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SUMMUS CAPITAL

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS 2ND QUARTER 2026 (UNAUDITED)

Tallinn, 21st of August, 2026

In 2Q2026 Summus continued its expansion by concluding its fourth investment in Poland – acquisition of The Park Krakow office building – while the Group's consolidated sales and total assets reached all-time highs.

MANAGEMENT REVIEW

OPERATIONS

- In April, Vikingi 2 SIA, a subsidiary of Summus Capital OÜ ("Summus"; together with subsidiaries the "Group") acquired 68,314 shares in Signet bank for EUR 6.2 million, followed by acquisition of 156 Signet bank bonds for EUR 156 thousand in June. These transactions represented the second step in the process of exchanging the Group's holding in INDEXO REAL ESTATE FUND AS, received as part of the consideration for the disposal of Auriga and Damme shopping Centres at end of 2026, for more liquid assets (Note 5).
- In April, Summus established an audit committee.
- In April, Riga Plaza shopping centre achieved BREEAM "Very Good" certification.
- In May/June, Summus temporarily utilised a EUR 6.5 million credit line to strengthen the Group's liquidity position during the acquisition process in Poland. The credit line was fully repaid in July (Note 8, 10).
- On May 29, Summus' subsidiary Aegina S p. z o.o. acquired The Park Krakow office complex in Krakow. Located in Krakow's Podgórze district, The Park Krakow consists of two newly built office buildings with a total gross leasable area of 24 702 m2. Following the acquisition, Poland's share of Summus Capital portfolio increased to 44%. The transaction increased investment property by EUR 48.5 million and was financed through a combination of the Group's own funds and a bank loan by Erste Group Bank AG. The acquisition also temporarily increased short-term assets and short-term interest-bearing loans and liabilities by EUR 11.0 million, reflecting recoverable VAT on the purchase price, and the corresponding temporary financing. Following the VAT refund in July, the related loan was fully repaid. (Note 3, 6, 8, 10)
- In June, Petina Sp. z o.o. fully settled the remaining deferred purchase price relating to Lakeside office building. As a result, the current trade payables and other payables decreased by EUR 5.6 million (Note 7).
- In June, Summus's subsidiary Loft Office SIA concluded a new share issue. After the new issue, the Group's share in Loft Office SIA decreased from 89% to 83.4% (Note 2).
- In June/July, loan portfolio from Luminor bank was refinanced. As a result of the refinancing, loan in Nordika was extended till 30.04.2031 and balance increased to EUR 43.3 million, loan in Park Town East Hill was extended till 30.04.2031 and balance decreased to EUR 28.0 million and loan in Park Town West Hill was extended till 15.04.2031. Riga Plaza loan was extended in July till 30.04.2031 with additional EUR 10.9 million financing available (Note 8, 10).
- In 2Q20226, the portfolio WAULT benefited from the acquisition of The Park Krakow (WAULT of 6 years), as well as lease extensions covering a total of 14 754 m2 and new leases covering 1 350 m^2.

BALANCE SHEET

- Total consolidated balance sheet increased to EUR 665 million (1Q2026: EUR 610 million), reaching an all-time-high.
- Trade receivables and other receivables increased to EUR 19 million (1Q2026: EUR 13 million), primarily reflecting the VAT receivable related to the acquisition of The Park Krakow (Note 3).
- Other financial assets decreased to EUR 5 million (1Q2026: EUR 17 million), as EUR 12 million of funds previously earmarked for acquisitions and held on deposit were utilized (Note 4).
- Non-current financial investments increased to EUR 6.5 million (1Q2026: EUR 0.1 million) reflecting the acquisition of Signet bank shares and bonds (Note 5).
- Investment Property increased to EUR 620 million (1Q2026: EUR 571 million) primarily reflecting the acquisition of The Park Krakow office complex in Poland (Note 6).
- Trade payables and other payables decreased to EUR 6 million (1Q2026: EUR 12 million) due to the final settlement of Lakeside purchase price (Note 7).
- Consolidated loans and borrowings from financial institutions and bonds increased to EUR 413 million (1Q2026: EUR 357 million), primarily reflecting the financing of The Park Krakow acquisition in Poland, the refinancing of bank loans in Lithuania and the temporary utilisation of a credit line during the acquisition period, which was repaid in July (Note 8, 10).
- Total consolidated liabilities increased to EUR 446 million (1Q2026: EUR 393 million).
- Total consolidated owner's equity increased to EUR 219 million (1Q2026: EUR 217 million), of which EUR 208 million was attributable to the equity holders of Summus Capital OÜ.

