

Dock Investments, s.r.o.

**HALF-YEAR FINANCIAL REPORT AND CONDENSED
SEPARATE INTERIM FINANCIAL STATEMENTS
(unaudited)**

30 June 2026

Principal activities

Dock Investments, s.r.o. (the Company) is a limited liability company that was incorporated on 12 May 2025. The registered seat of the Company is Boudnikova 2506/1, Libeň, 180 00 Praha 8 (identification number 232 60 611). The Company was established with the purpose to issue bonds and, subsequently, provide intra-group financing. This is also Company's principal activity. The Company is not currently engaged in any other business activity. Contact details are telephone: +420 226 202 800, WEB: www.dockinvestments.cz.

The Company is a subsidiary of Crestyl Commercial Investment s.r.o. This company also holds a 100% interest in Dock 01, s.r.o., Dock 02, s.r.o., Dock 03, s.r.o., Dock 04, s.r.o., and Dock 05, s.r.o. (hereinafter also referred to as the project companies – the DOCK IN project). Crestyl Commercial Investment s.r.o. and its subsidiaries form the Crestyl Commercial Investment group.

The completed DOCK IN project comprises five office buildings. The buildings were completed between 2013 and 2022 in five phases and offer Class A space with raised floors, suspended ceilings, and air conditioning. Building 3 received LEED GOLD certification in 2019.

	Year of completion	Leasable area (square meters)	Number of parking spots
DOCK IN 1	2013	9 422	85
DOCK IN 2	2017	9 104	87
DOCK IN 3	2019	18 605	189
DOCK IN 4	2020	25 455	268
DOCK IN 5	2022	25 097	300

Directors

The following have served as directors of the Company during the period under review:

Magda Pokorná
Simon Johnson
Jozef Ďurík

Narrative information about financial situation, business activities and financial results of the Company for past 6 months and comparison of the information about the financial situation, business activities and financial results of the Company with the comparable period of the previous period

The condensed separate interim financial statements were prepared as at and for six-month period ending 30 June 2026. The Company was incorporated on 12 May 2025, therefore, comparative information in the Condensed Separate Interim Statement of Comprehensive Income, Condensed Separate Interim Statement of Cash Flows and Condensed Separate Interim Statement of Changes in Equity are prepared for the period from 12 May 2025 until the 30 June 2025. As a result, information in these statements might not be fully comparable.

During the reporting period, the Company registered a loss for the period amounting to CZK (4 306) thousand. Loss for six-month period ended 30 June 2026 consists primarily of impairment of loans receivable in the amount of CZK (4 759) thousand. For more details on impairment of loans receivable refer to Note 5 of Notes to the Condensed Separate Interim Financial Statements.

Shareholders' equity amounted to CZK 6 484 thousand (31 December 2025: positive equity in the amount of CZK 10 790 thousand). Decrease was caused by loss for six - month period ended 30 June 2026 in the amount of CZK 4 306 thousand.

Total assets as at 30 June 2026 amounted to CZK 1 142 112 thousand (31 December 2025 amounted to CZK 1 144 812 thousand) and comprise of loans receivable in the amount of CZK 1 140 251 thousand (31 December 2025 amounted to CZK 1 120 617 thousand), other receivables in the amount of CZK 0 thousand (31 December 2025 amounted to CZK 20 000 thousand) and cash and cash equivalents in the amount of CZK 1 861 thousand as of that date (31 December 2025 amounted to CZK 4 195 thousand).

Total liabilities as at 30 June 2026 amounted to CZK 1 135 628 thousand (31 December 2025 amounted to CZK 1 134 022 thousand) and comprise of bonds issued in the amount of CZK 1 133 987 thousand (31 December 2025 amounted to CZK 1 131 063 thousand), other loans and borrowing in the amount of CZK 105 thousand (31 December 2025 amounted to CZK

101 thousand) and trade payables and other liabilities in the amount of CZK 1 536 thousand (31 December 2025 amounted to CZK 2 858 thousand).

Details of the Company's financial position are set out in the Notes to the Condensed Separate Interim Financial Statements.

There were no significant changes in the scope of activities of the Company and Crestyl Commercial Investment group in the current accounting period.

Company's sources of funding

The Company's assets consist principally of the loan provided to parent company Crestyl Commercial Investment s.r.o. Company's assets are financed by bonds issued on the Prague Stock Exchange and loans and borrowings. The Company is mainly dependent on business prospects of the parent company and its subsidiaries that have direct effect on the Company's financial position and performance, including the ability of the Company to meet the obligations arising on the debt securities in issue.

Description of significant factors, risks and uncertainties which may affect the business activities and financial results of the issuer and its subsidiaries in the next 6 months

The current economic situation remains sensitive to geopolitical developments around the world. The impact on financial and commodity markets, supply chains and key macroeconomic indicators impacting business, such as inflation rates, interest rate levels, currency rates volatility and others, is still significant. The Company's management has assessed the impact of the current economic situation on its business and has reached the following conclusion: Based on currently publicly available information and the Company's existing key performance indicators, the Company's management does not anticipate any immediate significant negative impact of the current economic situation on the Company, its operations, financial position, or financial results.

