents on a straight-line basis over the lease term.

In relation to the services provided to tenants of investment property (service charges such as cleaning, security and others) as part of the lease agreements into which the Group enters as a lessor, the Group has determined that the promise is the overall property management service and that the service performed each day is distinct and substantially the same.

Although the individual activities that comprise the performance obligation vary significantly throughout the day and from day to day, the nature of the overall promise to provide management service is the same from day to day. Therefore, the Group has concluded that the services to tenants represent a series of daily services that are individually satisfied over time, using a time-elapsed measure of progress, because tenants simultaneously receive and consume the benefits provided by the Group.

The Group arranges for certain services provided to tenants of investment property included in the contract the Group enters into as a lessor, to be provided by third parties. The Group has determined that it controls the services before they are transferred to tenants, because it has the ability to direct the use of these services and obtain the benefits from them. In making this determination, the Group has considered that it is primarily responsible for fulfilling the promise to provide these specified services because it directly deals with tenants' complaints and it is primarily responsible for the quality or suitability of the services. In addition, the Group has discretion in establishing the price that it charges to the tenants for the specified services. Therefore, the Group has concluded that it is the principal in these contracts. In addition, the Group has concluded that it transfers control of these services over time, as services are rendered by the third-party service providers, because this is when tenants receive and, at the same time, consume the benefits from these services.

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

### 2.18 Other operating expenses

Other operating expenses mainly include legal, accounting, auditing and other fees. They are recognised in profit or loss in the period in which they are incurred (on an accruals basis). Further information related to management and performance fee is disclosed in Note 8.

### 2.19 Operating segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Group has determined that its chief operating decision-maker is the General Partner of the Fund.

### 2.20 Subscriptions

The Net Asset Value is calculated on a monthly basis. During this period, the applications for subscription may be made on or prior to any day that is a valuation day.

All requests for subscription of shares will be processed on the basis of an unknown net asset value before the determination of the net asset value of the date of the calculation of the net asset value.

Subscriptions received are incorporated into the Net assets attributable to the holders of shares on the first day after the date of the calculation of the net asset value. Subscriptions received in advance are recorded as part of Trade and other payables. This methodology is commonly applied in Luxembourg and is in line with the provisions of the Offering Memorandum.

## 2 Summary of Material Accounting policies (continued)

### 2.21 Pillar II

Pillar Two legislation has been enacted or substantively enacted in certain jurisdictions in which the Fund operates. Pillar Two is a set of rules entering into force in 2024 designed to ensure large multinational enterprises pay a minimum level of tax (15%) on the income arising in each jurisdiction where they operate. The Fund has performed an assessment of the Fund's potential exposure to Pillar Two income taxes. This assessment is based on the most recent information available regarding the financial performance of the constituent entities under the Fund. Based on the assessment performed, the legislation does not apply to the Fund as its combined consolidated revenue is lower than EUR 750 million.

## 3 Critical Accounting Estimates, and Judgements in Applying Accounting Policies

The Group makes estimates and assumptions that affect the amounts recognised in the combined consolidated financial statements. Estimates and judgements are continually evaluated and are based on management's experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management also makes certain judgements, apart from those involving estimations, in the process of applying the accounting policies. Judgements that have the most significant effect on the amounts recognised in the combined consolidated financial statements and estimates that can cause a significant adjustment to the carrying amount of assets and liabilities within the next financial year include:

**Valuation of investment properties.** The fair value estimates of all of investment properties were determined by the Group having received valuation advice from an international valuation company which has experience in valuing properties of similar location and characteristics. Due to the nature of the properties and lack of comparable market data, the fair value of investment properties is estimated based on the income capitalisation method, where the value is estimated using discounted cash flow ("DCF") projections and hard-core/layer methodology, utilising an all risk yield, based on significant assumptions.

The principal assumptions underlying the estimation of the fair value are those related to: the receipt of contractual rentals; expected future market rentals; void periods; maintenance requirements; appropriate discount rates. These valuations are regularly compared to actual market data and actual transactions by the Group and those reported by the market.

The Group management and the valuation experts have applied their judgment when assessing the fair values of the properties.

The principal assumptions made, and the impact on the aggregate valuations of reasonably possible changes in these assumptions, are as follows:

- Rental charges per square meter and month have been calculated for each property on a basis of actually contracted and prevailing market rates as estimated by the qualified valuer. Should the rental levels increase or decrease by 10% the fair value of investment property in IAD IRF Sub-Fund would be higher or lower by EUR 33.3 million (2024: EUR 31.0 million).
- The exit yield across the portfolio of IAD IRF Sub-Fund was assumed to be from 6.49% to 8.24% (2024: from 6.41% to 8.44%), or 7.07% (2024: 7.20%) on average. Should this capitalisation rate increase / decrease by 25 basis points, the carrying value of the investment property would be EUR 11.1/11.9 million (2024: EUR 10.2/11.0 million) lower/higher.

**Management adjustment to investment properties.** The valuation reports prepared by an independent valuer are regularly compared to actual market data and actual transactions by the Group and those reported by the market. Therefore, the fair value estimates received by an independent valuer can be adjusted by management adjustment if it better reflects the fair value of any investment property of the Fund.

**Income taxes.** The Group is subject to income taxes in different jurisdictions. Significant estimates are required in determining the provision for income taxes, in particular in the area of transfer pricing and interest deductibility concerns. The Group recognizes liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. Further information is disclosed in Note 21.

### 3 Critical Accounting Estimates, and Judgements in Applying Accounting Policies (continued)

**Investment entity.** The management has assessed whether the Fund and each of its sub-funds meets the criteria for being an investment entity as defined in IFRS 10. Had the Fund and each of its sub-funds been considered an investment entity, the Fund and each of its sub-funds would have accounted for its investment into subsidiaries at fair value through profit or loss. When doing this assessment, the Management has considered whether the Fund or any of its sub-funds meet the criteria defined in IFRS 10.27 which are:

- obtains funds from one or more investors for the purpose of providing those investor(s) with investment management services;
- commits to their investor(s) that its business purpose is to invest funds solely for returns from capital appreciation, investment income, or both, and;
- measures and evaluates the performance of substantially all of their investments on a fair value basis.

Even though the first two criteria are met, however, the performance of the Fund and each of its sub-funds as well as the management of the Fund and of the portfolio are measured using various performance indicators such as IRR, capitalisation rate, compliance with debt covenants, tenant quality/profile, property location, dividends yields, occupation rate, net income generated from properties, etc. Therefore, Management concluded that the third criterion is not met and the Fund nor its sub-funds are an investment entity. The combined consolidated financial statements of the Fund prepared in accordance with IFRS include all the subsidiaries listed in Note 2.2.

### 4 Adoption of New or Revised Standards and Interpretations

The Group has applied the following standards and amendments for the first time for the financial year beginning at 1 January 2025:

- **Amendments to IAS 21 Lack of Exchangeability (Issued on 15 August 2023 and effective for annual periods beginning on or after 1 January 2025).** In August 2023, the IASB issued amendments to IAS 21 to help entities assess exchangeability between two currencies and determine the spot exchange rate, when exchangeability is lacking. An entity is impacted by the amendments when it has a transaction in a foreign currency or a foreign operation and the foreign currency is not exchangeable into another currency at a measurement date for a specified purpose. The amendments to IAS 21 do not provide detailed requirements on how to estimate the spot exchange rate. Instead, they set out a framework under which an entity can determine the spot exchange rate at the measurement date. When applying the new requirements, it is not permitted to restate comparative information. It is required to translate the affected amounts at estimated spot exchange rates at the date of initial application, with an adjustment to retained earnings or to the reserve for cumulative translation differences.

The above standards and amendments had no material impact on the Group.

### 5 Standards and interpretations recently issued but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for reporting period commencing on 1 January 2025 and have not been early adopted by the Group:

- **Amendments to the Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7 (issued on 30 May 2024 and effective for annual periods beginning on or after 1 January 2026) – endorsed by the EU.** On 30 May 2024, the IASB issued amendments to IFRS 9 and IFRS 7 to:
  - clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
  - clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
  - add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and
  - update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

## 5 Standards and interpretations recently issued but not yet effective (continued)

- **Annual Improvements to IFRS Accounting Standards – Volume 11 (Issued in July 2024 and effective from 1 January 2026) – endorsed by the EU.** IFRS 1 was clarified that a hedge should be discontinued upon transition to IFRS Accounting Standards if it does not meet the ‘qualifying criteria’, rather than ‘conditions’ for hedge accounting, in order to resolve a potential confusion arising from an inconsistency between the wording in IFRS 1 and the requirements for hedge accounting in IFRS 9. IFRS 7 requires disclosures about a gain or loss on derecognition relating to financial assets in which the entity has a continuing involvement, including whether fair value measurements included ‘significant unobservable inputs’. This new phrase replaced reference to ‘significant inputs that were not based on observable market data’. The amendment makes the wording consistent with IFRS 13. In addition, certain IFRS 7 implementation guidance examples were clarified and text added that the examples do not necessarily illustrate all the requirements in the referenced paragraphs of IFRS 7.

IFRS 16 was amended to clarify that when a lessee has determined that a lease liability has been extinguished in accordance with IFRS 9, the lessee is required to apply IFRS 9 guidance to recognise any resulting gain or loss in profit or loss. This clarification applies to lease liabilities that are extinguished on or after the beginning of the annual reporting period in which the entity first applies that amendment. In order to resolve an inconsistency between IFRS 9 and IFRS 15, trade receivables are now required to be initially recognised at ‘the amount determined by applying IFRS 15’ instead of at ‘their transaction price (as defined in IFRS 15)’. IFRS 10 was amended to use less conclusive language when an entity is a ‘de-facto agent’ and to clarify that the relationship described in paragraph B74 of IFRS 10 is just one example of a circumstance in which judgement is required to determine whether a party is acting as a de-facto agent. IAS 7 was corrected to delete references to ‘cost method’ that was removed from IFRS Accounting Standards in May 2008 when the IASB issued amendment ‘Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate’.

- **Contracts Referencing Nature-dependent Electricity Amendments to IFRS 9 and IFRS 7 (Issued on 18 December 2024 and effective from 1 January 2026) – endorsed by the EU.** The IASB has issued amendments to help companies better report the financial effects of nature-dependent electricity contracts, which are often structured as power purchase agreements (PPAs). Current accounting requirements may not adequately capture how these contracts affect a company’s performance. To allow companies to better reflect these contracts in the financial statements, the IASB has made targeted amendments to IFRS 9, *Financial Instruments*, and IFRS 7, *Financial Instruments: Disclosures*. The amendments include: (a) clarifying the application of the ‘own-use’ requirements; (b) relaxing certain hedge accounting requirements if these contracts are used as hedging instruments; and (c) adding new disclosure requirements to enable investors to understand the effect of these contracts on financial performance and cash flows.
- **IFRS 18 Presentation and Disclosure in Financial Statements (Issued on 9 April 2024 and effective for annual periods beginning on or after 1 January 2027) – not yet endorsed by the EU.** In April 2024, the IASB has issued IFRS 18, the new standard on presentation and disclosure in financial statements, with a focus on updates to the statement of profit or loss. The key new concepts introduced in IFRS 18 relate to:
  - the structure of the statement of profit or loss.
  - required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity’s financial statements (that is, management-defined performance measures); and
  - enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

IFRS 18 will replace IAS 1; many of the other existing principles in IAS 1 are retained, with limited changes. IFRS 18 will not impact the recognition or measurement of items in the financial statements, but it might change what an entity reports as its ‘operating profit or loss’. IFRS 18 will apply for reporting periods beginning on or after 1 January 2027 and also applies to comparative information.

- **IFRS 19 Subsidiaries without Public Accountability: Disclosures (Issued on 9 May 2024 and effective for annual periods beginning on or after 1 January 2027) – not yet endorsed by the EU.** The International Accounting Standard Board (IASB) has issued a new IFRS Accounting Standard for subsidiaries. IFRS 19 permits eligible subsidiaries to use IFRS Accounting Standards with reduced disclosures. Applying IFRS 19 will reduce the costs of preparing subsidiaries’ financial statements while maintaining the usefulness of the information for users of their financial statements. Subsidiaries using IFRS Accounting Standards for their own financial statements provide disclosures that maybe disproportionate to the information needs of their users. IFRS 19 will resolve these challenges by:
  - enabling subsidiaries to keep only one set of accounting records – to meet the needs of both their parent company and the users of their financial statements;
  - reducing disclosure requirements – IFRS 19 permits reduced disclosure better suited to the needs of the users of their financial statements.

## 5 Standards and interpretations recently issued but not yet effective (continued)

- **Amendments to IFRS 19 Subsidiaries without public accountability: Disclosures (Issued on 21 August 2025 and effective from 1 January 2027).** In August 2025, the IASB issued amendments to IFRS 19 Subsidiaries without Public Accountability: Disclosures, which help eligible subsidiaries by reducing disclosure requirements for Standards and amendments issued between February 2021 and May 2024, specifically: IFRS 18 Presentation and Disclosure in Financial Statements, Supplier Finance Arrangements (Amendments to IAS 7 and IFRS 7); International Tax Reform—Pillar Two Model Rules (Amendments to IAS 12); Lack of Exchangeability (Amendments to IAS 21); and Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7).

With these amendments, IFRS 19 reflects the changes to IFRS Accounting Standards that take effect up to 1 January 2027, when IFRS 19 will be applicable.

The above represents new or amended (endorsed and not yet endorsed) EU accounting standards relevant to the Group's results that are issued but not effective. These new and amended standards and interpretations are not expected to have a material impact on the Group's combined consolidated financial statements, except for IFRS 18 Presentation and Disclosure in Financial Statements. IFRS 18 will replace IAS 1 Presentation of Financial Statements and applies for annual reporting periods beginning on or after 1 January 2027. The Group is still in the process of assessing the impact of the new accounting standard, particularly with respect to the structure of the Group's combined consolidated statement of profit or loss and other comprehensive income, the combined consolidated statement of cash flows and the additional disclosures required for management-defined performance measures (MPMs).