INCOME STATEMENT

- In 2Q2026 the Group's sales increased by 1.3% to EUR 16.0 million (1Q2026: EUR 15.8 million), reaching an all-time high. The increase was supported, among other factors, by the initial revenue contribution from The Park Krakow following its acquisition during the quarter (Note 9).
- Operating profit increased by 1.6% to EUR 10.0 million in 2Q2026 (1Q2026: EUR 9.8 million).
- Net profit declined to EUR 3.3 million, of which EUR 3.1 million was attributable to the equity holders of Summus Capital OÜ. The decrease in net profit was primarily driven by a EUR 0.8 million foreign exchange loss (1Q2026: EUR 0.6 million gain), higher financing costs associated with the expanded loan portfolio, and higher income tax expense compared with 1Q2026.

FINANCIAL COVENANTS

- 2Q2026 consolidated equity to total assets ratio stood at 33% (bonds' terms require at least 30%).
- At the end of 2Q2026, the consolidated DSCR on the trailing 12-month basis was 1.31x (bonds' terms require at least 1.2x).
- Financial covenants set forth in bonds' terms were met as of 2Q2026.

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(In Euros)	31.12.2025	30.06.2026
ASSETS		
Current assets		
Cash and cash equivalents	9 083 431	12 809 157
Trade receivables and other receivables (Note 3, 10)	28 281 898	19 035 048
Other financial assets (Note 4)	4 630 526	4 630 526
Inventories	460	460
Total current assets	**41 996 315**	**36 475 191**
Non-current assets		
Trade receivables and other receivables	33 290	78 874
Other financial assets	112 556	112 556
Fixed assets	1 953 686	1 921 825
Intangible assets	292	31 276
Other financial investments (Note 5)	6 665 141	6 478 507
Investment property (Note 6)	571 350 000	620 240 538
Total non-current assets	**580 114 965**	**628 863 576**
TOTAL ASSETS	**622 111 280**	**665 338 767**
LIABILITIES AND EQUITY		
Liabilities		
Current liabilities		
Lease obligations	37 950	39 402
Trade payables and other payables (Note 7)	22 060 173	5 981 973
Interest-bearing loans and borrowings (Note 8, 10)	13 760 549	26 079 073
Tax liabilities	929 556	1 670 114
Total current liabilities	**36 788 228**	**33 770 562**
Non-current liabilities		
Deferred income tax	13 419 160	13 419 160
Lease obligations	2 105 043	2 084 674
Trade payables and other payables	3 713 527	5 977 085
Provisions	2 457 158	2 457 158
Interest-bearing loans and borrowings (Note 8, 10)	350 162 123	387 042 065
Liabilities from derivative instruments	1 424 545	1 424 576
Total non-current liabilities	**373 281 556**	**412 404 718**
TOTAL LIABILITIES	**410 069 784**	**446 175 280**
Owners' equity		
Share capital	1 200 000	1 200 000
Voluntary reserve	75 913 462	75 913 462
Subordinated loans	11 055 660	11 158 597
Retained earnings	112 307 200	119 750 600
Equity attributable to the shareholders of the parent company	**200 476 322**	**208 022 659**
Non-controlling interest	11 565 174	11 140 828
TOTAL OWNERS' EQUITY	**212 041 496**	**219 163 487**
TOTAL LIABILITIES AND OWNERS' EQUITY	**622 111 280**	**665 338 767**

The accompanying notes are an integral part of these consolidated financial statements.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