The Company and its parent company, Crestyl Commercial Investment, s.r.o., which also provided a financial guarantee for the issued bonds (see Note 9 to the Condensed Separate Interim Financial Statements), are indirectly dependent on the profitability of the project companies. If the project companies were to fail to achieve sufficient financial results or if their ability to make payments to the parent company were limited for other reasons, this would have a significant adverse effect on the parent company's revenues and its ability to repay its liabilities, which represents a significant risk factor. All project companies reported an accounting profit for six-month period ended 30 June 2026. Management expects this trend to continue in the coming years. The market value of the leased properties significantly exceeds their book value.

The profitability of the project companies and their ability to make payments to the parent company depend on various factors that entail certain risks. The project companies currently lease properties to approximately 80 tenants from various sectors of the economy, thereby reducing the risk of low diversification faced by the group.

Furthermore, the project companies face the risk of potentially being unable to find a suitable tenant for the relevant property. The current occupancy rate is approximately 91%, and the Group's management does not anticipate a significant decline in the coming years, particularly given that the average lease term is 4,1 years as of June 30, 2026.

Market rent is subject to change. The Company considers inflation to be one of the factors affecting rental income. The project companies mitigate this risk through inflation-linked indexation clauses included in all lease agreements.

The value of land and development projects depends largely on the chosen location in relation to the type of property. The properties owned by the development companies are ideally situated in the Palmovka neighborhood, not far from Prague's historic center. Their proximity to the Palmovka metro station ensures excellent access via public transportation and provides direct access to the city center and other parts of Prague. Accessibility by car can also be considered excellent thanks to the location near Rohanské nábřeží Street. Furthermore, the property is surrounded by several office and residential buildings. The location can therefore generally be considered attractive to tenants of office and retail spaces.

Alternative performance indicators

The Company does not use any alternative performance indicators in its activities.

Bonds issued

On 30 October 2025 the bonds having a nominal value of CZK 1 150 000 thousand were issued. The maturity of the bonds is October 31, 2030. Bonds bear fixed interest rate 6,85 % p.a. Interest is repayable semi-annually.

The proceeds from the issuance of these bonds amounted to CZK 1 150 000 thousand without transaction cost related to issue of bonds (CZK 1 118 499 thousand including paid transaction cost related to the issue of bonds) and were primarily used as the loan provided to its parent company Crestyl Commercial Investment s.r.o. with the purpose of repayment of loans received by this company in the amount of EUR 44, 4 million.

Subsequent events

No significant subsequent events occurred after June 30, 2026.

Statement by persons responsible for the half-year financial report

To the best of our knowledge, the Condensed Separate Interim Financial Statements give a true and fair view of the assets, liabilities, financial position and financial results of the Company over the past six months and the description pursuant to Section 119(2)(b) of Act No. 256/2004 Coll., as amended, contains a faithful summary of the information required by this provision.

Prepared in Prague on 25 September 2026



Simon Johnson
Director



Jozef Ďurík
Director

Dock Investments, s.r.o.

Condensed Separate Interim Financial Statements

30 June 2026

(Unaudited)

Identification number: 232 60 611

Dock Investments, s.r.o.

As at 30 June 2026

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Dock Investments, s.r.o.

Condensed Separate Interim Statement of Financial Position

As at 30 June 2026

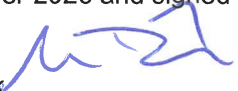
In CZK thousand (TCZK) unless stated otherwise

	Note	30/06/2026 (unaudited)	31/12/2025
NON-CURRENT ASSETS			
Loans receivable	5	1 102 505	1 107 264
Total non-current assets		1 102 505	1 107 264
CURRENT ASSETS			
Loans receivable	5	37 746	13 353
Trade and other receivables	6	-	20 000
Cash and cash equivalents	7	1 861	4 195
Total current assets		39 607	37 548
Total assets		1 142 112	1 144 812
EQUITY			
Share capital	8	20	20
Other capital funds	8	20 000	20 000
Accumulated losses	8	(13 536)	(9 230)
Total equity		6 484	10 790
NON-CURRENT LIABILITIES			
Other loans and borrowings	10	105	101
Bonds issued	9	1 120 858	1 117 496
Total non-current liabilities		1 120 963	1 117 597
CURRENT LIABILITIES			
Trade payables and other liabilities	11	1 536	2 858
Bonds issued	9	13 129	13 567
Total current liabilities		14 665	16 425
Total liabilities		1 135 628	1 134 022
Total equity and liabilities		1 142 112	1 144 812

The accompanying notes are an integral part of these condensed separate interim financial statements.

The condensed separate interim financial statements on pages 3 to 28 were approved and authorised for issue by the Board of Directors on 25 September 2026 and signed on its behalf by:


Simon Johnson
Director


Jozef Ďurík
Director

Dock Investments, s.r.o.

Condensed Separate Interim Statement of Comprehensive Income

For six - month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

		Six - month period ended 30 June 2026 (unaudited)	Period ended 30 June 2025 (unaudited)
	Note		
Operating expenses	12	(994)	(1)
(Impairment of) / Reversal of impairment of loans and receivables	5	(4 759)	-
Operating result		(5 753)	(1)
Finance income	13	43 793	-
Finance expense	13	(42 346)	(2)
Net finance result		1 447	(2)
Profit / (Loss) before taxation		(4 306)	(3)
Income tax expense	14	-	-
Profit / (Loss) for the year		(4 306)	(3)
Total other comprehensive income / (loss) for the year		-	-
Total comprehensive income / (loss) for the year		(4 306)	(3)

The accompanying notes are an integral part of these condensed separate interim financial statements.