## 6 Redeemable Shares

The authorized share capital of the Fund is set at five hundred million Euros (EUR 500,000,000), represented by up to five hundred million (500,000,000) investor redeemable shares (shares of Limited Shareholders) without nominal value.

The Fund was established on 25 May 2011 with a subscribed capital of one million two hundred fifty thousand Euro (EUR 1,250,000.00) divided into:

- a) One (1) Management Share (share of Unlimited Shareholder, the Management Shareholder) without nominal value and fully paid up;
- b) One million two hundred forty-nine thousand nine hundred ninety-nine (1,249,999) investor redeemable shares without nominal value and fully paid up.

### 6.1 IAD IRF Sub-Fund

The Share Capital of the Sub-Fund shall be represented by the following classes of Shares in compliance with the Articles of Incorporation and the Prospectus of the Fund:

- Management Share (share of Unlimited Shareholder) of EUR 1,000 (one thousand), with no par value and fully paid up;
- Investor Shares – Institutional Class (share of Limited Shareholder) at an initial value of EUR 1,000 (one thousand), with no par value and fully paid up;
- Investor Shares – Class A (share of Limited Shareholder) at an initial value of EUR 1,000 (one thousand), with no par value and fully paid up;
- Investor Shares – Ordinary (share of Limited Shareholder) at an initial value of EUR 100 (one hundred), with no par value and fully paid up.

The following classes of shares for investor shareholders existed as at 31 December 2024 and 31 December 2025. After the change of the name of the Sub-fund came into effect on 9 January 2025 there was a change of reference from (HBR IRF) to (IAD IRF) in the names of the particular classes of shares:

1. Distribution Class of Shares named "**Institutional Class (IAD IRF)**" shall be issued to Investor Shareholders who acquired Investor Shares of the Sub-Fund in the initial amount of at least EUR 125,000. Each Investor Shareholder who acquired Shares from any Institutional Class (IAD IRF) Shareholder shall be holder of Institutional Class (IAD IRF) Investor Shares of the Sub-Fund (the "Institutional Class (IAD IRF) Shareholders");

2. Capitalisation Class of Shares named "**Institutional Cap Class (IAD IRF)**" shall be issued to Investor Shareholders who acquired Investor Shares of the Sub-Fund in the initial amount of at least EUR 125,000. Each Investor Shareholder who acquired Shares from any Institutional Class (IAD IRF) Shareholder shall be holder of Institutional Class (IAD IRF) Investor Shares of the Sub-Fund (the "Institutional Cap Class (IAD IRF) Shareholders");

## 6 Redeemable Shares (continued)

### 6.1 IAD IRF Sub-Fund (continued)

3. Distribution Class of Shares named “**Class A (IAD IRF)**” shall be issued to Investor Shareholders who acquired Investor Shares of the Sub-Fund in the initial amount of less than EUR 125,000 (the “Class A (IAD IRF) Shareholders”);

4. Capitalisation Class of Shares named “**Class A Cap (IAD IRF)**” shall be issued to Investor Shareholders who acquired Investor Shares of the Sub-Fund in the initial amount of less than EUR 125,000 (the “Class A Cap (IAD IRF) Shareholders”);

5. Distribution Class of Shares named “**Ordinary Class (IAD IRF)**” shall be issued to Investor Shareholders who acquired Investor Shares of the Sub-Fund with no minimum subscription requirement (the “Ordinary Class Shareholders”);

6. Capitalisation Class of Shares named “**Ordinary Class Cap (IAD IRF)**” shall be issued to Investor Shareholders who acquired Investor Shares of the Sub-Fund with no minimum subscription requirement (the “Ordinary Class Cap Shareholders”);

7. Capitalisation Class of Shares named “**Dedicated Class Cap (IAD IRF)**” shall only be issued to a dedicated Investor Shareholder who acquired Investor Shares of the Sub-Fund with an initial subscription amount of EUR 1,000,000 and with a specific lock-up period between four (4) years to six (6) years (at the sole discretion of the General Partner) starting from

(i) the relevant Closing Date and upon request of the General Partner on subsequent Closing Dates until the Final Closing Date should the subscription be made by way of commitments, or

(ii) the Subscription Day should the subscription be made directly.

The Shares are redeemable shares and can be redeemed since 31 May 2014 at the Shareholder’s request for cash equal to a proportionate share of the Sub-Fund’s net asset value and are carried at the redemption amount that is payable at the end of the reporting period.

Total remaining commitment of the Holders of Shares to call as of 31 December 2025 is nil (2024: nil).

The Fund’s net asset value (“NAV”) per share is calculated by dividing the Net Assets Attributable to the Holders of each class of redeemable Shares with the total number of outstanding redeemable Shares for each respective class. The relevant movements are shown on the statement of changes in Net Assets Attributable to the Holders of Shares.

At 31 December 2025, the number of Shares of IAD IRF Sub-Fund was as follows:

Number of Shares	Management Class	Investor Class						Total
		Institutional	Class A	Ordinary	Institutional - CAP	Class A - CAP	Ordinary - CAP	
<b>As at 31 December 2023</b>	<b>1.000</b>	<b>101,210.217</b>	<b>8,198.436</b>	<b>61,567.882</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>170,976.535</b>
<b>As at 31 December 2024</b>	<b>1.000</b>	<b>99,326.991</b>	<b>7,075.852</b>	<b>61,152.396</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>167,555.239</b>
Redeemable Shares issued	-	15,871.360	340.675	3,663.919	483.580	64.475	219.973	<b>20,643.982</b>
Redemption of Shares	-	(3,431.481)	(267.446)	(881.380)	-	-	-	<b>(4,580.307)</b>
Transfer of Shares	-	(32,931.875)	(1,684.773)	(21,686.882)	32,931.875	1,684.773	21,686.882	-
<b>As at 31 December 2025</b>	<b>1.000</b>	<b>78,834.995</b>	<b>5,464.308</b>	<b>42,248.053</b>	<b>33,415.455</b>	<b>1,749.248</b>	<b>21,906.855</b>	<b>183,618.914</b>

## 6 Redeemable Shares (continued)

### 6.1 IAD IRF Sub-Fund (continued)

Net Asset Value (in EUR)								
As at 31 December 2023	-	89,968,016	5,343,243	4,274,347	-	-	-	99,585,606
As at 31 December 2024	-	99,350,414	5,158,835	4,747,843	-	-	-	109,257,092
As at 31 December 2025	-	84,550,003	4,258,951	3,509,728	36,549,837	1,390,509	1,854,858	132,113,887

NAV per share (in EUR)								
As at 31 December 2023	-	888.92	651.74	69.42	-	-	-	-
As at 31 December 2024	-	1,000.24	729.08	77.64	-	-	-	-
As at 31 December 2025	-	1,072.49	779.41	83.07	1,093.80	794.92	84.67	-

In November 2023, new classes of shares were introduced - Institutional Cap Class, Class A Cap, Ordinary Class Cap and Dedicated Class Cap, but none of them were issued during 2024 and 2023. These capitalisation share classes started to be used for the first time in November 2025. Subsequently, in December 2025, a transfer between a distribution share class and the corresponding capitalisation (CAP) share class was carried out.

During the redemption period in 2025, the volume of redemptions was lower than 5% of NAV, therefore they were payable in accordance with the Private Placement Memorandum ("PPM") by June 2025. The redemptions in the amount of EUR 3.8 million were paid in June 2025 from the NAV of the Fund.

During the redemption period in 2024, the volume of redemptions was higher than 5% of NAV, therefore they were payable in accordance with the Private Placement Memorandum ("PPM") by February 2025. The redemptions in the amount of EUR 9.3 million were paid in August 2024 from the NAV of the Fund.

For the year ended 31 December 2025, total new subscriptions amounted to EUR 17.5 million (2024: EUR 18.7 million) and redemptions amounted to EUR 3.8 million (2024: EUR 21.1 million).

#### Legal reserve

In accordance with Luxembourg company law, the Fund is required to transfer a minimum of 5% of its net profit for each financial year to a legal reserve. This requirement ceases to be necessary once the balance on the legal reserve reaches 10% of the issued share capital. The legal reserve is not available for distribution to the shareholders.

## 7 Distributions Payable

Distributions to the Holders of Shares are described below.

The General Partner shall have full discretion to affect distributions of income and capital gains and to decide on the method for distribution: in cash or in kind to shareholders of Investor Shares, should these approve such distribution in kind and to the shareholders of Management Shares and by way of dividends, amortization or reimbursement of Shares and/or fractions thereof.

Without prejudice to the foregoing, it is the General Partner's current intention that income received by the Sub-Funds from investments (whether by way of interest income or dividends) will be distributed at least annually but after payment of all fees, liabilities and expenses of the Sub-Funds or its pro-rata share of liabilities and expenses of the Fund without threatening the stability of the Sub-Funds or Fund. The terms of external borrowings drawn by the Group impose certain limitations on the ability of the subsidiaries to pay distributions. These limitations are typically linked to financial covenants such as debt service coverage ratio or loan to value ratio.

## 7 Distributions Payable (continued)

Distributions declared and paid during the year were as follows:

<i>In millions of EUR</i>	<b>2025</b> IAD IRF	<b>2024</b> IAD IRF
<b>Distributions payable at 1 January</b>	-	-
Distributions declared during the year	1.8	-
Distributions paid during the year	-	-
<b>Distributions payable</b>	<b>1.8</b>	<b>-</b>
<b>Per share distributions declared during the year in EUR</b>		
Per share distributions declared during the year in EUR – Institutional	21.30	-
Per share distributions declared during the year in EUR – Class A	15.50	-
Per share distributions declared during the year in EUR – Ordinary	1.60	-
<b>Per share distributions paid during the year in EUR</b>		
Per share distributions paid during the year in EUR – Institutional shares	-	-
Per share distributions paid during the year in EUR – Class A shares	-	-
Per share distributions paid during the year in EUR – Ordinary shares	-	-

## 8 Balances and Transactions with Related Parties

Related parties are defined in IAS 24, *Related Party Disclosures*. Parties are generally considered to be related if one party has the ability to control the other party or can exercise significant influence or joint control over the other party in making financial and operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

Key management of the Group consists of 4 senior managers, two of which are a non-executive directors. Short-term bonuses fall due wholly within twelve months after the end of the period in which management rendered the related services. During the year 2025 and 2024 the key management personnel did not receive any form of remuneration from the Fund.

The nature of the related party relationships for those related parties with whom the Group entered into significant transactions or had significant balances outstanding at 31 December 2025 and 2024 are detailed below.

At 31 December 2025, the outstanding balances with related parties were as follows:

<i>In millions of EUR</i>	IAD IRF	Total
Accrued expenses – management fee (Note 16)	(2.2)	(2.2)
Accrued expenses – performance fee (Note 16)	(0.8)	(0.8)

At 31 December 2024, the outstanding balances with related parties were as follows:

<i>In millions of EUR</i>	IAD IRF	Total
Accrued expenses – management fee (Note 16)	(1.4)	(1.4)
Accrued expenses – performance fee (Note 16)	(0.7)	(0.7)

## 8 Balances and Transactions with Related Parties (continued)

The income and expense items with related parties for the year ended 31 December 2025 were as follows:

<i>In millions of EUR</i>	<b>IAD IRF</b>	<b>Total</b>
Management fee (Note 19)	(2.0)	<b>(2.0)</b>
Performance fee (Note 19)	(0.8)	<b>(0.8)</b>

The income and expense items with related parties for the year ended 31 December 2024 were as follows:

<i>In millions of EUR</i>	<b>IAD IRF</b>	<b>Total</b>
Management fee (Note 19)	(1.6)	<b>(1.6)</b>
Performance fee (Note 19)	(0.7)	<b>(0.7)</b>

### a) General Partner/Management fee

The Fund is managed by IAD Investments Management S.à r.l. (previously by HB Reavis Investment Management S.à r.l.), an investment management company incorporated in Luxembourg (the "General Partner"). Under the terms of the Prospectus of the Fund dated June 2012 (latest update in September 2025), the Fund appointed the General Partner as an Investment Manager to provide management services to the Fund.

The General Partner receives a fee of 1.65% p.a. from IAD IRF by calculating the average of the Net Asset Value during the previous 3 months. The fee is payable on a quarterly basis in arrears. Additional 0.35% per annum from the average of the Net Asset Value attributable to the Class A (IAD IRF) Investor Shares of the Sub-Fund during the previous three months and payable on a quarterly basis in arrears. Additional 0.35% per annum from the average of the Net Asset Value attributable to the Ordinary class (IAD IRF) Investor Shares of the Sub-Fund during the previous three months and payable on a quarterly basis in arrears.

The total fees for **IAD IRF** Sub-Fund for period ended 31 December 2025 amounted to EUR 2.0 million (2024: EUR 1.6 million) with EUR 2.2 million (2024: EUR 1.4 million) outstanding to the General Partner at year end.

### b) Performance fees

The General Partner is also entitled to a performance fee calculated on an annual basis on the Total Return per share during each performance period. It is calculated as follows:

#### **IAD IRF**

- i. Up to 5%, the General Partner is not entitled to collect any performance fee, and
- ii. Up to 10%, the Performance Fee Rate should be equal to 10% of the value of the Total Return exceeding 5%, and
- iii. 10% or more, the Performance Fee Rate should be equal to 30% of the value of the Total Return exceeding 10%.

Performance period is defined to be semi-annual and payable to the General Partner after the end of the respective performance period. Performance fee is calculated as the performance fee rate multiplied by Net Asset Value per share at the beginning of the performance period and at the end of the performance period divided by two and multiplied by the average amount of shares outstanding during the performance period.

The total return per share for the performance period shall be calculated net after deduction of all costs and regular fees. Total performance fee expense for the year ended 31 December 2025 amounted to EUR 0.8 million for IAD IRF sub-fund (2024: EUR 0.7 million).

## 8 Balances and Transactions with Related Parties (continued)

### c) Related Party Shareholdings

Parties are generally considered to be related if one party has the ability to control the other party or exercise joint control or significant influence over the other party in making financial and operating decisions.