(In Euros)	01.04.2025 -30.06.2025	01.04.2026 -30.06.2026	2025 (year to date)	2026 (year to date)
Sales revenue (Note 9)	13 496 779	16 038 062	27 275 443	31 875 904
Cost of sales	-4 099 925	-5 354 546	-8 584 567	-10 951 711
Other operating expenses	-603	0	-8 208	0
Labour expenses	-45 629	-53 352	-89 470	-102 717
Depreciation and impairment	-16 551	-15 931	-33 070	-32 152
Other income	450 000	0	450 000	0
Other expenses	-519 098	-654 589	-895 068	-1 029 778
OPERATING PROFIT	**9 264 973**	**9 959 644**	**18 115 060**	**19 759 546**
Interest income	151 570	168 910	176 056	262 613
Interest expenses	-3 976 622	-5 579 198	-8 631 488	-10 770 699
Other financial income and expenses	450 195	-782 029	484 909	-203 793
PROFIT BEFORE INCOME TAX	**5 890 116**	**3 767 327**	**10 144 537**	**9 047 667**
Income tax	-85 584	-462 374	-104 729	-776 586
NET PROFIT	**5 804 532**	**3 304 953**	**10 039 808**	**8 271 081**
Share of net profit of the owners of the parent company	5 546 943	3 125 958	9 500 080	7 870 427
Share of net profit of non-controlling interest	257 589	178 995	539 728	400 654
COMPREHENSIVE INCOME OF THE FINANCIAL PERIOD				
Share of comprehensive income of owners of the parent company	5 546 943	3 125 958	9 500 080	7 870 427
Share of non-controlling interest of comprehensive income	257 589	178 995	539 728	400 654

The accompanying notes are an integral part of these consolidated financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

(In Euros)	2025 (year to date)	2026 (year to date)
CASH FLOW FROM OPERATING ACTIVITIES		
Operating profit	**18 115 060**	**19 759 546**
Adjustments:		
Fixed asset depreciation and asset impairment	33 070	32 682
Amortised loan arrangement fees	0	-138 906
Other adjustments	-739 430	0
TOTAL ADJUSTMENTS	**-706 360**	**-106 224**
Change of inventory	-3 216	0
Change in trade and other receivables	21 731 746	10 285 093
Change in trade and other payables	-7 987 441	-5 140 465
NET CASH FROM OPERATING ACTIVITIES BEFORE CIT	**31 149 789**	**24 797 950**
CIT paid	0	-776 586
NET CASH FROM OPERATING ACTIVITIES	**31 149 789**	**24 021 364**
CASH FLOW FROM INVESTING ACTIVITIES		
Investment property acquisition and improvements	-1 769 733	-48 890 538
Deferred property acquisition settlements	0	-8 612 427
Investment activities	0	186 634
Proceeds from disposal of investment property	4 350 000	0
Acquisition of intangible assets	0	-31 804
Loan interest received	176 056	250 428
NET CASH FLOW FROM INVESTING ACTIVITIES	**2 756 323**	**-57 097 707**
CASH FLOW FROM FINANCING ACTIVITIES		
Loans received	0	60 336 921
Loans repaid	-24 101 651	-11 967 486
Proceeds from bonds issuance	30 000 000	0
Interest paid	-8 994 302	-10 526 719
Transactions costs related to loans and borrowings	0	-189 003
Dividends paid	-200 000	-812 428
Capital contribution from non-controlling interests	0	186
Lease payments	-75 213	-39 402
NET CASH FLOW FROM FINANCING ACTIVITIES	**-3 371 166**	**36 802 069**
TOTAL CASH FLOW	**30 534 946**	**3 725 726**
Cash and cash equivalents at the beginning of the period	8 616 689	9 083 431
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	**39 151 635**	**12 809 157**

The accompanying notes are an integral part of these consolidated financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(In Euros)	Share capital	Voluntary reserve	Sub-ordinated loans	Retained earnings	Total	Non-controlling interest	Total equity
Balance at 31.12.2024	**1 200 000**	**78 913 462**	**14 617 295**	**83 394 415**	**178 125 172**	**9 849 979**	**187 975 151**
Current period profit				9 500 080	**9 500 080**	539 728	**10 039 808**
Subordination of loan obligations			485 160		**485 160**		**485 160**
Subordinated loan payments			-1 439 219		**-1 439 219**		**-1 439 219**
Subordinated loan interest				-485 160	**-485 160**		**-485 160**
Dividends				-200 000	**-200 000**		**-200 000**
Balance at 30.06.2025	**1 200 000**	**78 913 462**	**13 663 236**	**92 209 335**	**185 986 033**	**10 389 707**	**196 375 740**
Balance at 31.12.2025	**1 200 000**	**75 913 462**	**11 055 660**	**112 307 200**	**200 476 322**	**11 565 174**	**212 041 496**
Current period profit				7 870 427	**7 870 427**	400 654	**8 271 081**
Subordination of loan obligations			914 219		**914 219**		**914 219**
Subordinated loan payments			-811 282		**-811 282**		**-811 282**
Subordinated loan interest				-427 213	**-427 213**		**-427 213**
Capital contribution from non-controlling interests				186	**186**		**186**
Dividends to non-controlling interests					**0**	-825 000	**-825 000**
Balance at 30.06.2026	**1 200 000**	**75 913 462**	**11 158 597**	**119 750 600**	**208 022 659**	**11 140 828**	**219 163 487**

The accompanying notes are an integral part of these consolidated financial statements.