Dock Investments, s.r.o.

Condensed Separate Interim Statement of Changes in Equity

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

	Note	Share capital	Other capital funds	Accumulated profits/(losses)	Total equity
Balance at 31 December 2025		20	20 000	(9 230)	10 790
Profit/(loss) for the period		-	-	(4 306)	(4 306)
Other comprehensive income		-	-	-	-
Total comprehensive profit/(loss) for the year		-	-	(4 306)	(4 306)
Increase		-	-	-	-
Balance at 30 June 2026		20	20 000	(13 536)	6 484

Dock Investments, s.r.o.

Condensed Separate Interim Statement of Changes in Equity

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

	Note	Share capital	Other capital funds	Accumulated profits/(losses)	Total equity
Balance at 12 May 2025		20	-	-	20
Profit/(loss) for the period		-	-	(3)	(3)
Other comprehensive income		-	-	-	-
Total comprehensive profit/(loss) for the year		-	-	(3)	(3)
Increase		-	-	-	-
Balance at 30 June 2025		20	-	(3)	17

The accompanying notes are an integral part of these condensed separate interim financial statements.

Dock Investments, s.r.o.

Condensed Separate Interim Statement of Cash Flows

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

		For six- month period ended 30 June 2026 (unaudited)	For the period ended 30 June 2025 (unaudited)
	Note		
Cash flows from operating activities			
Profit / (Loss) for the period		(4 306)	(3)
Tax expense	14	-	-
Impairment loss / (Reversal of impairment) on provided loans	5	4 759	-
Interest income	13	(43 793)	-
Interest expense	13	42 316	-
Operating profit / (loss) before changes in working capital		(1 024)	(3)
Changes in:			
Increase / (Decrease) in trade receivables and other receivables	6	20 000	-
Increase / (Decrease) in trade payables and other liabilities	11	(1 322)	-
Net cash (used in) / generated from operating activities		17 654	(3)
Income tax paid		-	-
Net cash flows (used in) / generated from operating activities		17 654	(3)
Interest received		19 400	-
Loans provided	5	-	-
Net cash flows used in investing activities		19 400	-
Cash flows from financing activities			
Proceeds from the bonds issued	9	-	-
Loans and borrowings drawn	9	-	-
Interest paid	9	(39 388)	-
Net cash generated from financing activities		(39 388)	-
Effect of exchange rate changes on cash and cash equivalents		-	-
Movements in cash and cash equivalents		(2 334)	(3)
Cash and cash equivalents at the beginning of the period	7	4 195	20
Cash and cash equivalents at the end of the period	7	1 861	17

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

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

1 Reporting entity

Dock Investments, s.r.o. (the Company) is a limited liability company that was incorporated on 12 May 2025. The registered seat of the Company is Boudníková 2506/1, Libeň, 180 00 Praha 8 (identification number 232 60 611). The Company was established with the purpose to issue bonds and, subsequently, provide intra-group financing. This is also Company's principal activity. The Company is not currently engaged in any other business activity.

The Company is a subsidiary of Crestyl Commercial Investment s.r.o., the registered office of which is situated at Boudníková 2506/1, Libeň, 180 00 Praha. Crestyl Commercial Investment s.r.o is a subsidiary of Crestyl Commercial Investment HoldCo, s.r.o., the registered office of which is situated at the same address. Crestyl Commercial Investment HoldCo is a subsidiary of Crestyl Investments S.a r.l., the registered office of which is situated at 12C, rue Guillaume J. Kroll, L-1882, Luxembourg, Grand Duchy of Luxembourg. Crestyl Investments S.a r.l. is the subsidiary of Crestyl Holding CZ S.à r.l., the registered office of which is situated at the same address. Crestyl Holding CZ S.à r.l. is a subsidiary of Crestyl Holding S.à r.l., the registered office of which is situated at the same address. Crestyl Holding S.à r.l. is a subsidiary of Cali Global Investments Limited (the ultimate parent company), the registered office of which is situated at B2, Industry Street, Zone 5 Central Business District, Qormi, CBD5030, Malta. The ultimate parent and ultimate controlling party is Cali Global Investment Limited.

The Company is therefore included in Cali Group, Crestyl Group and Crestyl Commercial Investment Group (the Group).

For the composition of share capital refer to Note 8.

Directors of the Company as at 30 June 2026 and 31 December 2025:

Magda Pokorná
Simon Johnson
Jozef Ďurík

2 Basis of preparation

2.1 Statement of compliance

These Condensed Separate Interim Financial Statements have been prepared under the historical cost convention, in accordance International Financial Reporting Standards (the "IFRS Accounting standards") as adopted by the EU. All references in these financial statements to IAS, IFRS or SIC / IFRIC interpretations refer to those adopted by the EU. They have also been drawn up in accordance with the provisions of the Act No 563/1991 Coll., on Accounting, as amended.

