Net Zero Properties S.à r.l.

(formerly known as DWI – Deutsche Wohnimmobilien S.à r.l.)

Unaudited Condensed Consolidated Interim Financial Statements

For the six months ended 30 June 2026 (IAS 34)

Contents

I. Condensed consolidated statement of financial position

as at 30 June 2026 (in kEUR)

Position	Note	30.06.2026	31.12.2025
Non-current assets			
Investment properties	5	1,516,315	1,460,074
Shares in investments	4	4,090	123
Loans to related parties	4	5,762	5,818
Total non-current assets		**1,526,168**	**1,466,015**
Current assets			
Trade receivables	4	5,793	2,748
Other receivables	4	1,805	650
Contract assets	4	57,533	39,043
Cash and cash equivalents		14,876	9,688
Total current assets		**80,007**	**52,129**
TOTAL ASSETS		**1,606,175**	**1,518,144**
EQUITY AND LIABILITIES			
Equity attributable to Net Zero Properties owners and non-controlling interests			
Subscribed capital	8	106	90
Capital reserves	8	15,107	123
Other reserves	8	51,403	44,275
Retained earnings		374,624	364,380
Non-controlling interests		-22	24
Total equity attributable to Net Zero Properties owners and non-controlling interests		**441,219**	**408,892**
Non-current liabilities			
Bank loans and loans from third parties	6	802,788	793,049
Loans from shareholder and indirect shareholder	7	188,876	123,642
Deferred tax liability	11	89,373	83,867
Lease liability heritable building right of land		5,538	5,701
Total borrowings and non-current liabilities		**1,086,576**	**1,006,259**
Current liabilities			
Loans from shareholder and indirect shareholder	7	-	38,083
Trade liabilities		3,653	6,884
Contract liabilities	4	60,596	39,735
Accruals	10	3,006	7,072
Bank loans and loans from third parties	6	6,734	6,113
Other liabilities	4	4,391	5,105
Total current liabilities		**78,381**	**102,992**
TOTAL EQUITY AND LIABILITIES		**1,606,175**	**1,518,144**

The above condensed consolidated interim statement of financial position should be read in conjunction with the accompanying notes.

II. Condensed consolidated statement of comprehensive income

for the six months ended 30 June 2026, by nature of expense (in kEUR)

Position	Note	6M 30.06.2026	6M 30.06.2025
Revenue from property letting	*5*	58,136	38,631
Net gain from fair value adjustments of investment properties	*5*	36,931	211,335
Operating expenses attributable to investment properties	*5*	-43,334	-19,492
Other operating income		664	1,061
Other operating expenses		-4,629	-3,195
Depreciation and amortisation		-657	0
Operating result		**47,110**	**228,339**
Finance income		40	142
Finance expense	*6,7*	-33,724	-23,223
Profit / (loss) before tax		**13,426**	**205,258**
Income taxes	*11*	-3,138	-27,632
Profit / (loss) for the period		**10,288**	**177,626**
Other comprehensive income		-	-
Profit / (loss) attributable to:			
Net Zero Properties's owners		10,334	177,728
Non-controlling interests		*-46*	*-102*
Consolidated net income		***10,288***	***177,626***

The above condensed consolidated interim statement of financial position should be read in conjunction with the accompanying notes.

III. Condensed consolidated statement of changes in equity

for the six months ended 30 June 2026 (in kEUR)

Position	***Sub-scribed capital***	***Capital reserves***	***Other reserves***	***Retained earnings***	***Non-Controlling interests***	***Total equity***
Balance at 1 January 2026	**90**	**123**	**44,275**	**364,380**	**24**	**408,892**
Profit for the period	-	-	-	10,334	-46	10,288
Capital Increase	16	14,984	-		-	15,000
Contribution to the other Reserves	-	-	7,128		-	7,128
Other movements	-	-	-	-90	-	-90
Balance at 30 June 2026	**106**	**15,107**	**51,403**	**374,624**	**-22**	**441,219**

The above condensed consolidated interim statement of financial position should be read in conjunction with the accompanying notes.

for the six months ended 30 June 2025 (in kEUR)

Position	***Sub-scribed capital***	***Capital reserves***	***Other reserves***	***Retained earnings***	***Non-controlling interests***	***Total equity***
Balance at 1 January 2025	**90**	**165**	**21,907**	**174,239**	**-**	**196,401**
Profit for the period	-	-	-	177,728	-102	177,626
Increase of capital reserves	-	927	-	-	-	927
Contribution to the capital reserves	-	29,513	-	-	-	29,513
Other movements	-	-	-	-10	9	-1
Balance at 30 June 2025	**90**	**30,605**	**21,907**	**351,957**	**-93**	**404,466**

The above condensed consolidated interim statement of financial position should be read in conjunction with the accompanying notes.