NOTE 1. GENERAL

The condensed consolidated interim financial statements have been prepared in accordance with IAS 34 Interim Financial Reporting and should be read in conjunction with the Group's latest consolidated annual financial statements as of and for the year ended 31 December 2025. These interim condensed consolidated financial statements do not include all of the information required in the complete set of IFRS financial statements. However, selected explanatory notes are included to explain events and transactions that are relevant to understanding the changes in the Group's financial position and performance since the last annual financial statements.

The management of the Group has performed an assessment of the Group's future consolidated financial position, consolidated financial performance and cash flows and has concluded that the continued application of the going concern assumption is appropriate.

The preparation of the Group's consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the reported item in the future. The assumptions and judgements applied in these interim condensed consolidated financial statements were the same as those applied in the Group's consolidated financial statements for the year ended 31 December 2025.

Management considers that the Group's operations are not subject to significant seasonal or cyclical fluctuations. The Group's revenues are predominantly derived from monthly rental income, which is generally stable throughout the year and does not exhibit material seasonality. Certain utility and other property-related costs that are recharged to tenants may, however, be subject to seasonal fluctuations. As such costs are generally recognised both as income from tenants and as corresponding operating expenses, their seasonal variation has a limited impact on the Group's operating results. Accordingly, Management considers the impact of seasonality on the Group's financial performance to be immaterial.

During the reporting period, Summus did not declare or pay any dividends to its shareholder. Certain subsidiaries of the Group declared and paid dividends during the reporting period. Dividends attributable to Summus' ownership interests were received within the Group and eliminated on consolidation. Dividends attributable to non-controlling interests were paid to the respective non-controlling shareholders and recognised as distributions to non-controlling interests in the consolidated statement of changes in equity.

The accounting policies applied in these interim financial statements are the same as those applied in the Group's consolidated financial statements for the year ended 31 December 2025.

The condensed consolidated interim financial statements have not been reviewed by the auditor.

NOTE 2. CHANGES IN THE COMPOSITION OF THE GROUP

	Country	Share capital (in nominal value) 31.12.2025	Group participation 31.12.2025	Share capital (in nominal value) 30.06.2026	Group participation 30.06.2026
Lepidus Invest OÜ	Estonia	2 500	99%	2 500	99%
Votum Invest OÜ	Estonia	2 500	99%	2 500	99%
Veerenni Tervisekeskus OÜ	Estonia	2 500	99%	2 500	99%
Procedo Capital OÜ	Estonia	2 500	99%	2 500	99%
Viking 3 UAB	Lithuania	8 000 000	89%	8 000 000	89%
Nordika Prekybos sienis UAB	Lithuania	2 005 524	89%	2 005 524	89%
PT Vakarai UAB	Lithuania	5 000 000	89%	5 000 000	89%
PT Rytai UAB	Lithuania	12 000 000	89%	12 000 000	89%
Zenith Turto Valdymas UAB	Lithuania	2 050 000	89%	2 050 000	89%
Viking 2 SIA	Latvia	2 802 800	100%	2 802 800	100%
SIA Parupes Bumani	Latvia	2 700 000	100%	2 700 000	100%
Loft Office SIA	Latvia	2 800	89%	2 986	83%
LSREF3 Riga Plaza SIA	Latvia	5 504 800	100%	5 504 800	100%
PLP SIA	Latvia	1 428 064	100%	1 428 064	100%
Petina Sp. z o.o.	Poland	1 170	100%	1 170	100%
Maggiora Sp. z o.o.	Poland	239 006	100%	239 006	100%
Espliego Sp. z o.o.	Poland	2 965	100%	2 926	100%
Aegina Sp. z o.o.	Poland	0	100%	2 965	100%

- In April, Summus acquired a new subsidiary, Aegina Sp. Z o.o. in Poland, an empty company, which was subsequently utilised for acquisition of The Park Krakow office complex in May.
- In June, Summus's subsidiary Loft Office SIA concluded a new share issue. After the new issue, the Group's share in Loft Office SIA decreased from 89% to 83.4%.