The Condensed Separate Interim Financial Statements of the Company for the six-month period ended 30 June 2026 have been prepared in accordance with IAS 34, Interim Financial Reporting and have not been audited by an independent auditor. The Condensed Separate Interim Financial Statements of the Company do not include all the information and disclosures required in the Annual Separate Financial Statements and should be read in conjunction with the Company's Annual Separate Financial Statements as at 31 December 2025 that are published at www.dockinvestments.cz.

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

The same accounting policies and methods of computation are followed in the Condensed Separate Interim Financial Statements for the six- month period ended 30 June 2026 as compared with the Separate Financial Statements as at 31 December 2025.

The Condensed Separate Interim Financial Statements were prepared as at and for six-month period ending 30 June 2026. The Company was incorporated on 12 May 2025, therefore, comparative information in the Condensed Separate Interim Statement of Comprehensive Income, Condensed Separate Interim Statement of Cash Flows and Condensed Separate Interim Statement of Changes in Equity are prepared for the period from 12 May 2025 until the 30 June 2025. As a result, information in these statements might not be fully comparable.

The preparation of financial statements in conformity with IFRS Accounting standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies (for further information refer to Note 2.4 Use of estimates and judgements).

2.1.1 Going concern

In six- month period ended 30 June 2026, the Company incurred loss amounting to CZK (4 306) thousand (loss of CZK (3) thousand in six- month period ended 30 June 2025). As at 30 June 2026, the Company has a positive equity position of CZK 6 484 thousand (positive equity position of CZK 10 790 thousand as at 31 December 2025). As at 30 June 2026, current assets of the Company exceed its current liabilities by CZK 24 942 thousand (31 December 2025: current assets of the Company exceed its current liabilities by CZK 21 123 thousand).

The Condensed Separate Interim Financial Statements have been prepared on a going concern basis.

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

2 Basis of preparation (continued)

2.1.2. Operating environment

The current economic situation remains sensitive to geopolitical developments around the world. The impact on financial and commodity markets, supply chains and key macroeconomic indicators impacting business, such as inflation rates, interest rate levels, currency rates volatility and others, is still significant. The Company's management has assessed the impact of the current economic situation on its business and has reached the following conclusion: Based on currently publicly available information and the Company's existing key performance indicators, the Company's management does not anticipate any immediate significant negative impact of the current economic situation on the Company, its operations, financial position, or financial results.

The current economic situation is also significantly affected by actions taken to reduce the overall environmental impact of the business of the Group, taking into account the whole life cycle of the projects. The Group, starting with project development, chooses the optimum site location not only to avoid harmful impact of the environment but also to protect and revitalize the area's biodiversity and mitigate the greenhouse gas emissions through the choice of design, material and technologies. The Group focuses on deploying low-carbon technologies across all buildings elements and systems, carbon retention solutions and smart solutions for energy, material and water efficiency. The Group plans to extend the life of buildings by renovating, smart demolition and circularity. The goal is to reduce Group's own carbon footprint as well as the potential impact of climate change on the Group's business. The Group plans to do this by designing low-carbon and resilient buildings that are conducive to combating climate change.

The Company operates in one operating and geographical segment.

2.2 Basis of measurement

These separate financial statements have been prepared under the historical cost convention, i.e. assets and liabilities are measured at historical cost.

2.3 Functional and presentation currency

These separate financial statements are presented in thousands of Czech crowns (CZK), which is the Company's functional currency.

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

2 Basis of preparation (continued)

2.4 Use of estimates and judgements

The preparation of the financial statements in conformity with IFRS Accounting standards requires management to make judgements, estimates and assumptions that affect the application of accounting principles and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Estimates and judgments are continually evaluated and are based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances. Significant judgments relate to the determination of impairment of financial assets (see Note 3.6 of these Condensed Separate Interim Financial Statements) and the determination of fair values of financial assets and liabilities (see Note 4 of these Condensed Separate Interim Financial Statements).

3 Material accounting policies

The Company has applied consistently the accounting policies to all periods presented in these separate financial statements.

3.1 Foreign currency

Transactions in foreign currencies are translated to the Company's functional currency at exchange rates at the dates of the transactions. As at the reporting date, monetary assets and liabilities denominated in foreign currencies are retranslated to the functional currency at the exchange rate valid at the reporting date. Non-monetary assets and liabilities denominated in foreign currencies, which are stated at historical cost, are translated to the functional currency at the foreign exchange rate at the date of the transaction. Foreign currency differences are generally recognized in profit or loss.

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

3 Material accounting policies (continued)

3.2 Financial assets

3.2.1 Loans receivable

Loans are primarily represented by loan contracts with related parties, which are held in the business model to collect contractual cash flows for solely payments of principal and interest (SPPI) criterion. Such assets are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, provided loans are measured at amortized cost using the effective interest method, less any impairment losses.

Finance charges, including premiums receivable on settlement or redemption and direct issue costs, are recognized in profit or loss on an accrual basis using the effective interest method and are added to the carrying amount of the loan provided.

The Company classifies any part of long-term loans that is due within one year from the reporting date, as current.

3.3 Financial liabilities

Non-derivative financial liabilities comprise bonds issued, other loans and borrowings and trade and other payables.

Financial liabilities are initially recognized on the date that they are originated. Such financial liabilities are recognized initially at fair value less any directly attributable transaction costs.

