ELKOP ESTONIA SE

ELKOP ESTONIA SE FINANCIAL REPORT

FOR THE 15-MONTH PERIOD ENDED 30 SEPTEMBER 2026

PREPARED IN ACCORDANCE WITH

INTERNATIONAL FINANCIAL REPORTING STANDARDS

Tallinn, 16/11/2026

ELKOP ESTONIA SE

Financial year start: 1 July 2025

Financial year end: 30 November 2026

Registration code: 17166041

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

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Website: www.elkopestonia.pl

Principal business activity: As of 30/09/2026, the principal activity registered in Estonia is "Rental and management of own or leased real estate",

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

Management Board: Damian Patrowicz

ELKOP ESTONIA SE Financial Report
for the 15-month period ended 30 September 2026

SELECTED FINANCIAL DATA	15 months ended on 30.09.2026 unaudited (in EUR thous.)	15 months ended on 31.03.2025 unaudited (in EUR thous.)
Revenue from the sale of products, goods and materials	0	2 543
Profit (loss) from operating activities	-20	7 937
Profit (loss) before tax	-9	6 473
Net profit (loss)	-9	9 469
Net cash flow from operating activities	148	7 163
Net cash flow from investing activities	-117	809
Net cash flow from financing activities	0	-8 173
Balance sheet change in cash and cash equivalents	29	-198
Total assets*	1 034	1 091
Current liabilities*	22	39
Equity*	1 012	1 052
Share capital*	921	921
Weighted average number of ordinary shares (in units)	9 209 440	9 209 440
Earnings (loss) per share	0,00	1,03
Book value per share*	0,11	0,11

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

1.1 Statement of financial position

STATEMENT OF FINANCIAL POSITION	As at 30/09/2026 unaudited (in EUR thous.)	As at 30/06/2025 unaudited (in EUR thous.)
Assets		
Non-current assets	**0**	**0**
Current assets	**1 034**	**1 091**
Current receivables	802	1 011
Current financial assets	197	74
Cash and cash equivalents	34	5
Short-term prepayments and accruals	1	1
Total assets	**1 034**	**1 091**
Liabilities		
Equity	**1 012**	**1 052**
Share capital	921	921
Own shares	-30 606	-30 606
Supplementary capital	17 857	17 857
Revaluation reserve	1 002	1 002
Capital from merger of entities	-4	-4
Result on financial transactions	-3 549	-3 549
Other reserve capitals	349	349
Exchange differences due to conversion into EUR	178	209
Retained earnings / Undistributed profit (loss)	14 864	14 873
Current liabilities	**22**	**39**
Trade payables	21	3
Other payables	1	1
Other provisions	0	35
Total liabilities and equity	**1 034**	**1 091**
Book value	**1 012**	**1 052**
Number of shares at the end of the period	**9 209 440**	**9 209 440**
Book value per share (in EUR)	**0,11**	**0,11**

1.2 Profit or Loss Statement and Statement of Comprehensive Income

PROFIT OR LOSS STATEMENT	15 months ended 30.09.2026 unaudited (in EUR thous.)	15 months ended 31.03.2025 unaudited (in EUR thous.)
Net revenue from sale of products, goods and materials	**0**	**2 543**
Cost of products, goods and materials sold	**0**	**1 229**
Gross profit (loss) on sales	**0**	**1 314**
General administrative expenses	22	480
Other operating income	2	7 304
Other operating expenses	0	201
Operating profit (loss)	**-20**	**7 937**
Finance income	11	7
Finance costs	0	1 471
Profit (loss) before tax	**-9**	**6 473**
Income tax	0	-2 996
Net profit (loss)	**-9**	**9 469**
Net profit (loss)	**-9**	**9 469**
Weighted average number of ordinary shares	**9 209 440**	**9 209 440**
Earnings (loss) per ordinary share (in EUR)	**0,00**	**1,03**

STATEMENT OF COMPREHENSIVE INCOME	15 months ended 30.09.2026 unaudited (in EUR thous.)	15 months ended 31.03.2025 unaudited (in EUR thous.)
Net profit (loss) for the period	**-9**	**9 469**
Other comprehensive income, including:	**-31**	**1 029**
- Exchange differences arising on translation into EUR – not to be reclassified subsequently to profit or loss	-31	1 029
Total comprehensive income (loss) for the period	**-40**	**10 498**