Related parties of the IAD IRF Sub-Fund hold the following Shares at 31 December 2025:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired	Disposals of Shares	Number of Shares at period end
IAD Investments Management S.à r.l.*	Management	1.000	-	-	1.000
IAD Investments sprav. spol. a.s.	Investor	1.000	8,573.454	-	8,574.454
IAD Investments sprav. spol. a.s. on behalf of Prvy realitny fond, o.p.f.	Investor	4,505.009	9,135.591	-	13,640.600
<b>Number of Shares</b>		<b>4,507.009</b>	<b>17,709.045</b>	<b>-</b>	<b>22,216.054</b>

Related parties of the IAD IRF Sub-Fund hold the following Shares at 31 December 2024:

Shareholder	Class	Number of Shares at the beginning of the year	Number of Shares acquired	Change of the owner of GP resulting in change of related parties	Disposals of Shares	Number of Shares at period end
IAD Investments Management S.à r.l.*	Management	1.000	-	-	-	1.000
IAD Investments Management S.à r.l.*	Investor	1.000	-	-	-	1.000
IAD Investments sprav. spol. a.s. on behalf of Prvy realitny fond, o.p.f.	Investor	-	4,505.009	-	-	4,505.009
HBR Investors Ltd.	Investor	34.269	-	(34.269)	-	-
<b>Number of Shares</b>		<b>36.269</b>	<b>4,505.009</b>	<b>(34.269)</b>	<b>-</b>	<b>4,507.009</b>

\* IAD Investments Management S.à r.l. (formerly HB Reavis Investment Management S.à r.l.) changed its owner due to an acquisition of the GP by IAD which took place on 12 June 2024.

## 9 Investment Property

In millions of EUR	31 December 2025	31 December 2024
	IAD IRF	IAD IRF
<b>Fair value at the beginning of the year</b>	<b>301.1</b>	<b>288.0</b>
Acquisitions of investment property	8.4	-
Capital expenditure during the year	3.0	1.4
Capitalised letting fees	2.4	-
Fair value gains / (losses)	5.2	14.2
Effect of translation to presentation currency	2.8	(1.3)
Movement in lease incentive receivable	(1.2)	(1.2)
<b>Fair value at the end of the year</b>	<b>321.7</b>	<b>301.1</b>

The investment properties are valued independently semi-annually on 30<sup>th</sup> June and 31<sup>st</sup> December at fair value, with benefit of advice by an independent, professionally qualified valuation expert who has recent experience in valuing similar properties in similar locations. The methods and significant assumptions applied in determining the fair value are described in Notes 2.4, 3 and 23.

## 9 Investment Property (continued)

As at 31 December 2025, investment properties carried at EUR 325.6 million (31 December 2024: EUR 304.6 million) have been pledged to third parties as collateral with respect to borrowings. All properties have been properly insured for the total amount of EUR 327.8 million (31 December 2024: EUR 301.1 million) (risk of damage mainly through fire, natural disasters, theft, burglary).

Valuations obtained for investment property were adjusted in the combined consolidated financial statements to better reflect the fair value of the investment properties. Reconciliation between the valuations obtained and the adjusted valuation included in the combined consolidated financial statements is as follows:

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
<b>Valuations obtained</b>	<b>325.6</b>	<b>304.6</b>
Less: management adjustment	(3.9)	(3.5)
<b>Fair value at the end of the year</b>	<b>321.7</b>	<b>301.1</b>

### Asset acquisitions

On 20 November 2025, IAD IRF Sub-Fund acquired 100% of the share capital of Bratislava Cargo a.s. (formerly P3 Bratislava Cargo s.r.o.), a company incorporated in Slovakia which is operating a logistic center in Bratislava, Slovakia. Total purchase consideration amounted to cash of EUR 7.6 million.

Management considers that at acquisition the above-mentioned company constituted a group of net assets, rather than a business as defined in IFRS 3, 'Business combinations', as prior to acquisition, the subsidiary was holding property and was leasing it under one or more operating leases. As such, the building was classified as investment property by the Group at initial recognition.

As the acquisitions of the above-mentioned company was not accounted for as a business combination and neither accounting profit nor taxable profit were affected at the time of the transactions, the initial recognition exemption in IAS 12, 'Income taxes' applies, and the Group does not recognise deferred tax that would otherwise have arisen on temporary differences associated with the acquired assets and liabilities at initial recognition.

The assets and liabilities recognised in the combined consolidated statement of financial position on the dates of the acquisitions during 2025 were:

<i>In millions of EUR</i>	<b>Asset acquisition</b>
	<b>Bratislava Cargo a. s.</b>
Investment property	8.4
Right-of-use assets	1.2
Cash and cash equivalents	0.1
Borrowings	(0.7)
Trade and other receivables	0.1
Trade and other payables	(0.3)
Lease liabilities	(1.2)
<b>Total purchase consideration settled in cash</b>	<b>7.6</b>
Less: Cash and cash equivalents of subsidiary acquired	(0.1)
<b>Outflow of cash and cash equivalents on acquisition</b>	<b>7.5</b>

## 10 Right-of-use assets and lease liabilities

The Group leases land related to the acquisition of Bratislava Cargo a. s. (note 9). The lease contract is made for a fixed period of 30 years. The lease may be extended for additional periods of 5 years each, up to a maximum of 4 consecutive extensions, resulting in a potential additional lease term of up to 20 years.

<i>In thousands of EUR</i>	Note	Right of use asset
<b>Carrying amount at 1 January 2024</b>		-
Additions		-
Disposals		-
Depreciation charge		-
<b>Carrying amount at 31 December 2024</b>		-
Additions	9	1,186
Disposals		-
Depreciation charge	19	(12)
<b>Carrying amount at 31 December 2025</b>		<b>1,174</b>

The Group recognised lease liabilities as follows:

<i>In thousands of EUR</i>	31 December 2025	31 December 2024
Short-term lease liabilities	46	-
Long-term lease liabilities	1,138	-
<b>Total lease liabilities</b>	<b>1,184</b>	-

For the year ended 31 December 2025, interest expense on lease liabilities included in finance costs amounts to EUR 8 thousand (2024: EUR nil).

For the year ended 31 December 2025, total cash outflow for leases amounts to EUR 11 thousand (2024: EUR nil).

Lease liabilities are bearing variable interest rates. Refer to note 22 for maturity analysis of the lease liabilities and sensitivity analysis.

## 11 Derivatives

The derivative financial instruments of the Fund as 31 December 2025 are interest rate caps and interest rate swaps. These instruments are valued at fair value. The terms and conditions of the derivative instruments as at 31 December 2025 are summarised in the tables below:

### Interest rate cap

*In millions of EUR*

Entities	Fair value in EUR	Counterparty	Maturity	Notional amount in EUR	Cap rate, %	Floating Rate, %
CBC I - II a. s.	0.1	Komerční banka, a.s.	29.3.2029	40.1	3.00	EUR EURIBOR 3M
Twin City III a. s.	-	Československá obchodní banka, a. s.	31.3.2027	32.1	3.25	EUR EURIBOR 3M
AUPARK Hradec Králové, s.r.o.	-	Československá obchodní banka, a. s.	30.9.2027	23.5	3.30	EUR EURIBOR 3M
<b>Total</b>	<b>0.1</b>			<b>95.7</b>		

### Interest rate swap

*In millions of EUR*

Entities	Fair value in EUR	Counterparty	Maturity	Notional amount in EUR	Fixed rate paid, %	Floating Rate received, %
Twin City IV a. s.	(0.2)	Tatra banka, a.s	15.4.2027	28.5	2.58	2.02
<b>Total</b>	<b>(0.2)</b>			<b>28.5</b>		

The terms and conditions of the derivative instruments as at 31 December 2024 are summarised in the tables below:

### Interest rate cap

*In millions of EUR*

Entities	Fair value in EUR	Counterparty	Maturity	Notional amount in EUR	Cap rate, %	Floating Rate, %
CBC I - II a. s.	0.3	Komerční banka, a.s.	29.3.2029	41.6	3.00	EUR EURIBOR 3M
Twin City III a. s.	0.1	Československá obchodní banka, a. s.	31.3.2027	33.5	3.25	EUR EURIBOR 3M
AUPARK Hradec Králové, s.r.o.	0.1	Československá obchodní banka, a. s.	30.9.2027	24.3	3.30	EUR EURIBOR 3M
<b>Total</b>	<b>0.5</b>			<b>99.4</b>		

### Interest rate swap

*In millions of EUR*

Entities	Fair value in EUR	Counterparty	Maturity	Notional amount in EUR	Fixed rate paid, %	Floating Rate received, %
Twin City IV a. s.	(0.3)	Tatra banka, a.s	15.4.2027	29.0	2.58	3.18
<b>Total</b>	<b>(0.3)</b>			<b>29.0</b>		

The fair value adjustment recognised for the year ended 31 December 2025 is a net loss of EUR 0.3 million (2024: net loss EUR 1.3 million) (note 20).

The Group does not apply hedge accounting in accordance with IFRS 9. Nevertheless, interest rate and currency derivatives are part of economic hedge relationships. The interest rate swaps or caps are used to fix or limit the interest payments of variable debt instruments.

## 12 Trade and Other Receivables

<i>In millions of EUR</i>	31 December 2025	31 December 2024
	IAD IRF	IAD IRF
<b>Current</b>		
Trade receivables	3.7	4.6
Other assets	0.4	0.6
Less expected credit loss allowance for trade receivables	(0.3)	(0.7)
<b>Total current trade and other receivables</b>	<b>3.8</b>	<b>4.5</b>

The trade receivables as at 31 December 2025 amounted to EUR 3.7 million (2024: EUR 4.6 million) represents receivables for rental of premises.

The carrying amounts of the Group's trade and other receivables are denominated in the following currencies:

<i>In millions of EUR</i>	31 December 2025	31 December 2024
	IAD IRF	IAD IRF
EUR	3.0	3.8
CZK	0.8	0.7
<b>Total trade and other receivables</b>	<b>3.8</b>	<b>4.5</b>

The credit loss allowance for trade and other receivables as of 31 December 2025 is determined according to provision matrix presented in the table below.

<i>In millions of EUR</i>	IAD IRF		
<i>In % of gross value</i>	Loss rate	Gross carrying amount	Lifetime ECL
<b>Trade receivables including Other assets</b>			
- current	0%	1.2	-
- less than 30 days overdue	0%	2.3	-
- 30 to 90 days overdue	0%	0.1	-
- 90 to 180 days overdue	0%	0.1	-
- 180 to 360 days overdue	0%	0.1	-
- over 360 days overdue	100%	0.3	(0.3)
<b>Total trade receivables including Other assets (gross carrying amount)</b>		<b>4.1</b>	<b>(0.3)</b>
Credit loss allowance		(0.3)	-
<b>Total trade receivables including Other assets (carrying amount)</b>		<b>3.8</b>	<b>-</b>

The following table explains the changes in the credit loss allowance for trade and other receivables under simplified ECL model between the beginning and the end of the annual financial reporting period:

<i>In millions of EUR</i>	Credit loss allowance
	IAD IRF
<b>Expected credit loss allowance at 1 January 2025</b>	<b>0.7</b>
Expected credit loss release to profit or loss for the year	(0.4)
<b>Expected credit loss allowance at 31 December 2025</b>	<b>0.3</b>

**12 Trade and Other Receivables (continued)**

The credit loss allowance for trade and other receivables as of 31 December 2024 is determined according to provision matrix presented in the table below.

<i>In millions of EUR</i>		<b>IAD IRF</b>	
<i>In % of gross value</i>	<b>Loss rate</b>	<b>Gross carrying amount</b>	<b>Lifetime ECL</b>
<b>Trade receivables including Other assets</b>			
- current	0%	1.6	-
- less than 30 days overdue	0%	2.6	-
- 30 to 90 days overdue	0%	0.1	-
- 90 to 180 days overdue	0%	0.1	-
- 180 to 360 days overdue	0%	0.1	-
- over 360 days overdue	100%	0.7	(0.7)
<b>Total trade receivables including Other assets (gross carrying amount)</b>		<b>5.2</b>	<b>(0.7)</b>
Credit loss allowance		<b>(0.7)</b>	-
<b>Total trade receivables including Other assets (carrying amount)</b>		<b>4.5</b>	-

The following table explains the changes in the credit loss allowance for trade and other receivables under simplified ECL model between the beginning and the end of the annual financial reporting period:

<i>In millions of EUR</i>	<b>Credit loss allowance</b>
	<b>IAD IRF</b>
<b>Expected credit loss allowance at 1 January 2024</b>	<b>0.8</b>
Expected credit loss release to profit or loss for the year	(0.1)
<b>Expected credit loss allowance at 31 December 2024</b>	<b>0.7</b>

Certain trade receivables are secured by either bank guarantee or deposit. The unsecured trade receivables are from a wide variety of tenants and the Group has the ability to evict non-paying tenants.

The carrying amount of trade and other receivables is not substantially different from their fair value. There is no significant concentration of credit risk with respect to other trade receivables as the Group has a large number of customers.

### 13 Restricted Cash

Restricted cash is cash and cash equivalents that are held for a specific purpose thus not available for immediate or general use by the Fund. As at 31 December 2025, restricted cash balance consists of the following:

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Debt service reserve accounts	4.4	2.2
Other	0.5	0.6
<b>Total restricted cash</b>	<b>4.9</b>	<b>2.8</b>

**Debt service reserve account.** Cash deposit required to be held on blocked accounts in relation to the Group's development and loan facilities as a reserve to cover future debt service payments.

**Other.** Cash deposits associated with contractually limited rights to utilize without third party consent.

### 14 Cash and Cash Equivalents

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Cash at bank and in hand	14.2	10.2
<b>Total cash and cash equivalents</b>	<b>14.2</b>	<b>10.2</b>

At 31 December 2025 and 31 December 2024, cash and cash equivalents were fully available for the Group's use. All the bank balances are neither past due nor impaired.

The table below discloses the credit quality of both cash and cash equivalents and restricted cash balances based on credit risk grades at 31 December 2025.