The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled or expire. Subsequent to initial recognition, these financial liabilities are measured at amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the contractual cash flows of the financial liability.

Finance charges, including premiums payable on settlement or redemption and direct issue costs, are recognized in profit or loss on an accrual basis using the effective interest method and are added to the carrying amount of the financial liabilities.

Loans are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

3.4 Cash and cash equivalents

Cash and cash equivalents include deposits held at call with banks.

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

3 Material accounting policies (continued)

3.5 Equity

3.5.1 Share capital and reserves

Ordinary shares

Ordinary shares are stated at their par value.

3.6 Impairment

3.6.1 Financial assets

For loans provided the Company applies a three-stage model for impairment, based on changes in credit quality since initial recognition. A financial instrument that is not credit-impaired on initial recognition is classified in Stage 1. Financial assets in Stage 1 have their ECL measured at an amount equal to the portion of lifetime ECL that results from default events possible within the next 12 months or until contractual maturity, if shorter ("12 Months ECL"). If the Company identifies a significant increase in credit risk ("SICR") since initial recognition, the asset is transferred to Stage 2 and its ECL is measured based on ECL on a lifetime basis, that is, up until contractual maturity, if any ("Lifetime ECL"). Refer below for a description of how the Company determines when a SICR has occurred. If the Company determines that a financial asset is credit-impaired, the asset is transferred to Stage 3 and its ECL is measured as a Lifetime ECL. The consequence of an asset being in Stage 3 is that the entity ceases to recognise interest income based on gross carrying value and applies the asset's effective interest rate to the carrying amount, net of ECL, when calculating interest income. If there is evidence that the SICR criteria are no longer met, the instrument is transferred back to Stage 1.

The Company's definition of credit-impaired assets and definition of default is explained below. The ECLs are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the counterparties to settle the receivables. The Company periodically reviews the development of major macroeconomic indicators (GDP growth, unemployment, property price index, default rates) and assesses the impact of the changes on the credit quality of receivables, e.g. in case the majority of monitored indicators shows an expectation of an economic downturn, the Company downshifts the implied credit ratings. For trade receivables, the Company generally expects forward-looking information will not have an impact on the credit quality due to generally short maturity.

Significant increase in credit risk

The assessment whether or not there has been a significant increase in credit risk ("SICR") since initial recognition is performed on an individual basis by monitoring the triggers stated below. The presumption, being that there have been significant increases in credit risk since initial recognition when financial assets are more than 30 days past due, has not been rebutted.

Significant increase in credit risk is not assessed for financial assets whose credit risk is considered to be low, applying the low credit risk exemption for investment grade financial assets. These are mainly considered to be cash & cash equivalents and receivables from banks, since these assets represent short-term exposures towards investment grade-rated counterparties.

The Company considers a financial instrument to have experienced a SICR when one or more of the following quantitative, qualitative or backstop criteria have been met:

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

3 Material accounting policies (continued)

3.6 Impairment (continued)

3.6.1 Financial assets (continued)

- 30 days past due;
- Significant change in external or intercompany financing costs;
- Available qualitative information, such as an assessment of the state of the underlying project of the financed entity, financial analysis and comparison of the project performance as at reporting date to the initial plan, suggests significant financial or operational difficulties of the borrower

Credit-impaired financial assets and Default

The Company considers a financial asset to be credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired include observable data about the following events:

- 90 days past due;
- significant financial difficulty of the counterparty;
- a breach of contract, such as a default or past due event;
- the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation;
- the disappearance of an active market for that financial asset because of financial difficulties; or
- the purchase or origination of a financial asset at a deep discount that reflects the incurred credit losses.

The Company considers a financial asset to be defaulted if at any point it fulfils the definition of being credit-impaired.

Dock Investments, s.r.o.

Notes to the Condensed Separate Interim Financial Statements

For six- month period ended 30 June 2026

In CZK thousand (TCZK) unless stated otherwise

3 Material accounting policies (continued)

3.6 Impairment (continued)

3.6.1 Financial assets (continued)

Credit risk grading system

For measuring credit risk and grading financial instruments by the amount of credit risk, the Company applies an approach based on risk grades estimated by external international rating agencies (Moody's). External credit ratings are mapped on an internally defined master scale, implied by the borrowing rate and corresponding average yields of externally rated debt securities, with a specified range of probabilities of default as disclosed in the table below:

Master scale credit risk grade	Corresponding ratings of external international rating agencies (Moody's)	Corresponding PD interval	Corresponding Stage
Excellent	AAA to BA1	0.01% – 0.5%	Stage 1 or 2
Good	BA2 to B1	0.51% – 3%	Stage 1 or 2
Satisfactory	B2, B3	3% – 10%	Stage 1 or 2
Special monitoring	CAA1 to CA	10% – 99.9%	Stage 1 or 2
Default	C, D	100%	Stage 3

Each master scale credit risk grade is assigned a specific degree of creditworthiness:

- Excellent – strong credit quality with low expected credit risk;
- Good – adequate credit quality with a moderate credit risk;
- Satisfactory – moderate credit quality with a satisfactory credit risk;
- Special monitoring – facilities that require closer monitoring and remedial management; and
- Default – facilities in which a default has occurred.