1.3 Statement of changes in equity

STATEMENT OF CHANGES IN EQUITY	15 months ended 30.09.2026 unaudited (in EUR thous.)	15 months ended 31.03.2025 unaudited (in EUR thous.)
Equity at the beginning of the period	**1 052**	**21 947**
Share capital at the beginning of the period	**921**	**18 419**
Share capital at the end of the period	**921**	**18 419**
Own shares at the beginning of the period	**-30 606**	**0**
Own shares at the end of the period	**-30 606**	**0**
Supplementary capital at the beginning of the period	**17 857**	**359**
Supplementary capital at the end of the period	**17 857**	**359**
Revaluation reserve at the beginning of the period	**1 002**	**1 002**
Revaluation reserve at the end of the period	**1 002**	**1 002**
Capital from merger of entities at the beginning of the period	**-4**	**-4**
Capital from merger of entities at the end of the period	**-4**	**-4**
Result on financial transactions at the beginning of the period	**-3 549**	**-3 549**
Result on financial transactions at the end of the period	**-3 549**	**-3 549**
Other reserve capitals at the beginning of the period	**349**	**349**
Other reserve capitals at the end of the period	**349**	**349**
Retained earnings / Accumulated losses from previous years at the beginning of the period	**14 873**	**5 463**
Changes in retained earnings/accumulated losses from previous years	-9	9 469
decrease (due to)	-9	0
- profit/loss for the period	-9	0
increase (due to)	0	9 469
- profit/loss for the period	0	9 469
Retained earnings / Accumulated losses from previous years at the end of the period	**14 864**	**14 932**
Exchange differences at the beginning of the period	**209**	**-92**
Changes of exchange differences	**-31**	**1 029**
increases	0	1 029
decreases	31	0
Exchange differences at the end of the period	**178**	**937**
Equity at the end of the period	**1 012**	**32 445**

1.4 Statement of Cash Flows

STATEMENT OF CASH FLOWS	15 months ended 30.09.2026 unaudited (in EUR thous.)	15 months ended 31.03.2025 unaudited (in EUR thous.)
OPERATING ACTIVITIES		
A.I. Profit before tax	**-9**	**6 473**
A.II. Total adjustments	**157**	**690**
Depreciation	0	17
Paid income tax	0	-16
Interest and profit shares (dividends)	-11	1 474
Change in provisions	-35	-4
Change in receivables and prepaid expenses	209	104
Gain (loss) from investing activities	0	-18
Change in liabilities	18	-900
Change in accruals	0	29
Other adjustments	0	-1
Exchange differences	-24	5
A.III. Net cash flows from operating activities	**148**	**7 163**
INVESTING ACTIVITIES		
B.I. Inflows from investing activities	**0**	**32 481**
Disposal of intangible assets and tangible fixed assets	**0**	18
Disposal of investment properties	0	32 181
Disposal of financial assets	0	33
Other investing inflows	0	249
B.II. Outflows from investing activities	**117**	**31 672**
Acquisition of intangible assets and tangible fixed assets	0	59
Expenditure on the acquisition of financial assets	0	31 543
Loans granted	117	70
B.III. Net cash flows from investing activities	**-117**	**809**
FINANCING ACTIVITIES		
C.I. Inflows from financing activities	**0**	**2 501**
Credits and loans	0	2 501
C.II. Outflows from financing activities	**0**	**10 674**
Repayments of credits and loans	0	8 553
Interest	0	2 121
C.III. Net cash flows from financing activities	**0**	**-8 173**
D. Exchange differences	**-2**	**3**
Total net cash flow (A.III.+/- B.III.+/- C.III.+/-D.)	**29**	**-198**
Change in cash and cash equivalents	**29**	**-198**
Cash at the beginning of the period	**5**	**199**
Cash at the end of the period	**34**	**1**

Tallinn, 2026-11-16

Signatures of all members of the Management Board

Damian Patrowicz Member of the Management Board

first name and last name position / function