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
<i>Rating by the Company</i>		
- Excellent	19.1	13.0
- Good	-	-
- Satisfactory	-	-
- Special monitoring	-	-
<b>Total</b>	<b>19.1</b>	<b>13.0</b>

The Company classifies banks based on ratings as follows:

- Banks rated Excellent: Rating by Moody's A1, A2, A3 or rating by Fitch A+, A, A-
- Banks rated Good: Rating by Moody's Baa1, Baa2, Baa3 or Fitch BBB+, BBB, BBB-
- Banks rated Satisfactory: Rating by Moody's Ba1, Ba2, Ba3 or Fitch BB+, BB, BB-

The carrying amounts of cash and cash equivalents and restricted cash as of 31 December 2025 and 31 December 2024 approximate their fair value. The maximum exposure to credit risk relating to cash and cash equivalents and restricted cash is limited by the carrying value of cash and cash equivalents and restricted cash.

**15 Borrowings**

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
<b>Non-current</b>		
Bank borrowings	180.6	180.0
	<b>180.6</b>	<b>180.0</b>
<b>Current</b>		
Bank borrowings	8.4	9.4
	<b>8.4</b>	<b>9.4</b>
<b>Total borrowings</b>	<b>189.0</b>	<b>189.4</b>

All of the Group's borrowings are denominated in EUR. Refer also to Note 22 for further information.

The carrying amounts and fair value of the non-current borrowings are set out below:

<i>In millions of EUR</i>	<b>Carrying amounts at 31 December 2025</b>	<b>Carrying amounts at 31 December 2024</b>	<b>Fair values at 31 December 2025</b>	<b>Fair values at 31 December 2024</b>
Bank borrowings – IAD IRF	180.6	180.0	179.8	180.8
<b>Non-current borrowings</b>	<b>180.6</b>	<b>180.0</b>	<b>179.8</b>	<b>180.8</b>

Assumptions used in determining fair value of borrowings are described in Note 23. The carrying values of current borrowings approximate their fair values.

i) *Bank borrowings*

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
<b>Current</b>	<b>8.4</b>	<b>9.4</b>
Repayable between 1 and 2 years	175.5	6.7
Repayable between 2 and 5 years	5.1	173.3
Repayable over 5 years	-	-
<b>Non-current</b>	<b>180.6</b>	<b>180.0</b>
<b>Total bank borrowings</b>	<b>189.0</b>	<b>189.4</b>

Bank borrowings are bearing variable interest rates and are exposed to interest rate changes. Please refer to sensitivity analysis in Note 22.

Interest expense on borrowings incurred by the Group is EUR 7.8 million (2024: EUR 10.9 million) out of which EUR 6.0 million was paid (2024: EUR 10.3 million) during the year.

The Group does not have undrawn borrowing facilities.

Investment properties are pledged as collateral for the whole amount of borrowings at 31 December 2025 and 2024. The carrying amount of pledged assets is disclosed in Note 9. In addition, all trade receivables of the 5 project companies are pledged as collateral for the borrowings.

The loan agreements with third party creditors are governed by terms and conditions which include maximum loan to value ratios ranging from 60% to 75% (2024: 60% to 75%) and minimum debt service coverage ratios ranging from 1.05 to 1.15 (2024: 1.05 to 1.30). As at 31 December 2025, the Group was in compliance with all loan covenant requirements.

**15 Borrowings (continued)****Net debt reconciliation**

The table below sets out an analysis of debt and the movements in debt for 2025. The debt items are those that are reported as financing in the combined consolidated statement of cash flows.

<i>In millions of EUR</i>	<b>IAD IRF</b>
<b>Total borrowings as at 1 January 2024</b>	<b>202.3</b>
Proceeds from new drawdowns*	52.1
Repayments*	(64.8)
Foreign exchange adjustments	(1.3)
Effect of translation to presentation currency	1.4
Change in interest accrued	(0.3)
<b>Total borrowings as at 31 December 2024</b>	<b>189.4</b>
Non-cash movement due to acquisition of a subsidiary	0.7
Proceeds from new drawdowns*	6.0
Repayments*	(6.8)
Foreign exchange adjustments	(1.5)
Effect of translation to presentation currency	1.6
Change in interest accrued	(0.4)
<b>Total borrowings as at 31 December 2025</b>	<b>189.0</b>

\*The new drawdown of the loan is related to the extension of the loan and the repayment of the original loan.

Changes in borrowing are as follows:

<i>In millions of EUR</i>	<b>IAD IRF</b>				
	<b>As at 31 December 2024</b>	<b>Cash flows</b>	<b>Other movements*</b>	<b>Reclassification to current borrowings</b>	<b>As at 31 December 2025</b>
Non-current borrowings	180.0	6.0	3.0	(8.4)	180.6
Current borrowings	7.3	(6.8)	(2.0)	8.4	6.9
Interest payable	2.1	(8.4)	7.8	-	1.5
<b>Total liabilities from financing activities</b>	<b>189.4</b>	<b>(9.2)</b>	<b>8.8</b>	<b>-</b>	<b>189.0</b>
	<b>As at 31 December 2023</b>	<b>Cash flows</b>	<b>Other movements*</b>	<b>Reclassification to current borrowings</b>	<b>As at 31 December 2024</b>
Non-current borrowings	138.7	52.1	(1.4)	(9.4)	180.0
Current borrowings	61.1	(64.8)	1.6	9.4	7.3
Interest payable	2.5	(10.3)	10.0	-	2.1
<b>Total liabilities from financing activities</b>	<b>202.3</b>	<b>(23.0)</b>	<b>10.1</b>	<b>-</b>	<b>189.4</b>

\* Other movements reflect the effects of acquisition of a subsidiary, foreign exchange fluctuations and interest expenses.

**16 Trade and Other Payables**

<i>In millions of EUR</i>	Notes	31 December 2025 IAD IRF	31 December 2024 IAD IRF
<b>Non – current</b>			
Long-term payables	(a)	3.5	4.2
<b>Total trade and other payables – non-current</b>		<b>3.5</b>	<b>4.2</b>
<b>Current</b>			
Trade payables	(b)	4.8	1.7
Payable from subscription of new shares		0.1	2.1
Accrued liabilities		1.1	1.3
<b>Financial payables due to third parties – current</b>		<b>6.0</b>	<b>5.1</b>
Accrued expenses - management fee	8(a)	2.2	1.4
Accrued expenses – performance fee	8(b)	0.8	0.7
<b>Financial payables due to related parties – current</b>		<b>3.0</b>	<b>2.1</b>
<b>Total financial payables – current</b>		<b>9.0</b>	<b>7.2</b>
Deferred rental income		2.3	2.1
Other liabilities		4.1	3.9
VAT payables/Other taxes payable		1.0	1.2
<b>Total trade and other payables – current</b>		<b>16.4</b>	<b>14.4</b>
<b>Total trade and other payables</b>		<b>19.9</b>	<b>18.6</b>

- a) Balance of the long-term payables consists of the deposits received from tenants in the amount of EUR 2.8 million (31 December 2024: EUR 2.6 million) and unpaid interest rate CAPs premium in the amount of EUR 0.7 million (31 December 2024: EUR 1.6 million).
- b) Balance includes unpaid interest rate CAPs premium in the amount of EUR 0.7 million (31 December 2024: EUR 0.9 million).

**16 Trade and Other Payables (continued)**

Trade and other payables are denominated in the following foreign currencies:

<i>In millions of EUR</i>	31 December 2025	31 December 2024
	IAD IRF	IAD IRF
<b>Non – current</b>		
EUR	2.7	3.1
CZK	0.8	1.1
<b>Current</b>		
EUR	14.3	12.4
CZK	2.1	2.0
<b>Trade and other payables</b>	<b>19.9</b>	<b>18.6</b>

The fair value of trade and other payables approximates their carrying amount.

**17 Rental and Similar Income from Investment Properties**

<i>In millions of EUR</i>	2025	2024
	IAD IRF	IAD IRF
Rental income		
Office	13.3	12.6
Retail	4.7	4.6
Logistics	0.1	-
Turnover rent income		
Retail	0.4	0.3
Service charges		
Office	4.6	6.0
Retail	2.7	2.6
Management charges		
Office	1.2	1.3
Retail	0.1	0.4
<b>Total rental and similar income from investment properties</b>	<b>27.1</b>	<b>27.8</b>

Revenues from external customers reported by geographical areas are presented in table below:

<i>In millions of EUR</i>	2025	2024
	IAD IRF	IAD IRF
Rental income		
Slovakia	13.4	12.6
Czech Republic	4.7	4.6
Turnover rent income		
Czech Republic	0.4	0.3
Service charges		
Slovakia	4.6	6.0
Czech Republic	2.7	2.6
Management charges		
Slovakia	1.2	1.3
Czech Republic	0.1	0.4
<b>Total rental and similar income from investment properties</b>	<b>27.1</b>	<b>27.8</b>

**17 Rental and Similar Income from Investment Properties (continued)**

Where the Group is the lessor, the future minimum lease payments receivable under non-cancellable operating leases are as follows:

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Not later than 1 year	17.2	16.6
Later than 1 year and not later than 2 years	13.8	15.4
Later than 2 year and not later than 3 years	11.8	10.0
Later than 3 year and not later than 4 years	9.5	5.9
Later than 4 year and not later than 5 years	7.5	3.5
Later than 5 years	32.9	4.2
<b>Total operating lease payments receivable</b>	<b>92.7</b>	<b>55.6</b>

**18 Direct Operating Expenses from Investment Properties**

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Utilities costs	(3.7)	(3.7)
Services relating to investment property	(5.0)	(6.8)
Repairs and maintenance services	(1.0)	(0.8)
Real estate tax	(0.3)	(0.3)
Other costs	(0.6)	(0.4)
<b>Total</b>	<b>(10.6)</b>	<b>(12.0)</b>

**19 Other Operating (Expenses) / Income**

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Management fees (Note 8a)	(2.0)	(1.6)
Performance fee (Note 8b)	(0.8)	(0.7)
Audit and audit-related fees (e)	(0.3)	(0.5)
Legal and professional fees (a, b, c, d)	(1.7)	(0.9)
Net impairment losses on financial and other assets	-	(0.4)
Reinvoicing of construction services	(0.3)	(0.5)
Other fees (f)	(0.9)	(0.2)
<b>Total other operating expenses</b>	<b>(6.0)</b>	<b>(4.8)</b>
Other operating income (g)	0.8	0.5
<b>Total other operating income</b>	<b>0.8</b>	<b>0.5</b>

**19 Other Operating (Expense) / Income (continued)****a) Alternative Investment Manager Fee**

The remuneration of the AIFM is payable in twelve monthly payments, calculated on the sum of the latest NAVs of the month of the Sub-funds. The fee will be on a reducing scale of charges and will not exceed 0.07% of the NAV of the Sub-fund per annum, subject to a minimum fee at the Fund level. As at 31 December 2025, the minimum annual fee is set at EUR 35,000 p.a. The total fees for year ended 31 December 2025 for IAD IRF Sub-Fund amounted to EUR 212,577.53 (2024: EUR 175,603.50).

**b) Depositary fees**

The total fees for IAD IRF for the period amounted to EUR 87,209.30 (2024: EUR 81,584.12) with EUR 35,697.76 (31 December 2024: EUR 45,364.83) outstanding to Société Générale Bank & Trust Luxembourg Branch at period end.

**c) Domiciliary agent, Registrar and Transfer Agent and Administrative Agent fees**

From 1 November 2017 the Fund engaged the Central Administrator services of CF Fund Services S.A., a public limited company, to provide administration services for a fee. The total fees for IAD IRF for the period amounted to EUR 316,690.67 (2024: EUR 375,280.08) with EUR 26,800.33 (31 December 2024: EUR 89,126.77) outstanding to CF Fund Services S.A. at yearend.

**d) External appraiser fees**

The General Partner has appointed an independent appraiser to value the properties held directly and/or indirectly by the Fund. The fees of the External appraiser are contracted as fixed fees for the valuation report. The total fees for IAD IRF for the year ended 31 December 2025 amounted to EUR 55,133.16 (2024: EUR 33,600.00).

**e) Audit fee**

<i>In EUR'000</i>	<b>2025</b>	<b>2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
<b>Ernst &amp; Young Luxembourg</b>		
Audit fees	-	450
Audit-related fees	-	-
<b>KPMG Audit S.à r.l.</b>		
Audit fees	297	63
Audit-related fees	20	-
<b>LeitnerLeitner Audit SK s.r.o.</b>		
Audit fees	16	-
Audit-related fees	-	-
<b>LeitnerLeitner Audit CZ s.r.o.</b>		
Audit fees	7	-
Audit-related fees	-	-
<b>Total audit fee</b>	<b>340</b>	<b>513</b>

**f) Other fees**

Mostly consists from employee benefits in the amount of EUR 0.4 million (2024: EUR 0.1 million).

**g) Other operating income**

Other operating income represents re invoicing of construction works in the amount of EUR 0.8 million (2024: EUR 0.5 million).

**20 Other Finance Income / (costs)**

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Foreign exchange gains / (losses), net	1.9	(1.0)
Net losses on derivatives	(0.3)	(1.3)
Interest income	0.1	0.3
Other	(0.2)	0.5
<b>Total other finance income/(costs)</b>	<b>1.5</b>	<b>(1.5)</b>

**21 Income Taxes**

The Fund is currently not liable to pay any corporate income tax or net worth tax in Luxembourg on its profits. Distributions to shareholders as well as capital gain are tax exempt and no withholding tax is applicable. Dividend, interest, other forms of income and capital gains received by the Fund on its investment may have been subject to non-recoverable corporate tax or other taxes in the countries of origin. The Fund is however subject to an annual subscription tax at an annual rate of 0.01% based on the NAV of the Fund at the end of each quarter. The holding companies are subject to the general tax regulation applicable to all Luxembourg "Commercial companies". The Group uses 24% (2024: 21%) as applicable tax rate to calculate its theoretical tax charge for 2024 as this is the rate applicable in the Slovak Republic where the majority of the Group's operations are located.

Income tax expense comprises the following:

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Current tax	0.1	0.2
Deferred tax	(0.2)	(1.0)
<b>Income tax expense for the year</b>	<b>(0.1)</b>	<b>(0.8)</b>

Reconciliation between the expected and the actual taxation charge is provided below.