The rating models are regularly reviewed by the credit risk specialists, backtested on actual default data and updated, if necessary. Regardless of the method used, the Company regularly validates the accuracy of ratings estimates and appraises the predictive power of the models. For the loan provided by the Company to Crestyl Commercial Investment s.r.o., the Company assigned a B– (B3) rating, which best reflects the cost of financing across the entire Crestyl Group. The rating was determined based on a comparison of the cost of financing with a yield curve broken down by maturity and rating.

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3 Material accounting policies (continued)

3.7 Finance income

Finance income comprises interest income on provided loans and foreign currency gains. Interest income is recognized on a time-proportion basis using the effective interest method. When a receivable is impaired, the Company reduces the carrying amount to its recoverable amount, being the estimated future cash flow discounted at original effective interest rate of the instrument and continues unwinding the discount as interest income. Interest income on impaired loans is recognized using the original effective interest rate.

3.8 Finance expense

Finance expense comprises interest expense on bonds issued and loans received and foreign exchange losses.

Interest expense is recognized on a time-proportion basis using the effective interest method.

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3 Material accounting policies (continued)

3.9 Income tax

Income tax expense comprises current and deferred tax. Income tax expense is recognised in profit or loss except to the extent that they relate to items recognized directly in equity or in other comprehensive income.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

3.10 Adoption of new and revised International Financial Reporting Standards and Interpretations as adopted by the European Union (EU)

- a) **New standards are effective from 1 January 2026 or for annual periods beginning on 1 January 2026, but they do not have a material effect on the Company's financial statements**

Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures - Classification and Measurement of Financial Instruments (Effective date: 1 January 2026)

In May 2024, the IASB issued amendments to the Classification and Measurement of Financial Instruments which amended IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures and they become effective for annual reporting periods beginning on or after January 1, 2026, with earlier application permitted.

Annual Improvements to IFRS Accounting Standards – Volume 11 (Effective date: 1 January 2026)

- IFRS 1 First-time Adoption of International Financial Reporting Standards;
- IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7;
- IFRS 9 Financial Instruments;
- IFRS 10 Consolidated Financial Statements; and
- IAS 7 Statement of Cash flows

The IASB made minor amendments to IFRS 9 Financial Instruments and four other accounting standards. The amendments address a conflict between IFRS 9 and IFRS 15 regarding the initial measurement of trade receivables, and they clarify how lessees should account for the derecognition of lease liabilities under IFRS 9, paragraph 23. Trade receivables without a significant

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financing component should be initially measured according to IFRS 15. When lease liabilities are derecognized, the difference between the carrying amount and the consideration paid is recognized in profit or loss.

b) Standards, interpretations and amendments to published standards that are not yet effective and are relevant for the Company's financial statements, adopted by the EU

IFRS 18 Presentation and Disclosure in Financial Statements (Effective date: 1 January 2027)

The IFRS 18 standard introduces a more structured statement of profit or loss with new categories for operating, investing, and financing activities. Enhanced guidance is provided on the disaggregation of information in financial statements, discouraging the use of 'other' as a label without further detail. Operating profit is now the starting point for the indirect method of presenting cash flows from operating activities, and goodwill must be presented as a separate line item on the balance sheet. Entities must disclose reconciliations for each line item in the statement of profit or loss between the restated amounts under IFRS 18 and the amounts previously presented under IAS 1 in their first annual financial statements prepared after adopting the new standard. Management conducted an advanced implementation analysis of this standard and concluded that the standard, except for the adjusted cash flow format, will not have a significant impact on the Company's financial statements as of the date of initial implementation.

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4 Determination of fair values and accounting classification

The Company applies IFRS 13 as a source of fair value measurement guidance. It defines fair value, establishes a framework for measuring fair value and sets out disclosure requirements for fair value measurements. It also requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices 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 or indirectly (level 2).
- Inputs for the asset or liability that are not based on observable market data (level 3).

Fair values of financial assets and liabilities not measured at fair value are determined using level 2 of fair value measurement hierarchy (except for cash in hand at Level 1).

There were no transfers between levels of fair value measurement hierarchy during the year.

For other financial assets and liabilities, fair value is measured using the discounted cash flows method, whereby the contractual cash flows are discounted by the market discount rate prevailing as at the reporting date, adjusted for relevant risks (such as credit spread and liquidity adjustment for loans) if applicable. Carrying values of financial assets and liabilities (except for bonds issued and loans provided) not measured at fair value are a reasonable approximation of their fair value and therefore are not shown separately in the notes to these financial statements.

Fair value of bonds issued amounts to CZK 1 132 666 thousand as at 30 June 2026 (31 December 2025: CZK 1 164 437 thousand) and was determined using the discounted cash flow method. Contractual cash flows were discounted using market discount rates adjusted for a risk premium based on spreads observed for benchmark government bonds with comparable maturities. This represents level 2 in fair value measurement hierarchy.

Fair value of loans provided amounts to CZK 1 093 372 thousand as at 30 June 2026 (31 December 2025: CZK 1 087 828 thousand). The fair value was determined using the discounted cash flow method. The contractual cash flows were discounted using relevant risk-free yield curves in the respective currencies, adjusted for credit spreads determined at inception as the difference between the contractual interest rate and the corresponding risk-free rate. This represents observable market inputs; therefore, the exposures are categorized as level 2 in fair value measurement hierarchy.