IV. Condensed consolidated statement of cash flows

for the six months ended 30 June 2026, indirect method (in kEUR)

Position	Note	6M 30.06.2026	6M 30.06.2025
Profit for the period		10,288	177,626
Adjusting for:			
Net income from fair value adjustments of investment properties	5	-36,931	-211,335
Other non-cash expenses		657	
Interest expense – net (excluding non-cash-effective valuation of shareholder loans)		20,448	20,879
Change in working capital		**3,396**	**-11,181**
Increase in trade receivables, contract assets and other assets	4	-22,690	-5,356
Decrease/(Increase) in trade liabilities, contract liabilities, accruals and other liabilities	4	12,850	-8,004
Non-cash-effective valuation shareholder loans	9	13,236	2,179
Income taxes	11	3,138	27,631
Cash flow from operating activities		**997**	**3,620**
Payments for investments in investment properties	5	-19,310	-265,383
Payments for acquisition of shares in investment		-3,912	-1,193
Interest received		40	142
Cash flow from investing activities		**-23,183**	**-266,434**
Proceeds from bank loans, loans from third parties and shareholders		49,439	269,567
Repayments of bank loans and loans from third parties		-3,386	-2,648
Interest paid		-18,679	-15,742
Cash flow from financing activities		**27,374**	**251,176**
Net changes in cash and cash equivalents		**5,188**	**-11,638**
Cash and cash equivalents at the beginning of the period		9,688	42,415
Cash and cash equivalents at the end of the period		**14,876**	**30,777**

The above condensed consolidated interim statement of financial position should be read in conjunction with the accompanying notes.

Explanatory notes to the condensed consolidated interim financial statements

for the six months ended 30 June 2026

1 Basis of preparation and statement of compliance

Net Zero Properties S.à r.l. (formerly known as DWI – Deutsche Wohnimmobilien S.à r.l.) (the "Company", with its subsidiaries the "Group") is a private limited liability company (S.à r.l.) incorporated under Luxembourg law, registered office 2, Rue Gabriel Lippmann, L-5365 Munsbach (RCS Luxembourg B 263.173). The name of the Company was changed to "Net Zero Properties S.à r.l." at the extraordinary shareholders' meeting held on 29 July 2026. The Group holds a portfolio of residential investment properties in Germany.

These condensed consolidated interim financial statements of the Group have been prepared for the six months ended 30 June 2026 applying IAS 34 "Interim Financial Reporting" as adopted by the European Union. The interim report does not include all of the notes normally included in an annual consolidated financial statement. Accordingly, this report should be read in conjunction with the Group's audited consolidated financial statements for the year ended 31 December 2025 (prepared under IFRS as adopted by the EU, authorised for issue on 15 June 2026).

The financial statements are presented in thousands of euro (kEUR), the Group's functional and presentation currency, and have been prepared on a going-concern basis under the historical cost convention except for investment property, which is measured at fair value.

The Group has operated in only one segment since inception: it generates its revenue and holds its assets solely in Germany, rental income within the individual portfolios is generated by a large number of individual tenants with comparable economic characteristics and similar risk profiles, and in H1 2026 no single customer accounted for more than 10% of reported income. The real estate properties are managed as a whole by the highest decision-makers and the Investment Committee based on key figures for the overall portfolio. No income statements broken down by regions, types of use or customer groups are presented to them as the primary basis for resource allocation and performance assessment. Strategic investment and financing decisions are made for the overall portfolio. All properties serve the same business activity, the long-term holding, management and letting of own real estate.

During the preparation of the condensed consolidated interim financial statements for the six-month period ended 30 June 2026, the Group identified a prior period classification error. An amount of EUR 38,330 thousand relating to bank loans and loans from third parties had been incorrectly classified as a current liability instead of a non-current liability as at 31 December 2025. This constitutes a prior period error and has been corrected retrospectively in accordance with IAS 8. The comparative information as at 31 December 2025 presented in the condensed consolidated statement of financial position as at 30 June 2026 has been restated accordingly.

As a result of the reclassification, non-current bank loans and loans from third parties as at 31 December 2025 increased from EUR 754,719 thousand to EUR 793,049 thousand, while current bank loans and loans from third parties as at 31 December 2025 decreased from EUR 44,443 thousand to EUR 6,113 thousand.

The reclassification also affected other line items in the consolidated statement of financial position as at 31 December 2025. Total borrowings and non-current liabilities increased from EUR 967,930 thousand to EUR 1,006,259 thousand, while total current liabilities decreased from EUR 141,322 thousand to EUR 102,992 thousand.

In addition, tax liabilities previously presented separately under current liabilities are now included within other liabilities under current liabilities in the condensed consolidated statement of financial position as at 30 June 2026. Consequently, other liabilities as at 31 December 2025 increased from EUR 4,481 thousand to EUR 5,105 thousand.

These adjustments relate solely to the presentation and classification of liabilities within the consolidated statement of financial position and have no impact on the consolidated statement of comprehensive income, the consolidated statement of cash flows and the consolidated statement of changes in equity. There was no impact on the opening balances as of 1 January 2025.

These interim financial statements were approved by the Board of Managers on 14 August 2026.