<i>In millions of EUR</i>	<b>2025</b>	<b>2024</b>
Profit after distributions to the Holders of Shares and before income tax	8.4	13.3
Distributions to the Holders of Shares	1.8	-
<b>Profit before distributions to the Holders of Shares and before income tax</b>	<b>10.2</b>	<b>13.3</b>
Theoretical tax benefit / (charge) at applicable rate of 24% (2024: 21%)	<b>(2.4)</b>	<b>(2.8)</b>
Tax effect of items which are not deductible or assessable for taxation purposes:		
- Utilization of previously not recognised tax loss carried forward	1.2	-
- Change of income tax rate from 21% to 24%	-	0.4
- Income / (Expense) not subject to taxation	1.1	1.6
<b>Income tax expense for the year</b>	<b>(0.1)</b>	<b>(0.8)</b>

Differences between IFRS and applicable statutory taxation regulations give rise to temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their tax bases. The tax effect of the movements in these temporary differences is detailed below.

**21 Income taxes (continued)**

<i>In millions of EUR</i>	31 December 2024	Charged/ (credited) to profit or loss	Deferred tax disposed of	31 December 2025
<b>Tax effect of deductible/(taxable) temporary differences</b>				
Investment properties and related assets	(1.3)	(0.1)	-	(1.4)
Tax losses carried forward	0.9	-	-	0.9
Unrealised foreign exchange gains	(0.8)	(0.3)	-	(1.1)
Deferred tax from revaluation of derivatives	(0.3)	0.2	-	(0.1)
<b>Net deferred tax liability</b>	<b>(1.5)</b>	<b>(0.2)</b>	<b>-</b>	<b>(1.7)</b>

<i>In millions of EUR</i>	31 December 2023	Charged/ (credited) to profit or loss	Deferred tax disposed of	31 December 2024
<b>Tax effect of deductible/(taxable) temporary differences</b>				
Investment properties and related assets	-	(1.3)	-	(1.3)
Tax losses carried forward	0.6	0.3	-	0.9
Unrealised foreign exchange gains	(1.2)	0.4	-	(0.8)
Deferred tax from revaluation of derivatives	-	(0.3)	-	(0.3)
<b>Net deferred tax liability</b>	<b>(0.6)</b>	<b>(0.9)</b>	<b>-</b>	<b>(1.5)</b>

Maturity of the cumulative tax losses as at 31 December 2025 were as follows:

<i>In millions of EUR</i>	31 December 2025 IAD IRF
Tax loss carry-forwards expiring by the end of:	
- 31 December 2026	2.9
- 31 December 2027	2.7
- 31 December 2028	3.8
- 31 December 2029	5.5
- 31 December 2030	4.2
<b>Not recognised tax losses carried forward</b>	<b>19.1</b>

## 22 Financial Risk Management

The risk management function within the Group is carried out in respect of financial risks: credit risk, market risk (including changes in foreign currency exchange rates, interest rate and price risk), liquidity risks, operational risks and legal risks. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits. The operational and legal risk management functions are intended to ensure proper functioning of internal policies and procedures to minimise operational and legal risks.

### (i) Credit risk

The Group takes on exposure to credit risk, which is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Exposure to credit risk arises as a result of the Group's rental income on credit terms and other transactions with counterparties giving rise to financial assets.

The Group's maximum exposure to credit risk by class of assets is as follows:

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
<b><i>Trade and other receivables (Note 12)</i></b>		
Trade receivables including other assets	3.8	4.5
<b><i>Derivatives (Note 11)</i></b>	0.1	0.5
<b><i>Restricted cash (Note 13)</i></b>	4.9	2.8
<b><i>Cash and cash equivalents (Note 14)</i></b>	14.2	10.2
<b>Total maximum exposure to credit risk</b>	<b>23.0</b>	<b>18.0</b>

The Group's maximum exposure to credit risk represents the carrying value of its financial assets in the Combined Consolidated Statement of Financial Position. The Group has no significant off-balance sheet exposures to credit risk as it did not issue financial guarantees nor loan commitments to other parties.

The Group structures the levels of credit risk it undertakes by placing limits on the amount of risk accepted in relation to counterparties or groups of counterparties. Limits on the level of credit risk are approved regularly by Management. Such risks are monitored on a revolving basis and subject to an annual review.

Management has additional policies in place to secure trade receivables from rental business. The Group uses system of required bank guarantees or financial deposits to secure its receivables from rental business based on the rating of tenant.

The Group's management reviews ageing analysis of outstanding trade receivables and follows up on past due balances. Management therefore considers it appropriate to provide ageing and other information about credit risk as disclosed in Note 12.

According to the general terms and conditions of contracts with its customers, the Group requires either a cash collateral or bank guarantee in favour of the Group to ensure its receivables are collectible. The amount guaranteed by cash collateral or a bank guarantee is assessed by the Group annually. The Group has a right of set-off of any balances overdue against the collateral or amount drawn under a bank guarantee.

### **Credit risks concentrations**

As for the banks and financial institutions, Group has relationships only with those banks that have high independent rating assessment. The Group's bank deposits are held with 7 (31 December 2024: 6) banks as of 31 December 2025. The Group management considers the concentration of credit risk with respect to cash balances with banks as acceptable. The analysis by credit quality (bank rating) is provided in Note 14.

## 22 Financial Risk Management (continued)

### *Expected credit loss (ECL) measurement*

The Group uses Expected credit loss (“ECL”) measurement, which reflects the probability-weighted estimate of the present value of future expected credit losses. The Group applies a simplified approach to trade receivables, unbilled receivables from service charges and accrued rental income (“trade receivables”) under IFRS 9 (including related party receivables), i.e. measures ECL using lifetime expected loss. The Group uses for the calculation of lifetime expected loss by applying a provision matrix that takes into account the ageing of trade receivables and trade receivables ultimately written off. Expected credit losses are modelled over receivables lifetime period.

Management models Lifetime ECL, that is, losses that result from all possible default events over the remaining lifetime period of the financial instrument. The 12-month ECL, represents a portion of lifetime ECLs that result from default events on a financial instrument that are possible within 12 months after the reporting period, or remaining lifetime period of the financial instrument if it is less than a year.

The ECLs that are estimated by management for the purposes of these financial statements are point-in-time estimates, rather than through-the-cycle estimates that are commonly used for regulatory purposes. The estimates consider forward looking information, that is, ECLs reflect probability weighted development of key macroeconomic variables that have an impact on credit risk.

### *Forward-looking information incorporated in the ECL models*

The calculation of ECLs incorporate supportable forward-looking information. The Group identified certain key economic variables that correlate with developments in credit risk and ECLs. Cash flow forecasts are provided by the Board of Managers of General Partner and provide the best estimate of the expected macro-economic development over the next two years. The Group has considered this information and based on the fact that most of the financial assets are current, this did not have significant impact on the combined consolidated financial statements.

As with any economic forecast, the projections and likelihoods of occurrence are subject to a high degree of inherent uncertainty, and therefore the actual outcomes may be significantly different to those projected. The Group considers these forecasts to represent its best estimate of the possible outcomes. The Group regularly reviews its methodology and assumptions to reduce any difference between the estimates and the actual loss of credit.

### *(ii) Market risk*

The Group takes on exposure to market risks. Market risks arise from open positions in (a) foreign currencies, (b) interest bearing assets and liabilities, all of which are exposed to general and specific market movements.

**Currency risk.** Management acknowledges exposure of the Group to foreign exchange risk arising from various currency exposures, primarily with respect to Czech Koruna, due to acquisition of Aupark Hradec Králové s.r.o. in the Czech Republic in 2016. Foreign exchange risk arises from commercial transactions and recognized assets and liabilities denominated in currency that is not the entity’s functional currency. Internal objectives, policies and processes have been set to manage foreign exchange risk.

Had the foreign exchange rates EUR/CZK been by one tenth lower than they have been throughout the year ended 31 December 2025 with all other variables constant, profit for the year would have been approximately EUR 0.3 million lower (2024: EUR 0.4 million lower). Net assets attributable to holders of shares, after allowing for the tax effects, would have been EUR 0.2 million lower (2024: EUR 0.4 million lower). Had the foreign exchange rates EUR/CZK been by one tenth higher than they have been throughout the year ended 31 December 2025 with all other variables constant, profit for the year would have been EUR 0.3 million higher (2024: EUR 0.4 million higher). Net assets attributable to holders of shares, after allowing for the tax effects, would have been EUR 0.2 million higher (2024: EUR 0.4 million higher).

**Interest rate risk.** The Group takes on exposure to the effects of fluctuations in the prevailing levels of market interest rates on its financial position and cash flows. The table below summarises the Group’s exposure to interest rate risks. The table presents the aggregated amounts of the Group’s liabilities at carrying amounts, categorised by the earlier of contractual interest repricing or maturity dates. The Group’s interest rate risk principally arises from long-term borrowings (Note 15). Borrowings issued at variable rates expose the Group to cash flow interest rate risk. The Group partially mitigates its interest rate risk using derivative instruments – interest rate caps. The Group does not have borrowings at fixed rates and therefore has no significant exposure to fair value interest rate risk.

**22 Financial Risk Management (continued)**

<i>In millions of EUR</i>	Less than 6 months	6 – 12 months	Over 12 months	Total
<b>31 December 2025</b>				
Total monetary financial assets – IAD IRF	22.9	-	0.1	23.0
Total monetary financial liabilities – IAD IRF	(189.6)	(0.2)	(1.8)	(191.6)
<b>Net interest sensitivity gap at 31 December 2025</b>	<b>(166.7)</b>	<b>(0.2)</b>	<b>(1.7)</b>	<b>(168.6)</b>
<b>31 December 2024</b>				
Total monetary financial assets – IAD IRF	21.9	-	0.5	22.4
Total monetary financial liabilities – IAD IRF	(190.3)	(0.2)	(1.4)	(191.9)
<b>Net interest sensitivity gap at 31 December 2024</b>	<b>(168.4)</b>	<b>(0.2)</b>	<b>(0.9)</b>	<b>(169.5)</b>

The table below represents notional values and fair values of derivative assets:

<i>In millions of Currencies</i>	Currency	31 December 2025			31 December 2024		
Derivatives - Assets		Notional values	Fair values	Gain/(loss) on financial derivatives	Notional values	Fair values	Gain/(loss) on financial derivatives
Interest rate cap	EUR	95.7	0.1	(0.4)	99.4	0.5	(1.0)
<b>Total</b>			<b>0.1</b>	<b>(0.4)</b>		0.5	(1.0)

<i>In millions of Currencies</i>	Currency	31 December 2025			31 December 2024		
Derivatives - Liabilities		Notional values	Fair values	Gain/(loss) on financial derivatives	Notional values	Fair values	Gain/(loss) on financial derivatives
Interest rate swap	EUR	28.5	(0.2)	0.1	29.0	(0.3)	(0.3)
<b>Total</b>			<b>(0.2)</b>	<b>0.1</b>		<b>(0.3)</b>	<b>(0.3)</b>

Derivative financial instruments, including interest rate swap, CAP and forward foreign exchange contracts for hedging purposes (economic hedge) are carried at their fair value. All derivative instruments are carried as assets when fair value is positive and as liabilities when fair value is negative. Changes in the fair value of derivative instruments are included in the combined statement of profit or loss and other comprehensive income.

Had the interest rates on the Group's variable interest rate loans (generally the third-party borrowings) been by 10% lower than they have been throughout the year ended 31 December 2025 with all other variables constant, profit for the year would have been EUR 0.78 million higher (31 December 2024: EUR 1.09 million higher), mainly as a result of lower interest expense on variable interest liabilities. Net assets attributable to the holders of shares, after allowing for the tax effects, would have been EUR 0.59 million higher (31 December 2024: EUR 0.86 million higher). Had the interest rates on the Group's variable interest rate loans been by 10% higher than they have been throughout the year ended 31 December 2025 with all other variables constant, profit for the year would have been EUR 0.78 million lower (31 December 2024: EUR 1.09 million lower), mainly as a result of higher interest expense on variable interest liabilities. Net assets attributable to the holders of shares, after allowing for the tax effects, would have been lower by EUR 0.59 million (31 December 2024: EUR 0.86 million lower).

**22 Financial Risk Management (continued)****(iii) Liquidity risk.**

Liquidity risk is defined as the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities.

The table below shows liabilities at 31 December 2025 by their remaining contractual maturity. The amounts disclosed in the maturity table are the contractual undiscounted cash flows. Such undiscounted cash flows differ from the amount included in the combined consolidated statement of financial position because the combined consolidated statement of financial position amount is based on discounted cash flows. When the amount payable is not fixed, the amount disclosed is determined by reference to the conditions existing at the reporting date. Foreign currency payments are translated using the spot exchange rate at the reporting date.

The maturity analysis of financial liabilities as at 31 December 2025 is as follows:

<i>In millions of EUR</i>	<b>Demand and less than 12 months</b>	<b>From 1 to 2 years</b>	<b>From 2 to 5 years</b>	<b>Over 5 years</b>	<b>Total</b>
<b>Liabilities</b>					
Borrowings (principal) (Note 15) – IAD IRF	8.4	175.5	5.1	-	<b>189.0</b>
Borrowings (future interest charges) – IAD IRF	7.2	3.7	0.5	-	<b>11.4</b>
Financial payables - current (Note 16) – IAD IRF	9.0	-	-	-	<b>9.0</b>
Lease liabilities (Note 10)	0.1	0.1	0.3	1.2	<b>1.7</b>
Net assets attributable to holders of shares – IAD IRF*	-	-	-	132.1	<b>132.1</b>
<b>Total future payments, including future principal and interest payments</b>	<b>24.7</b>	<b>179.3</b>	<b>5.9</b>	<b>133.3</b>	<b>343.2</b>

The maturity analysis of financial liabilities as at 31 December 2024 is as follows:

<i>In millions of EUR</i>	<b>Demand and less than 12 months</b>	<b>From 1 to 2 years</b>	<b>From 2 to 5 years</b>	<b>Over 5 years</b>	<b>Total</b>
<b>Liabilities</b>					
Borrowings (principal) (Note 15) – IAD IRF	9.1	6.6	173.7	-	<b>189.4</b>
Borrowings (future interest charges) – IAD IRF	8.6	8.3	4.1	-	<b>21.0</b>
Financial payables - current (Note 16) – IAD IRF	7.2	-	-	-	<b>7.2</b>
Net assets attributable to holders of shares – IAD IRF*	-	-	-	109.3	<b>109.3</b>
<b>Total future payments, including future principal and interest payments</b>	<b>24.9</b>	<b>14.9</b>	<b>177.8</b>	<b>109.3</b>	<b>326.9</b>

\* Based on the investment profile of the underlying investments (real estate) and the exit mechanism of the Fund as per the Offering Memorandum, the above classification represents the investment horizon of the Fund.