5 Loans receivable

	30/06/2026 (unaudited)	31/12/2025
Non-current	1 102 505	1 107 264
Current	37 746	13 353
Total loans receivable	1 140 251	1 120 617

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Movements on loans receivable can be further analysed as follows:

	30/06/2026 (unaudited)	31/12/2025
Opening balance	1 120 617	-
Loans provided to parent company	-	1 114 209
Interest charged	43 793	13 353
Interest received	(19 400)	-
(Impairment)/Reversal of impairment on loans provided	(4 759)	(6 945)
Balance at the end of the period	1 140 251	1 120 617

The loan was provided in connection with the issuance of bonds – refer to Note 9 Bonds issued.

Terms and conditions of outstanding loan as at 30 June 2026 were as follows:

30 June 2026		Gross carrying amount	Loss allowance	Net carrying amount	Weighted average loss rate	Credit-impaired
12-month ECL	Stage I	1 151 955	(11 704)	1 140 251	1,02%	No
Total		1 151 955	(11 704)	1 140 251		

Borrower	Currency	Nominal interest rate	Effective interest rate	Balance at 30/06/2026	Maturity
Crestyl Commercial Investment s.r.o.	CZK	7,90	7,90	1 140 251	31.10.2030
Total	-	-	-	1 140 251	-

Terms and conditions of outstanding loan as at 31 December 2025 were as follows:

31 December 2025		Gross carrying amount	Loss allowance	Net carrying amount	Weighted average loss rate	Credit-impaired
12-month ECL	Stage I	1 127 562	(6 945)	1 120 617	0,62%	No
Total		1 127 562	(6 945)	1 120 617		

Borrower	Currency	Nominal interest rate	Effective interest rate	Balance at 31/12/2025	Maturity
Crestyl Commercial Investment s.r.o.	CZK	7,05	7,05	1 120 617	31.10.2030
Total	-	-	-	1 120 617	-

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The management has assessed the expected credit losses on loans provided to the parent company as at 30 June 2026 and 31 December 2025. Based on the assessment performed, no indicators of credit impairment were identified and the loans therefore remain subject to 12-month ECL. Given the low assessed risk of default, no impairment allowance except for 12-month ECL allowance has been recognised.

Loan provided to the parent company is not secured and bears fixed interest rate.

Provided loans are subject of bond collateral (refer to Note 9 Bonds issued).

6 Trade and other receivables

The Company has no trade and other receivables as at 30 June 2026.

As at 31 December 2025, trade and other receivables comprise of short-term receivable from the parent company arising in connection with the increase in other capital funds in 2025 in the amount of CZK 20 000 thousand.

The management has assessed and did not identify any expected credit risk for this receivable as at 31 December 2025. The management assessed that there is no need to create impairment allowance for this receivable due to very low risk of non – repayment.

Trade and other receivables are subject of bond collateral (refer to Note 9 Bonds issued).

7 Cash and cash equivalents

Cash and cash equivalents comprise of cash deposits held with reputable banks.

	30/06/2026 (unaudited)	31/12/2025
Bank balances	1 861	4 195
Cash and cash equivalents in the statement of financial position	1 861	4 195
Cash and cash equivalents in the statement of cash flows	1 861	4 195

While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial, as the deposits are placed at banks under the supervision of Czech National Bank.

Bank accounts are subject of bond collateral (refer to Note 9 Bonds issued).

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8 Equity

Share Capital

	30/06/2026 (unaudited)	31/12/2025
Authorised issued and fully paid-up shares		
20,000 shares of CZK 1 each	20	20
Total	20	20

All the aforementioned shares in the Company rank equally in all respects.

Accumulated profits/ (losses)

Accumulated profits/(losses) as at 30 June 2026 represent accumulated losses of CZK (13 536) thousand. No dividends were declared or distributed during the period.

Other capital funds

Other capital funds in the amount of CZK 20 000 thousand were created based on the decision of the parent company in 2025.

9 Bonds issued

	30/06/2026 (unaudited)	31/12/2025
Nominal value of bonds issued	1 150 000	1 150 000
Transaction cost related to issue of bonds	(33 626)	(33 626)
Accrued interest	17 613	14 689
Total	1 133 987	1 131 063
Out of which current	13 129	13 567
Out of which non-current	1 120 858	1 117 496

On 30 October 2025 the bonds having a nominal value of CZK 1 150 000 thousand were issued. The maturity of the bonds is October 31, 2030. Bonds bear fixed interest rate 6,85 % p.a. Interest is repayable semi-annually. The effective interest rate is 7,43% p.a.

The proceeds from the issuance of these bonds amounted to CZK 1 150 000 thousand without transaction cost related to issue of bonds (CZK 1 118 499 thousand including paid transaction cost related to the issue of bonds) and were primarily used as the loan provided to its parent company Crestyl Commercial Investment s.r.o. with the purpose of repayment of loans received by this company in the amount of EUR 44,4 million.

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The bonds were accepted to trading on the Prague stock-exchange (Rybná 14/682, Prague, Czech Republic) on October 31, 2025. No rating was assigned.

As at 30 June 2026 and 31 December 2025, there was no breach of bonds covenant conditions.