NOTE 3. TRADE RECEIVABLES AND OTHER RECEIVABLES

(In Euros)	31.12.2025	30.06.2026
VAT claims	23 627 529	11 013 100
Trade receivables	4 062 285	5 759 245
Deferred expenses	347 210	1 923 162
Receivable from related party	252 908	252 908
Accrued interest for receivable from related party	31 614	44 259
Accrued income	60 616	108 429
Other	65 358	145 151
Accruals for doubtful debts	-132 332	-132 332
Total	**28 315 188**	**19 113 922**
Non-current part	33 290	78 874
Current part	28 281 898	19 035 048
Total	**28 315 188**	**19 113 922**

- Trade receivables and other receivables increased to EUR 19 million (1Q2026: EUR 13 million), primarily reflecting the VAT receivable related to the acquisition of The Park Krakow (Note 6).

NOTE 4. OTHER FINANCIAL ASSETS

(In Euros)	31.12.2025	30.06.2026
Current		
Bank term deposits 4-12 months maturity	4 600 000	4 600 000
Derivative contracts	30 526	30 526
Total	**4 630 526**	**4 630 526**
Non-current		
Derivative contracts	112 556	112 556
Total	**112 556**	**112 556**

- Other financial assets decreased to EUR 5 million (1Q2026: EUR 17 million), as EUR 12 million of funds previously earmarked for acquisitions and held on deposit were utilized.

NOTE 5. FINANCIAL INVESTMENTS

(In Euros)	31.12.2025	30.06.2026
6.23% shares in AS Signet Bank	0	6 197 507
AS Signet Bank AT1 notes	0	156 000
13.35% shares in Consorto Global OU	125 000	125 000
8.82% shares in INDEXO REAL ESTATE FUND, AS	6 540 141	0
Total	**6 665 141**	**6 478 507**

- In April, Vikingi 2 SIA, a subsidiary of Summus Capital OÜ, acquired 68,314 shares in Signet bank for EUR 6.2 million, followed by acquisition of 156 Signet bank bonds for EUR 156 thousand in June.

NOTE 6. INVESTMENT PROPERTY

(In Euros)	31.12.2025	30.06.2026
Estonia - DE LA GARDIE (commerce)	5 430 000	5 434 968
Estonia - VEERENNI 1 (medical center)	15 790 000	15 794 869
Estonia - VEERENNI 2 CONFIDO (medical center + parking garage)	25 600 000	25 600 000
Estonia - Portfolio of warehouses	6 000 000	6 020 451
Lithuania - NORDIKA (commerce)	72 010 000	72 010 000
Lithuania - THE PARK TOWN WEST HILL (commercial center)	23 060 000	23 060 000
Lithuania - THE PARK TOWN EAST HILL (commercial center)	47 500 000	47 500 000
Lithuania - THE BOD GROUP (high technology center)	26 130 000	26 130 000
Latvia - RIGA PLAZA (commerce and investment land)	106 500 000	106 790 298
Latvia - DEPO DIY (commerce)	24 100 000	24 102 025
Latvia - commercial land plot under development	1 840 000	1 843 302
Poland - LAKESIDE (office)	70 200 000	70 200 000
Poland - REACT (office)	33 190 000	33 198 886
Poland - LIBERO (retail)	114 000 000	114 020 610
Poland - THE PARK KRAKOW (office)	0	48 535 129
Total	**571 350 000**	**620 240 538**

- On 29 May, Summus's subsidiary Aegina S p. z o.o. acquired The Park Krakow office complex in Krakow. The acquisition comprised perpetual usufruct to land, buildings, fixtures, and certain agreements related to the property. The total consideration amounted to EUR 48.5 million, including a purchase price of 48.2 million and capitalised acquisition costs. Based on an assessment of the criteria set out in IFRS 3, the acquisition did not qualify as a business combination, as the acquired asset did not include workforce, operating processes, or an integrated set of activities capable of generating outputs. Accordingly, the transaction was accounted for as an asset acquisition. The property is classified as investment property. As The Park Krakow transaction was structured as an asset acquisition, it was subject to VAT of EUR 11.0 million, which was reclaimed from Polish National Revenue Administration and received in July. The acquisition was financed through a combination of Group funding, including equity and intra-Group loans, and a new bank loan of EUR 42.1 million.