On an ongoing basis, the Board of Managers of General Partner reviews a two-year rolling cash flow forecast on a consolidated basis. For more details see note 2.1.

## 23 Fair Value Estimation

IFRS 13 requires the use of valuation techniques for which sufficient data is available, maximising the use of observable inputs and minimising the use of unobservable inputs. The degree of detail of the disclosure depends on the observability of the inputs used.

For this purpose, IFRS 13 establishes a fair value hierarchy that classifies the inputs into three levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

### (i) Investment properties

The following table presents the Group's investment properties that are measured at fair value at 31 December 2025.

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Investment property (Note 9) – IAD IRF	-	-	321.7	321.7
<b>Total assets</b>	-	-	<b>321.7</b>	<b>321.7</b>

The following table presents the Group's investment properties that are measured at fair value at 31 December 2024.

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Investment property (Note 9) – IAD IRF	-	-	301.1	301.1
<b>Total assets</b>	-	-	<b>301.1</b>	<b>301.1</b>

**Level 3** IAD IRF investment properties are fair valued using hard-core/layer methodology utilising an all-risk yield. This considers the contractually agreed rent, the market rent for any current vacant space and for any space that might become vacant upon expiry of the leases. All income is capitalised based on the remaining terms and the adopted reversionary rental potential is capitalised in perpetuity. The valuation technique for level 3 is further described in Note 3.

Quantitative information about fair value measurements using unobservable inputs (level 3) for period ended 31 December 2025:

Segment	Valuation technique	Fair value at 31 December 2025 (In millions of EUR) before management adjustment	Average annual rent per sqm	Initial yield/ Discount rate	Reversion yield
<b>IAD IRF</b>					
Office	Hard-core/layer	240.0	197.97	6.28%	7.09%
Retail	Hard-core/layer	76.3	238.26	6.21%	7.03%
Logistic	Hard-core/layer	9.3	24.87	7.65%	6.80%

## 23 Fair Value Estimation (continued)

Quantitative information about fair value measurements using unobservable inputs (level 3) for period ended 31 December 2024:

Segment	Valuation technique	Fair value at 31 December 2024 (In millions of EUR) before management adjustment	Average annual rent per sqm	Initial yield/ Discount rate	Reversion yield
<b>IAD IRF</b>					
Office	Hard-core/layer	232.4	193.06	5.95%	7.21%
Retail	Hard-core/layer	72.2	225.72	6.11%	7.18%

### Sensitivity of measurement to variance of significant unobservable inputs

A decrease in the estimated annual rent will decrease the fair value. An increase in the discount rates/equivalent yields and the capitalisation rates will decrease the fair value. There are interrelationships between these rates as they are partially determined by market rate conditions. Please refer to Note 3 for the quantitative sensitivity analysis and the description of the valuation process.

### Investment property valuation process

The valuations of the properties are performed twice a year based on valuation reports prepared by independent and qualified valuation expert. The fair value estimate provided by valuation expert can be adjusted by management adjustment.

These reports are based on both:

- information provided by the Group such as current rents, terms and conditions of lease agreements, service charges, capital expenditure, etc. This information is derived from the company's financial and property management systems and is subject to the company's overall control environment.
- assumptions and valuation models used by the valuers - the assumptions are typically market related, such as yields and discount rates. These are based on their professional judgment and market observation. Generally, for income producing assets a DCF and hard-core/layer capitalisation methods are used, for assets under construction is used residual method and comparative methodology is used for non-core and land bank assets.

The information provided to the valuers and the assumptions, and the valuation models used by the independent appraisers are reviewed internally by the controlling department and the chief financial officer, as well as by the valuation officer of the AIFM. This includes a review of fair value movements over the period.

### (ii) Financial Instruments

The following table presents the Group's financial instruments that are measured at fair value at 31 December 2025.

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Derivatives (Note 11) – IAD IRF	-	0.1	-	0.1
<b>Total assets</b>	-	0.1	-	0.1

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Derivatives (Note 11) – IAD IRF	-	0.2	-	0.2
<b>Total liabilities</b>	-	0.2	-	0.2

## 23 Fair Value Estimation (continued)

**Financial derivatives.** The fair values of derivatives are based on counterparty bank quotes and are considered level 2 valuations.

The following table presents the Group's financial instruments that are measured at fair value at 31 December 2024.

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Derivatives (Note 11) – IAD IRF	-	0.5	-	0.5
<b>Total assets</b>	-	0.5	-	0.5

<i>In millions of EUR</i>	Level 1	Level 2	Level 3	Total
Derivatives (Note 11) – IAD IRF	-	0.3	-	0.3
<b>Total liabilities</b>	-	0.3	-	0.3

Fair value of a financial instrument is the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced sale or liquidation, and is best evidenced by an active quoted market price. The estimated fair values of financial instruments have been determined by the Group using available market information, where it exists, and appropriate valuation methodologies as described below. However, judgement is necessarily required to interpret market data to determine the estimated fair value. Carrying value of all other financial assets carried at amortised costs approximate their fair value.

**Financial assets carried at amortised cost.** The fair value of floating rate instruments is normally their carrying amount. The estimated fair value of fixed interest rate instruments is based on estimated future cash flows expected to be received discounted at current interest rates for new instruments with similar credit risk and remaining maturity. Discount rates used depend on credit risk of the counterparty. Carrying value of all other financial assets carried at amortised costs approximate their fair value.

**Liabilities carried at amortised cost.** Fair values of the Borrowings are determined by using the DCF method, using a discount rate that reflects the issuer's borrowing rate as at 31 December 2025. The discount rate was 4.23% p.a. (2024: 4.94% p.a.). Refer to Note 15 for the estimated fair values of borrowings (for current borrowings Level 2 inputs are used, for non-current borrowings Level 3 inputs are used). Carrying amounts of trade and other payables and lease liabilities approximate fair values. Net assets attributable to the holders of shares are carried at amortised cost.

There were no transfers between levels 1, 2 and 3 for fair value measurements during the year 2025 and 2024.

## 24 Reconciliation of Classes of Financial Instruments with Measurement Categories

For the purposes of measurement, IFRS 9 "Financial Instruments" classifies financial assets into the following categories: (a) financial assets at FVTPL; (b) financial assets at FVOCI and (c) financial assets at amortised cost.

Financial assets at FVTPL have two sub-categories: (i) assets mandatorily measured at FVTPL, and (ii) assets designated as such upon initial recognition or subsequently. In addition, finance lease receivables form a separate category.

The following table provides a reconciliation of financial assets with these measurement categories as of 31 December 2025:

<i>In millions of EUR</i>	<b>At 31 December 2025</b>
<b>ASSETS</b>	<b>IAD IRF</b>
<b>Financial assets at Amortised cost</b>	
Trade receivables due including other assets (Note 12)	3.8
Restricted cash (Note 13)	4.9
Cash and cash equivalents (Note 14)	14.2
<b>Financial assets at FVTPL</b>	
Derivatives (Note 11)	0.1
<b>TOTAL FINANCIAL ASSETS</b>	<b>23.0</b>

The following table provides a reconciliation of financial assets with these measurement categories as of 31 December 2024:

<i>In millions of EUR</i>	<b>At 31 December 2024</b>
<b>ASSETS</b>	<b>IAD IRF</b>
<b>Financial assets at Amortised cost</b>	
Trade receivables due including other assets (Note 12)	4.5
Restricted cash (Note 13)	2.8
Cash and cash equivalents (Note 14)	10.2
<b>Financial assets at FVTPL</b>	
Derivatives (Note 11)	0.5
<b>TOTAL FINANCIAL ASSETS</b>	<b>18.0</b>

**24 Reconciliation of Classes of Financial Instruments with Measurement Categories (continued)**

Group's financial liabilities are carried at FVTPL and amortised cost as follows:

<i>In millions of EUR</i>	<b>At 31 December 2025</b>
<b>LIABILITIES</b>	<b>IAD IRF</b>
<b>Financial liabilities carried at Amortised cost</b>	
Trade and other payables (Note 16)	19.9
Borrowings (Note 15)	189.0
Lease liabilities (Note 10)	1.2
Net Assets Attributable to the Holders of Shares	132.1
<b>Financial liabilities at FVTPL</b>	
Derivatives (Note 11)	0.2
<b>TOTAL FINANCIAL LIABILITIES</b>	<b>342.4</b>

<i>In millions of EUR</i>	<b>At 31 December 2024</b>
<b>LIABILITIES</b>	<b>IAD IRF</b>
<b>Financial liabilities carried at Amortised cost</b>	
Trade and other payables (Note 16)	18.6
Borrowings (Note 15)	189.4
Net Assets Attributable to the Holders of Shares	109.3
<b>Financial liabilities at FVTPL</b>	
Derivatives (Note 11)	0.3
<b>TOTAL FINANCIAL LIABILITIES</b>	<b>317.6</b>

**25 Schedule of investments**

The schedule of investments as at 31 December 2025 is presented in table below:

<i>In millions of EUR</i>	<b>Notes</b>	<b>Fair value at 31 December 2025</b>	<b>Share of net assets</b>	<b>Share of total assets</b>
<b>IAD IRF</b>				
Office segment	9	240.0	182%	69%
Retail segment	9	76.3	58%	22%
Logistic segment	9	9.3	7%	3%

The schedule of investments as at 31 December 2024 is presented in table below:

<i>In millions of EUR</i>	<b>Notes</b>	<b>Fair value at 31 December 2024</b>	<b>Share of net assets</b>	<b>Share of total assets</b>
<b>IAD IRF</b>				
Office segment	9	232.4	213%	73%
Retail segment	9	72.2	66%	23%

## 26 Management of Capital

The Fund's objectives when managing capital (Net assets attributable to holders of shares) are to safeguard the Fund's ability to continue as a going concern, to provide returns to holders of shares and benefits for future stakeholders and to maintain an optimal capital structure in order to reduce the costs of capital.

The Fund monitors capital based on leverage ratio. A ratio of consolidated external debt over total investment properties ('leverage') should not exceed 65%. Leverage incurred by the Sub-Fund or one of its subsidiaries for an individual investment property may exceed 65% of the individual asset value, but should not exceed 70% of such value. In addition, the Sub-Fund on the account of the Sub-Fund may borrow up to 10% of the total assets to finance its working capital requirements. As is shown in the table below, the Fund's leverage ratio was below the targeted level as at 31 December 2025 and 31 December 2024.

<i>In millions of EUR</i>	<b>31 December 2025</b>	<b>31 December 2024</b>
	<b>IAD IRF</b>	<b>IAD IRF</b>
Borrowings (Note 15)	189.0	189.4
Investment properties (Note 9)	321.7	301.1
<b>Leverage ratio</b>	<b>58.8%</b>	<b>62.9%</b>

## 27 Segment Analysis

Operating segments are components that engage in business activities that may earn revenues or incur expenses, whose operating results are regularly reviewed by the chief operating decision maker (CODM) and for which discrete financial information is available. The CODM is the person or group of persons who allocates resources and assesses the performance for the entity. The functions of CODM are performed by the Board of Managers of General Partner.

### **(a) Description of products and services from which each reportable segment derives its revenue**

The Group is managing its business operations on the basis of the following segments:

*Office* – representing management of activities related to office properties

*Retail* - representing management of activities related to retail properties

*Logistic* – representing management of activities related to logistic properties

The Group does not monitor geographical segments as all income generating properties are located in Central European Region.

### **(b) Factors that management used to identify the reportable segments**

The Group's segments are strategic business units that focus on different activities of the Group. They are managed separately because each business unit requires different skill sets, product and market, procurement and human resource strategies.

Segment financial information reviewed by the Board of Managers of the General Partner includes rental and similar income less directly attributable costs associated with properties that equal to Net operating income from investment properties. The Board of Managers of the General Partner also reviews the change in fair value of properties.

### **(c) Measurement of operating segment profit or loss, assets and liabilities**

The Board of Managers of the General Partner reviews financial information prepared based on IFRS. The Board of Managers of the General Partner evaluates performance of each segment based on profit before tax and net assets value. The Group allocates costs to segments based on specific identification of entities that belong to particular segments. Profit or loss, assets and liabilities that were not possible to be allocated to explicit segment category were allocated on a basis of segment' share on net assets of particular sub-fund.