Bonds are secured by the financial guarantee provided by parent company Crestyl Commercial Investment s.r.o. up to the amount of CZK 1 875 000 thousand and by the pledge of the ownership interest in this parent company. Consequently, all assets of the Company are pledged.

Reconciliation of movements of liabilities to cash flows arising from financing activities for the period ended 30 June 2026 (unaudited):

	Bonds issued	Other loans and borrowings	Total
Balance at 1 January 2026	1 131 063	101	1 131 164
Changes from financing cash flows			
Interest paid	(39 388)	-	(39 388)
Proceeds from bonds issued	-	-	-
Drawings of loans and borrowing	-	-	-
Total changes from financing cash flows	(39 388)	-	(39 388)
Other changes			
Interest expense	42 312	4	42 316
Unpaid transactions costs	-	-	-
Total liability-related other changes	42 312	4	42 316
Balance at 30 June 2026	1 133 987	105	1 134 092

Reconciliation of movements of liabilities to cash flows arising from financing activities for the period ended 31 December 2025:

	Bonds issued	Other loans and borrowings	Total
Balance at 12 May 2025	-	-	-
Changes from financing cash flows			
Proceeds from bonds issued	1 118 499	-	1 118 499
Drawings of loans and borrowing	-	100	100
Total changes from financing cash flows	1 118 499	100	1 118 599
Other changes			
Interest expense	14 689	1	14 690
Unpaid transactions costs	(2 125)	-	(2 125)
Total liability-related other changes	12 564	1	12 565
Balance at 31 December 2025	1 131 063	101	1 131 164

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10 Other loans and borrowings

	30/06/2026 (unaudited)	31/12/2025
Non-current	105	101
Total other loans and borrowings	105	101

Terms and conditions of outstanding loan as at 30 June 2026 were as follows:

Lender	Currency	Nominal interest rate	Effective interest rate	Balance at 30/06/2026	Maturity
Crestyl Commercial Investment s.r.o.	CZK	7,25	7,25	105	31.12.2028
Total	-	-	-	105	-

Terms and conditions of outstanding loan as at 31 December 2025 were as follows:

Lender	Currency	Nominal interest rate	Effective interest rate	Balance at 31/12/2025	Maturity
Crestyl Commercial Investment s.r.o.	CZK	7,25	7,25	101	31.12.2028
Total	-	-	-	101	-

Loan is not secured and bears fixed interest rate. The Company has undrawn loans facilities in the amount of CZK 2 900 thousand.

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11 Trade payables and other liabilities

As at 30 June 2026 and as at 31 December 2025, the Company's trade payables and other liabilities could be summarized as follows:

	30/06/2026 (unaudited)	31/12/2025
Financial liabilities		
Trade payables	891	-
Accrued expenses and estimated payables	645	2 858
Subtotal-financial liabilities	1 536	2 858
Current	1 536	2 858
Total	1 536	2 858

Accrued expenses and trade payables as at 30 June 2026 primarily include payables to auditor (as at 31 December 2025 unpaid transaction costs related to the issuance of bonds in the amount of CZK 2 125 thousand).

12 Operating expense

	For six-month period ended 30 June 2026 (unaudited)	For the period ended 30 June 2025 (unaudited)
Audit fees	616	-
Other fees	378	1
Total	994	1

There were no regular employees employed during the period ended 30 June 2026.

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13 Net finance result

Finance income

	For six- month period ended 30 June 2026 (unaudited)	For period ended 30 June 2025
Interest income from financial assets measured at amortised cost calculated using effective interest rate:		
- related parties	43 793	-
Finance income	43 793	-

Finance expense

	For six- month period ended 30 June 2026 (unaudited)	For period ended 30 June 2025 (unaudited)
Interest expense from financial liabilities measured at amortised cost calculated using effective interest:		
- bonds issued	(42 312)	-
- shareholders	(4)	-
Realised exchange variance	(7)	-
Other finance expenses	(23)	(2)
Finance expense	(42 346)	(2)
Net finance result	1 447	(2)

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14 Taxes

Tax recognised in profit or loss

	For six-month period ended 30 June 2026 (unaudited)	For period ended 30 June 2025
Current tax expense (Income tax at 21%)	-	-
Deferred tax expense	-	-
Tax expense for the period	-	-

Reconciliation of tax expense

	For six-month period ended 30 June 2026 (unaudited)	For period ended 30 June 2025 (unaudited)
(Loss)/Profit before taxation	(4 306)	(3)
(Tax)/ tax credit at the applicable rate of 21%	904	1
Tax effect of:		
Disallowed expenses	(999)	-
Non-taxable income	-	-
Tax expense before utilization of tax losses	(95)	1
Utilization of unrecognised tax losses / Tax credit	95	(1)
Tax expense for the period	-	-

No current or deferred income tax was recognized in the condensed separate interim statement of financial position as at 30 June 2026 and 2025.

Unrecognised deferred tax assets

The Company has unrecognised deferred tax asset resulting from income tax losses in the amount of CZK 385 thousand. Relevant income tax loss will expire in 2030.

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15 Contingencies and commitments

Bank accounts, trade and other receivables and loans provided are subject of bond collateral (refer to Note 9 Bonds issued).

16 Subsequent events

No significant subsequent events occurred after June 30, 2026.