NOTE 7. TRADE PAYABLES AND OTHER PAYABLES

(In Euros)	31.12.2025	30.06.2026
Current		
Trade payables	1 936 882	2 199 264
Accrued expenses	5 170 253	1 043 511
Related party payables	3 000 000	966 836
Deferred income	125 984	694 423
Accrual for future rent discounts and fittout obligations	684 290	550 671
Accrued loan interest	229 588	229 505
Unpaid dividends	139 288	151 223
Rental deposits	150 231	146 540
Deferred property purchase settlement	8 612 427	0
Accrual for performance fee	2 011 230	0
Total	**22 060 173**	**5 981 973**

- Trade payables and other payables decreased to EUR 6 million (1Q2026: EUR 12 million) due to the final settlement of Lakeside purchase price.

NOTE 8. INTEREST BEARING LOANS AND BORROWINGS

(In Euros)	31.12.2025	30.06.2026
Bank loans	320 688 107	369 697 175
Deferred bank loan fees	-782 633	-773 084
Bonds	44 017 198	44 197 047
Total	**363 922 672**	**413 121 138**
Short-term	13 760 549	26 079 073
Long-term	350 162 123	387 042 065

- Consolidated loans and borrowings from financial institutions and bonds increased to EUR 413 million (1Q2026: EUR 357 million), primarily reflecting the financing of The Park Krakow acquisition in Poland (EUR 30.9 million investment loan + EUR 11.0 million VAT loan), the refinancing of bank loans in Lithuania and the temporary utilisation of a EUR 6.5 million credit line during the acquisition period, which was repaid in July.

NOTE 9. OPERATING SEGMENTS

For management purposes, the Group is organised into three business segments based on the type of investment property. Management monitors the operating results of each segment separately to support decisions on resource allocation and performance assessment. Segment performance is evaluated based on Sales revenue and Operating profit/loss. Information related to each reportable segment is presented below. Operating profit is used as a key performance measure, as management considers it the most relevant indicator for assessing segment performance relative to other entities operating in the same industries.

DEFINITION OF SEGMENTS

- Office segment includes Veerenni 1 medical centre (Estonia), Veerenni 2 medical centre (Estonia), Parktown East Hill office business centre (Lithuania), Parktown West Hill business centre (Lithuania), Lakeside office building (Poland), React office building (Poland) and The Park Krakow office building (Poland) investment properties.
- Retail segment includes De La Gardie shopping centre (Estonia), Riga Plaza shopping centre (Latvia), Depo Imanta DIY property (Latvia), Nordika shopping centre (Lithuania) and Libero shopping centre (Poland) investment properties.
- Industrial/Logistics segment includes portfolio of 2 industrial/warehouse properties (Estonia) and BOD Group industrial building (Lithuania) investment properties
- Other (not allocated) segment comprises income generated and expenses incurred by holding companies, which cannot be reliably allocated to a specific segment.

(In Euros)	01.04.2026 - 30.06.2026 Office	Retail	Industrial / logistics	Other (unallocated)	Total
Sales revenue	9 335 757	5 985 076	717 229	0	**16 038 062**
Rental income	7 054 314	4 324 368	717 229	0	**12 095 911**
Advertising	164 789	0	0	0	**164 789**
Utilities and property management	2 116 654	1 660 708	0	0	**3 777 362**
Cost of sales	-3 465 893	-1 823 159	-65 494	0	**-5 354 546**
Labour expenses	-7 455	-1 594	-797	-43 506	**-53 352**
Depreciation and impairment	-15 751	-180	0	0	**-15 931**
Other expenses	-142 833	-144 116	-12 339	-355 301	**-654 589**
Operating profit	**5 703 825**	**4 016 027**	**638 599**	**-398 807**	**9 959 644**
Total assets	**335 720 586**	**283 128 018**	**34 232 706**	**12 257 457**	**665 338 767**
of this investment property	324 201 203	263 888 884	32 150 451	0	**620 240 538**
Total liabilities	**196 661 690**	**173 401 552**	**21 641 711**	**54 470 327**	**446 175 280**