**27 Segment Analysis (Continued)****(d) Information about reportable segment profit or loss, assets and liabilities**

The segment profit and loss information for IAD IRF sub-fund for the year ended 31 December 2025 and 31 December 2024 is as follows:

In millions of EUR	Notes	IAD IRF					
		Office	Retail	Logistic	2025	2024	
					Office	Retail	
Rental including turnover rent income from investment properties	17	13.3	5.1	0.1	12.6	4.9	
Service charges income from investment properties	17	4.6	2.7	-	6.0	2.6	
Management charges income from investment properties	17	1.2	0.1	-	1.3	0.4	
Direct operating expenses arising from investment properties	18	(7.1)	(3.5)	-	(8.1)	(3.9)	
<b>Net operating income from investment properties</b>		<b>12.0</b>	<b>4.4</b>	<b>0.1</b>	<b>11.8</b>	<b>4.0</b>	
Revaluation gain on investment properties	9	3.4	1.4	0.4	10.6	3.6	
Other operating expenses	19	(3.7)	(1.9)	(0.4)	(3.3)	(1.5)	
Other operating income	19	0.5	0.3	-	0.5	-	
<b>Operating profit</b>		<b>12.2</b>	<b>4.2</b>	<b>0.1</b>	<b>19.6</b>	<b>6.1</b>	
Interest expense	15	(6.3)	(1.5)	-	(8.6)	(2.3)	
Distributions to the Holders of Shares	7	(1.3)	(0.4)	(0.1)	-	-	
Other finance income / (costs)	20	(0.3)	1.8	-	(0.5)	(1.0)	
<b>Finance costs, net</b>		<b>(7.9)</b>	<b>(0.1)</b>	<b>(0.1)</b>	<b>(9.1)</b>	<b>(3.3)</b>	
<b>Profit / (loss) after distribution to the Holders of Shares and before income tax</b>		<b>4.3</b>	<b>4.1</b>	<b>(0.0)</b>	<b>10.5</b>	<b>2.8</b>	
Acquisitions of investment property	9	-	-	8.4	-	-	
Construction costs related to investment property	9	2.9	0.1	-	1.3	0.1	
<b>Total investments</b>		<b>2.9</b>	<b>0.1</b>	<b>8.4</b>	<b>1.3</b>	<b>0.1</b>	

**27 Segment Analysis (Continued)****(d) Information about reportable segment profit or loss, assets and liabilities (Continued)**

The segment information on segment assets and liabilities of IAD IRF sub-fund as of 31 December 2025 and 31 December 2024 is as follows:

In millions of EUR	Notes	IAD IRF				
		31 December 2025			31 December 2024	
		Office	Retail	Logistic	Office	Retail
- Non-current assets						
Investment Property in use	9	236.6	76.2	8.9	228.9	72.2
Derivatives	11,22	0.1	-	-	0.4	0.1
Right-of-use assets	10	-	-	1.2	-	-
- Current assets						
Trade and other receivables	12	2.8	0.8	0.2	3.8	0.7
Restricted cash	13	4.1	0.8	-	1.7	1.1
Cash and cash equivalents	14	9.4	4.5	0.3	6.2	4.0
<b>Total assets</b>		<b>253.0</b>	<b>82.3</b>	<b>10.6</b>	<b>241.0</b>	<b>78.1</b>
Borrowings	15					
- non-current		(138.2)	(37.1)	(5.3)	(141.4)	(38.6)
- current		(6.8)	(1.4)	(0.2)	(7.8)	(1.6)
Deferred income tax liability	21	(0.7)	(1.0)	-	(0.8)	(0.7)
Derivatives	11,22	(0.2)	-	-	(0.3)	-
Lease liabilities						
- non-current	10	-	-	(1.1)	-	-
- current	10	-	-	(0.1)	-	-
Trade and other payables						
- non-current	16	(2.7)	(0.8)	-	(3.1)	(1.1)
- current	16	(13.2)	(2.8)	(0.4)	(11.1)	(3.3)
Distributions payable to the holders of shares	7	(1.3)	(0.4)	(0.1)	-	-
<b>Total liabilities (excl. Net Assets attributable to the holders of shares)</b>		<b>(163.1)</b>	<b>(43.5)</b>	<b>(7.2)</b>	<b>(164.5)</b>	<b>(45.3)</b>
<b>Net Assets attributable to the holders of shares</b>		<b>(89.9)</b>	<b>(38.8)</b>	<b>(3.4)</b>	<b>(76.5)</b>	<b>(32.8)</b>
<b>Total liabilities</b>		<b>(253.0)</b>	<b>(82.3)</b>	<b>(10.6)</b>	<b>(241.0)</b>	<b>(78.1)</b>

**28 SFDR disclosure**

The information on the environmental and social characteristics for IAD IRF Sub-fund disclosing under article 8(1) of SFDR as required by the article 50 (2) of SFDR RTS are disclosed in the unaudited Appendix A "Periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852 (unaudited)".

**29 Events after the End of the Reporting Period**

In financial year 2026 up to issuance of these combined consolidated financial statements, the Fund has received redemption notices for 1085.400 shares with a value of EUR 1.1 million based on 31 March 2026 net asset value of IAD IRF. These were partially offset by applications for new subscriptions in the amount of EUR 0.3 million. The management of the Fund has assessed the impact of the net increase in net asset value and has concluded that it will have enough resources repay its shareholders and to continue operating as a going concern.

At the time of issuing the annual report and combined consolidated financial statements, management has not identified any other significant impact on IAD IRF Sub-fund's activities.

There were no other material events, which occurred after the end of the reporting period which have a bearing on the understanding of these combined consolidated financial statements.

**Sustainable investment** means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

**The EU Taxonomy** is a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities**. That Regulation does not include a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.



**Sustainability indicators** measure how the environmental or social characteristics promoted by the financial product are attained.

## Appendix A - Periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852 (unaudited)

Product name: IAD INVESTMENTS FUND – IAD INVESTMENT REAL ESTATE FUND (IAD IRF)

Legal entity identifier: 222100I3N6XODRU1KA05

## Environmental and/or social characteristics

**Did this financial product have a sustainable investment objective?** *[tick and fill in as relevant, the percentage figure represents sustainable investments]*

<p><input checked="" type="radio"/> <input type="radio"/> <b>Yes</b></p> <p><input type="checkbox"/> It made <b>sustainable investments with an environmental objective</b>: ___%</p> <p><input type="checkbox"/> in economic activities that qualify as environmentally sustainable under the EU Taxonomy</p> <p><input type="checkbox"/> in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy</p> <p><input type="checkbox"/> It made <b>sustainable investments with a social objective</b>: ___%</p>	<p><input type="radio"/> <input checked="" type="radio"/> <b>No</b></p> <p><input type="checkbox"/> It <b>promoted Environmental/Social (E/S) characteristics</b> and while it did not have as its objective a sustainable investment, it had a proportion of ___% of sustainable investments</p> <p><input type="checkbox"/> with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy</p> <p><input type="checkbox"/> with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy</p> <p><input type="checkbox"/> with a social objective</p> <p><input checked="" type="checkbox"/> It promoted E/S characteristics, but <b>did not make any sustainable investments</b></p>
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In 2025, the Fund’s portfolio changed due to the acquisition of Bratislava Cargo (“BTC”). At the time of acquisition, BTC did not have a valid BREEAM or similar certificate. Given the size of the BTC this is not breach of the Fund’s objectives to hold at least 75 % of properties in its investments in real estate portfolio with sustainability certification - BREEAM, LEED or similar or higher standards. The Fund intends to align BTC with the relevant characteristics in line with its strategy in due course. As a result of BTC acquisition, year-on-year comparisons should be interpreted in light of the expanded reporting perimeter.

### To what extent were the environmental and/or social characteristics promoted by this financial product met?

The financial product, IAD INVESTMENT REAL ESTATE FUND (IAD IRF) promoted environmental and social characteristics through the following initiatives:

- Improving data collection, monitoring, and evaluation of various data incl. energy and water consumption.
- Calculating the GHG Emissions attributable to metered Consumed Energy of the buildings.
- Ensuring that at least 75% of properties in the real estate portfolio meet sustainability certifications such as BREEAM, LEED, or equivalent higher standards.
- Strengthening community engagement by organizing various tenants events.
- Maintaining zero exposure to activities incompatible with the Fund’s investment strategy criteria, such as tobacco, controversial weapons, gambling, coal and pesticide manufacturing, and single-use plastic production, involvement in human rights abuse, environmental degradation or illegal business.
- Maintaining zero exposure to investments in companies involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprises.
- Developing the basis for the Fund’s ESG strategy as a foundation for further sustainability advancements.

No reference benchmark has been designated for the purpose of attaining the environmental or social characteristics promoted by the Fund.



● **How did the sustainability indicators perform?**

- The energy and water consumption for each building in the Fund's portfolio

2025								
Country	Asset	Building Electricity Consumption from electric grid (kWh)	Building Gas Consumption (kWh)	Building District Heating Consumption (kWh) Hot water	Total Building Energy Consumption (kWh)	Total Building Energy Consumption (kWh) per m2 (GLA)	Water Consumption (m3)	Water Consumption (m3) per m2 (GLA)
Slovakia	Twin City B	1,588,510.29	1,372,684.45	0.00	2,961,194.74	123.79	7,301.00	0.31
Slovakia	Twin City C	1,832,725.04	340,563.00	0.00	2,173,288.04	91.46	5,768.00	0.24
Slovakia	City Business Center I.	1,047,817.00	0.00	2,090,277.77	3,138,094.77	127.87	4,167.00	0.17
Slovakia	City Business Center II.	801,997.00	1,179,162.00	0.00	1,981,159.00	151.80	3,253.00	0.25
Czechia	Aupark Hradec Králové	5,730,213.00	340,563.00	2,268,056.00	8,338,832.00	357.12	15,860.00	0.68
Slovakia	Bratislava Cargo	425,145.00	127,828.00	98,161.00	651,134.00	170.77	1,374.00	0.36
	<b>Total</b>	<b>11,426,407.33</b>	<b>3,360,800.45</b>	<b>4,456,494.77</b>	<b>19,243,702.55</b>	<b>1,022.81</b>	<b>37,723.00</b>	<b>2.01</b>

*...and compared to previous periods?*

*Year-on-year comparison (as reported, incl. BTC)*

2025 vs 2024 vs 2023							
Reporting period	Building Electricity Consumption from electric grid (kWh)	Building Gas Consumption (kWh)	Building District Heating Consumption (kWh) Hot water	Total Buildings Energy Consumption (kWh)	Total Building Energy Consumption (kWh) per m2 (GLA)	Water Consumption (m3)	Water Consumption (m3) per m2 (GLA)
2025	11,426,407.33	3,360,800.45	4,456,494.77	19,243,702.55	1,022.81	37,723.00	2.01
2024	11,286,953.61	4,070,660.16	3,731,199.00	19,088,812.77	866.59	50,124.00	2.31
% vs 2024	1.24%	-17.44%	19.44%	0.81%	18.03%	-24.74%	-13.25%
2023	11,788,595.96	4,162,700.00	3,920,500.00	19,871,795.96	-	48,122.00	-
% vs 2023	-3.07%	-19.26%	13.67%	-3.16%	-%	-21.61%	-%

*Year-on-year comparison (like-for-like, excl. BTC)*

2025 vs 2024 vs 2023							
Reporting period	Building Electricity Consumption from electric grid (kWh)	Building Gas Consumption (kWh)	Building District Heating Consumption (kWh) Hot water	Total Buildings Energy Consumption (kWh)	Total Building Energy Consumption (kWh) per m2 (GLA)	Water Consumption (m3)	Water Consumption (m3) per m2 (GLA)
2025	11,001,262.33	3,232,972.45	4,358,333.77	18,592,568.55	852.04	36,349.00	1.65
2024	11,286,953.61	4,070,660.16	3,731,199.00	19,088,812.77	866.59	50,124.00	2.31
% vs 2024	-2.53%	-20.58%	16.81%	-2.60%	-1.68%	-27.48%	-28.83%
2023	11,788,595.96	4,162,700.00	3,920,500.00	19,871,795.96	-	48,122.00	-
% vs 2023	-6.68%	-22.33%	11.17%	-6.44%	-%	-24.46%	-%

In 2025, total building energy consumption amounted to 19,243,702.55 kWh and total water consumption amounted to 37,723 m<sup>3</sup>.

Year-on-year movements should be interpreted in light of (i) operational factors and (ii) the acquisition of Bratislava Cargo ("BTC") in 2025, which expanded the reporting perimeter and affects comparability with prior periods.

Key drivers during the reference period included, among others:

- Weather and heating demand: 2025 conditions were closer to normal compared with the prior year in certain locations, affecting heating-related consumption.
- Occupancy and leased/heated area: changes in occupancy and an increase in heated/leased area impacted consumption patterns (in particular at CBCs).
- Operational optimisation: cooling optimisation measures (e.g., switching off chillers at night during summer months) contributed to efficiency improvements in certain assets.

Following changes in ownership/management in 2024, data collection processes were further standardised. 2024 remains the baseline year for consistent tracking, with improved comparability expected as these processes mature.

- **The Energy & Water Intensity**

The Fund is currently developing a unified methodology to report on this indicator across all its assets.

EUI/WUI figures are being monitored and will be reported consistently across assets as the methodology is finalised.

- **GHG Emissions attributable to metered Consumed Energy for the buildings (tCO<sub>2</sub>e)**

2025					
Asset	Scope 1 t CO <sub>2</sub> e	Scope 2 (t CO <sub>2</sub> e) <i>(Market based method)</i>	Scope 2 t CO <sub>2</sub> e <i>(Location based method)</i>	Total Emissions Carbon Footprint (t) CO <sub>2</sub> e	Total Emissions Carbon Footprint (kg) CO <sub>2</sub> e per m <sup>2</sup> (GLA)
TWC B	278.20	531.10	157.50	809.30	33.83
TWC C	270.50	612.70	181.70	883.20	37.17
CBCs	270.20	984.90	549.80	1,255.10	33.39
AU HK	69.00	3,670.90	3,590.10	3,739.90	160.17
BTC	33.80	82.10	64.20	115.90	30.40
	<b>921.70</b>	<b>5881.70</b>	<b>4543.30</b>	<b>6803.40</b>	<b>294.95</b>

*....and compared to previous periods?*

*Year-on-year comparison (as reported, incl. BTC)*

2025 vs. 2024					
Reporting Period	GHG emissions from fuels and fugitive emissions (tCO <sub>2</sub> e)	GHG Emissions from purchased electricity (tCO <sub>2</sub> e) <i>(Market based method)</i>	Scope 2 t CO <sub>2</sub> e <i>(Location based method)</i>	Total GHG Emissions from consumed energy (tCO <sub>2</sub> e)	Total GHG Emissions from consumed energy (kg) CO <sub>2</sub> e per m <sup>2</sup> (GLA)
2025	921.70	5,881.70	4543.30	6,803.40	294.95
2024	997.23	5,005.32	5,284.47	6,002.55	244.30
% vs 2024	<b>-7.57%</b>	<b>17.51%</b>	<b>-14.03%</b>	<b>13.34%</b>	<b>20.73%</b>

Year-on-year comparison (like-for-like, excl. BTC)

2025 vs. 2024					
Reporting Period	GHG emissions from fuels and fugitive emissions (tCO <sub>2</sub> e)	GHG Emissions from purchased electricity (tCO <sub>2</sub> e) <i>(Market based method)</i>	Scope 2 t CO <sub>2</sub> e <i>(Location based method)</i>	Total GHG Emissions from consumed energy (tCO <sub>2</sub> e)	Total GHG Emissions from consumed energy (kg) CO <sub>2</sub> e per m <sup>2</sup> (GLA)
2025	887.90	5,799.60	4479.10	6,687.50	264.55
2024	997.23	5,005.32	5,284.47	6,002.55	244.30
% vs 2024	-10.96%	15.87%	-15.24%	11.41%	8.29%

The 2025 GHG emissions results reflect both operational performance and the acquisition of BTC in 2025. As the reporting perimeter expanded in 2025, total portfolio emissions are not directly comparable to prior-year totals without adjusting for the perimeter change.

Key drivers during 2025 included changes in heating demand (weather), occupancy/heated area, cooling optimisation measures, and asset-specific events (e.g., refrigerant-related incidents where applicable).

- **Carbon Footprint of investee companies per €M**

The carbon footprint of the investment portfolio in 2025 was approximately 22.36 tCO<sub>2</sub>e per €M. Only the investee companies that hold real estate assets were considered. The calculation currently focuses on GHG emissions linked to building operations (consumed energy). As the portfolio perimeter expanded in 2025 due to the acquisition of BTC, comparability with 2024 should be interpreted in light of this change.

Carbon Footprint 2025	tCO <sub>2</sub> e/€M
	22.36

- **GHG Intensity of investee companies per €M revenue**

The GHG intensity of investee companies in 2025 was approximately 213.80 tCO<sub>2</sub>e per €M revenue. Only the investee companies that hold real estate assets were considered. The calculation currently focuses on GHG emissions linked to building operations (consumed energy). As the portfolio perimeter expanded in 2025 due to the acquisition of BTC, year-on-year comparisons should be interpreted accordingly.

GHG Intensity 2025	tCO <sub>2</sub> e/€M revenue
	213.80

- **Share of investments in investee companies that have been involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprise (%)**

In 2025 the Fund had 0% share of investments in companies involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprise, based on internal screening.

- **What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?**

**Principal adverse impacts** are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and

*The EU Taxonomy sets out a “do not significant harm” principle by which Taxonomy-aligned investments should not significantly harm EU Taxonomy objectives and is accompanied by specific Union criteria.*

The “do no significant harm” principle applies only to those investments underlying the financial product that take into account the EU criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

*Any other sustainable investments must also not significantly harm any environmental or social objectives.*

Not applicable, as the Fund does not have a sustainable investment objective and does not commit to making sustainable investments (as defined in SFDR) during the reference period.

***How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?***

Not applicable, as the Fund does not have a sustainable investment objective and does not make sustainable investments (as defined in SFDR) during the reference period.

*How were the indicators for adverse impacts on sustainability factors taken into account?*

Not applicable, as the Fund does not consider principal adverse impacts of investment decisions on sustainability factors at product level.

*Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:*

Not applicable, as the Fund does not make sustainable investments (as defined in SFDR) during the reference period.



### **How did this financial product consider principal adverse impacts on sustainability factors?**

Not applicable, as the Fund does not consider principal adverse impacts on sustainability factors at product level.



## What were the top investments of this financial product?

Largest investments	Sector	Assets (%)	Country
<i>CBC I + II</i>	<i>Commercial real estate – office</i>	<i>28,25%</i>	<i>Slovak Republic</i>
<i>Aupark HK</i>	<i>Commercial real estate – office</i>	<i>24,77%</i>	<i>Czech Republic</i>
<i>Twin City C</i>	<i>Commercial real estate – office</i>	<i>22,44%</i>	<i>Slovak Republic</i>
<i>Twin City B</i>	<i>Commercial real estate – office</i>	<i>21,87%</i>	<i>Slovak Republic</i>
<i>BTC</i>	<i>Commercial real estate – logistics</i>	<i>2,68%</i>	<i>Slovak Republic</i>

During the reference period, the portfolio consisted of five real estate investments (with AU HK Services included in AU HK); therefore, the list above includes all investments.

## What was the proportion of sustainability-related investments?

The long-term methodology for assessing the proportion of sustainability-related investments (as defined in SFDR) is being established and is therefore currently 0%. This does not prevent the Fund from promoting environmental and/or social characteristics. The Fund expects, in line with its strategy, to hold a significant proportion of properties with sustainability certification; however, one newly acquired asset (BTC) is currently not certified/aligned and is planned to be aligned in due course .

### ● What was the asset allocation?

In 2025, 97.32% of the Fund's investments were allocated to #1B (Other E/S characteristics). The remaining 2.68% was allocated to #2 Other and relates to the newly acquired asset BTC, which is currently not aligned with the Fund's environmental and/or social characteristics and is planned to be aligned in line with the Fund's strategy due to missing BREEAM certificate which expired in end 2024 and was not renewed since then.

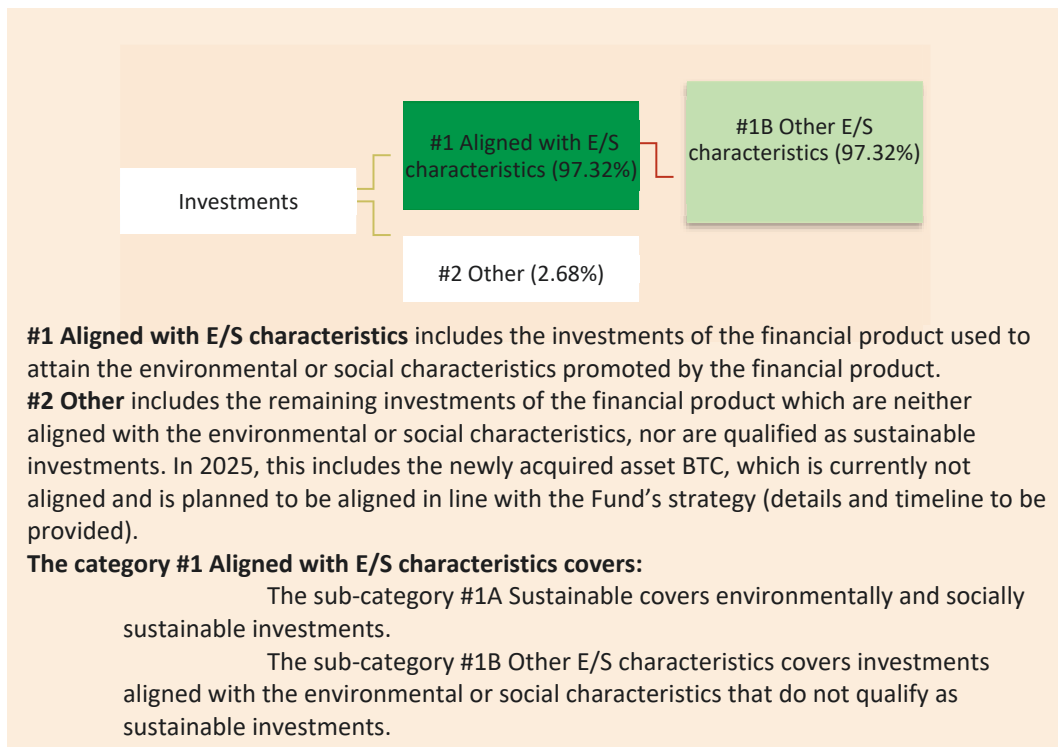
To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions on switching to fully renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

**Enabling activities** directly enable other activities to make a substantial contribution to an environmental objective.

**Transitional activities** are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.

The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is: 2024

**Asset allocation** describes the share of investments in specific assets.



**In which economic sectors were the investments made?**

Real estate, subsector commercial real estate (offices, shopping center and logistics).



**To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?**

The methodology and boundaries for assessing the proportion of investments with an environmental objective aligned with the EU Taxonomy are still being established. Therefore, Taxonomy-alignment is not reported for the reference period and is presented as 0% in charts.



**Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy<sup>12</sup>?**

Yes: *[specify below, and details in the graphs of the box]*

In fossil gas In nuclear energy

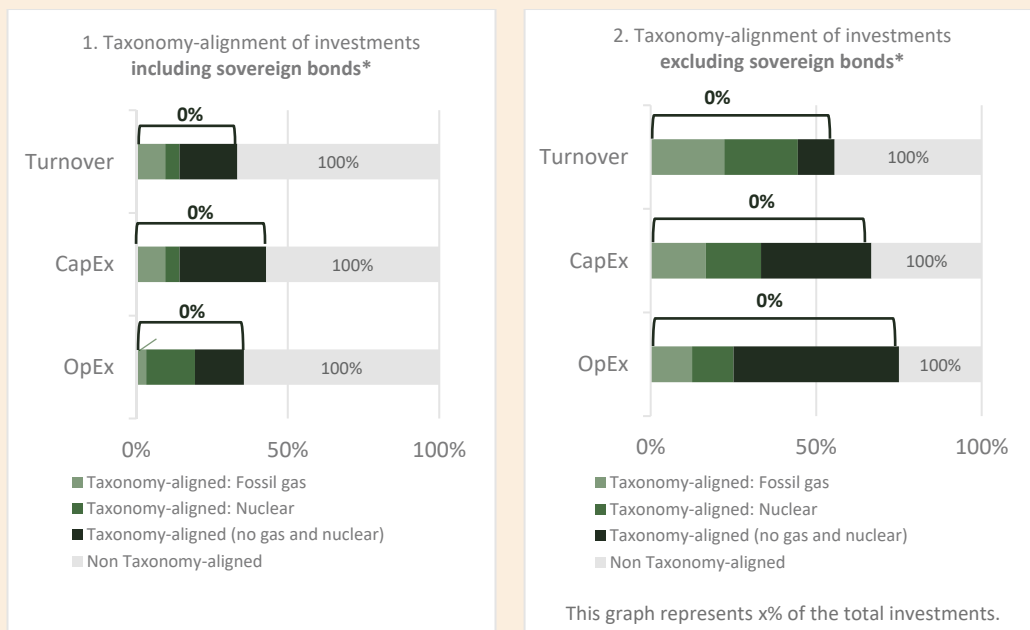
**X** No

*The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate methodology to determine the taxonomy-alignment of sovereign bonds\*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.*

<sup>12</sup> Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change (“climate change mitigation”) and do not significantly harm any EU Taxonomy objective - see explanatory note in the left hand margin. The full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.

Taxonomy-aligned activities are expressed as a share of: **turnover** reflecting the share of revenue from green activities of investee companies. **capital expenditure** (CapEx) showing the green investments made by investee companies, e.g. for a transition to a green economy. **operational expenditure** (OpEx) reflecting green operational activities of investee companies.

[Include information on Taxonomy aligned fossil gas and nuclear energy and the explanatory text in the left hand margin on the previous page only if the financial product invested in fossil gas and/or nuclear energy Taxonomy-aligned economic activities during the reference period]



\* For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.

- **What was the share of investments made in transitional and enabling activities?**  
The Fund has no minimum proportion of investment in transitional or enabling activities.
- **How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?**  
Not applicable, as Taxonomy-alignment is currently assessed/reported as 0% for the reference period (2025) due to the methodology and boundaries for the assessment still being established.



**What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?**

Not applicable, as the Fund does not make sustainable investments (as defined in SFDR) during the reference period.



**What was the share of socially sustainable investments?**

The Fund does not have sustainable investments with a social objective.



**What investments were included under "other", what was their purpose and were there any minimum environmental or social safeguards?**

In 2025, 97.32% of the Fund's investments were made in real estate assets aligned with the environmental and/or social characteristics promoted by the Fund (#1B). The remaining 2.68% was included under '#2 Other' and relates to the newly acquired asset BTC, which is currently not aligned and is planned to be aligned in line with the Fund's strategy due to missing a valid BREEAM certificate which expired at the end of 2024.

are sustainable investments with an environmental objective that do not take into account the criteria for environmentally sustainable economic activities under Regulation (EU) 2020/852.



## What actions have been taken to meet the environmental and/or social characteristics during the reference period?

During the reference period (2025), the Fund took actions to meet the environmental and/or social characteristics promoted by the financial product, including the following:

- Data collection and monitoring: The Fund continued to improve data collection, monitoring and evaluation of sustainability-related operational data (including energy and water consumption and related GHG emissions) across the portfolio, building on the baseline established in prior periods.
- Certifications and asset-level management: The Fund continued to pursue and monitor sustainability certifications across the portfolio (e.g., BREEAM/LEED or equivalent). Most assets in the portfolio are certified (ratings ranging from 'Very Good' to 'Excellent'). The newly acquired asset BTC is currently not certified/aligned and is planned to be aligned in line with the Fund's strategy in the future.
- Operational optimisation: In 2025, asset-level operational measures were implemented and/or continued to improve performance (e.g., cooling optimisation measures such as night switching off chillers during summer nights, and other efficiency measures where applicable).
- Investment strategy criteria and exclusions: The Fund maintained its exclusion approach and continued to have zero exposure to industries incompatible with the Fund's investment strategy criteria, such as controversial weapons, tobacco, gambling, coal and pesticide manufacturing, and single-use plastic production.
- UNGC/OECD screening: The Fund did not make investments in companies involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprises (based on internal screening).
- Stakeholder engagement: The Fund carried out stakeholder/community engagement activities around its real estate projects during 2025. Example of events organized in 2025:
  - international women day
  - bike repair day
  - christmas markets
  - investment day



## How did this financial product perform compared to the reference benchmark?

No reference benchmark has been designated for the purpose of attaining the environmental or social characteristics promoted by this financial product.

- ***How does the reference benchmark differ from a broad market index?***  
Not applicable.
- ***How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?***  
Not applicable.
- ***How did this financial product perform compared with the reference benchmark?***  
Not applicable.
- ***How did this financial product perform compared with the broad market index?***  
Not applicable.

**Reference benchmarks** are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.