2Q 2025

(In Euros)	01.04.2025 - 30.06.2025 Office	Retail	Industrial / logistics	Other (unallocated)	Total
Sales revenue	7 176 383	5 515 072	805 324	0	**13 496 779**
Rental income	5 290 071	3 931 083	780 716	0	**10 001 870**
Advertising	126 107	0	0	0	**126 107**
Utilities and property management	1 760 205	1 583 989	24 608	0	**3 368 802**
Cost of sales	-2 276 384	-1 695 061	-128 480	0	**-4 099 925**
Labour expenses	-6 822	-1 009	-505	-37 293	**-45 629**
Depreciation and impairment	-16 185	-216	-150	0	**-16 551**
Other income	0	0	450 000	0	**450 000**
Other expenses	-64 073	-68 862	-181 854	-204 912	**-519 701**
Operating profit	**4 812 919**	**3 749 924**	**944 335**	**-242 205**	**9 264 973**
Total assets	**356 994 846**	**220 696 736**	**34 493 240**	**9 926 458**	**622 111 280**
of this investment property	323 880 000	215 340 000	32 130 000	0	**571 350 000**
Total liabilities	**189 898 695**	**136 877 253**	**21 970 349**	**61 323 487**	**410 069 784**

6M 2026

(In Euros)	2026 (year to date)				
	Office	**Retail**	**Industrial / logistics**	**Other (unallocated)**	**Total**
Sales revenue	18 778 102	11 634 759	1 463 043	0	**31 875 904**
Rental income	13 530 420	8 142 159	1 463 043	0	**23 135 622**
Advertising	274 426	0	0	0	**274 426**
Utilities and property management	4 973 256	3 492 600	0	0	**8 465 856**
Cost of sales	-6 999 493	-3 812 066	-140 122	-30	**-10 951 711**
Labour expenses	-14 603	-2 628	-1 285	-84 201	**-102 717**
Depreciation and impairment	-31 792	-360	0	0	**-32 152**
Other expenses	-211 402	-278 755	-15 036	-524 585	**-1 029 778**
Operating profit	**11 520 812**	**7 540 950**	**1 306 600**	**-608 816**	**19 759 546**
Total assets	**335 720 586**	**283 128 018**	**34 232 706**	**12 257 457**	**665 338 767**
of this investment property	324 201 203	263 888 884	32 150 451	0	**620 240 538**
Total liabilities	**196 661 690**	**173 401 552**	**21 641 711**	**54 470 327**	**446 175 280**

6M 2025

(In Euros)	2025 (year to date)				
	Office	**Retail**	**Industrial / logistics**	**Other (unallocated)**	**Total**
Sales revenue	14 656 157	10 916 387	1 702 899	0	**27 275 443**
Rental income	10 516 429	7 742 191	1 622 328	0	**19 880 948**
Advertising	251 751	0	0	0	**251 751**
Utilities and property management	3 887 977	3 174 196	80 571	0	**7 142 744**
Cost of sales	-4 897 482	-3 381 835	-305 250	0	**-8 584 567**
Labour expenses	-13 644	-2 019	-1 010	-72 797	**-89 470**
Depreciation and impairment	-32 374	-396	-300	0	**-33 070**
Other income	0	0	450 000	0	**450 000**
Other expenses	-147 382	-213 471	-196 224	-346 199	**-903 276**
Operating profit	**9 565 275**	**7 318 666**	**1 650 115**	**-418 996**	**18 115 060**
Total assets	**356 994 846**	**220 696 736**	**34 493 240**	**9 926 458**	**622 111 280**
of this investment property	323 880 000	215 340 000	32 130 000	0	**571 350 000**
Total liabilities	**189 898 695**	**136 877 253**	**21 970 349**	**61 323 487**	**410 069 784**

NOTE 10. POST BALANCE SHEET EVENTS

- In July, Summus' subsidiary, Aegina S p. z o.o. received a VAT refund of EUR 11.0 million from the Polish National Revenue Administration in connection with the acquisition of The Park Krakow office complex in Poland.
- Following receipt of the VAT refund, the temporary loan used to finance the VAT receivable was fully repaid.
- In July, Summus returned an outstanding credit line of EUR 6.5 million, that was temporary utilised to support acquisition in Poland.
- In July, Riga Plaza loan was extended till 30.04.2031 with additional EUR 10.9 million financing available.

SIGNATURES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The management board confirms that, to the best of their knowledge, the consolidated interim financial statements prepared in accordance with the applicable accounting standards give a true and fair view of the assets, liabilities, financial position and profit or loss of the issuer and the undertakings included in the consolidation as a whole, and that the management report gives a true and fair view of the development and performance of the business and the financial position of the issuer and the undertakings included in the consolidation as a whole as well as of the significant events which took place during the six months of 2026 and their effect on the condensed consolidated interim statements.

These statements are signed electronically by:

Hannes Pihl

Aavo Koppel

Evaldas Cepulis

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