2 Accounting policies, new and amended standards

The accounting policies and methods of computation applied are consistent with those of the consolidated financial statements for the year ended 31 December 2025, except for the adoption of new and amended standards effective from 1 January 2026. The amendments to IFRS 9 and IFRS 7 "Amendments to the Classification and Measurement of Financial Instruments" are applied for the first time in this interim period; consistent with the assessment in the FY2025 consolidated financial statements (Note 4), these amendments have no material effect on the Group's classification, measurement or disclosures. The amendments on contracts referencing nature-dependent electricity (IFRS 9 and IFRS 7, effective 2026) are not relevant to the Group. IFRS 19 "Subsidiaries without Public Accountability: Disclosures" (effective 2027) cannot be applied by the Group.

IFRS 18 "Presentation and Disclosure in Financial Statements" (effective 2027) is being assessed. IFRS 18 introduces fundamental changes to financial reporting: the standard requires the presentation of mandatory subtotals in the statement of profit or loss, provides more specific guidance on the classification of income and expenses, and introduces new requirements for the aggregation and disaggregation of line items. In addition, certain accounting policy choices in the statement of cash flows will be eliminated. Furthermore, the disclosure requirements for entity-specific performance measures, so-called management-defined performance measures (MPMs), will be expanded and detailed reconciliations will be required in the future. Overall, the new requirements are intended to enhance the transparency and comparability of financial reporting.

IFRS 18 also restructures the statement of profit or loss. In the future it must be presented using the following categories: operating profit or loss, investing category, financing category, income taxes and, where applicable, discontinued operations. While the classification of items within the investing and financing categories is specifically prescribed by the standard, operating profit or loss is defined as a residual category and therefore comprises all income and expenses that cannot be allocated to any other category. The areas affected are currently under review; the Group expects to conclude that its specified main business activity is investing in the investment property portfolio. The review also covers, among other things, the presentation of mandatory subtotals, the classification of cash and cash equivalents, the classification of income and expenses arising from corporate financing, and the mandatory amendments relating to the statement of cash flows.

Furthermore, IFRS 18 defines management-defined performance measures (MPMs) as subtotals used by management to communicate its view of the entity's financial performance in public communications. Additional note disclosures will be required for such measures going forward, in particular detailed reconciliations and separate disclosure of the tax effects and non-controlling interests relating to each reconciling item. The performance measures currently used are being reviewed to assess whether, and to what extent, they qualify as MPMs within the meaning of IFRS 18.

The Group recognizes non-current financial liabilities, which include liabilities to credit institutions and to investors, at their fair value on the day of trading, less the directly attributable transaction costs (this generally corresponds to the acquisition cost). These liabilities are subsequently measured 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 over the period of the borrowings using the effective interest method. The financial liabilities are derecognised when the obligation specified in the contract is extinguished, cancelled or expired.

Income tax for the interim period is recognised on the basis of the estimated weighted-average annual effective tax rate (IAS 34.30(c)).

3 Significant events and transactions in the period

The result for the period is driven by a net fair-value gain on investment property of 36,931 kEUR (Note 5), offset by finance costs of 33,724 kEUR (net finance result -33,684 kEUR) and the related deferred-tax charge, giving a profit for the period of 10,288 kEUR, of which 10,334 kEUR is attributable to Net Zero Properties owners. The substantially higher prior-period gain (30 June 2025: 211,335 kEUR) is the principal reason the comparative period shows a profit attributable to owners of 177,728 kEUR whereas the current period shows a profit attributable to owners of 10,334 kEUR.

The significant transactions in the six months ended 30 June 2026 were:

(i) the admission of Zaga Holdco 1 as a 15.1% shareholder and the related conversion of the preferred share classes (Note 8);
(ii) upon the admission of the new shareholder, the Group was provided with a shareholder loan in the amount of EUR 35 m, which matures on 30 March 2030 and bears interest at a rate of 0.5%;
(iii) in April 2026, the acquisition of a second tranche of the Amber portfolio was successfully closed;
(iv) the first half of 2026 was characterised by increased capital expenditure (CAPEX);
(v) the continued unwinding and reorganisation of the modified shareholder loans, including the transfer to FinCo Opal S.à r.l. (Note 7).
(vi) total revenue increased from 38,631 kEUR to 58,136 kEUR, reflecting the scaling effect of the newly acquired portfolios as well as a reduction in vacancies and an increase in rents.

4 Trade receivables, other current and non-current receivables and liabilities, contract assets and contract liabilities

Trade receivables increased by kEUR 3,045 to kEUR 5,793. Contract assets also increased by kEUR 18,490, from kEUR 39,043 to kEUR 57,533, while contract liabilities increased by kEUR 20,861, from kEUR 39,735 to kEUR 60,596. Financial year 2025 was characterised by the inclusion of the Diamond and Merlion portfolios for 12 months, the Spring and Cologne (ZAR Resi V) portfolios for 9 months, and the Amber and Remscheid (ZAR Resi I) portfolios for one month. As a result, a scaling effect is reflected as at 30 June 2026.

Contract assets primarily comprise service charges to be invoiced to tenants.

Contract Liabilities are composed of prepayments from tenants for service charges. The trade receivables and other current and non-current receivables are listed below:

Position	30.06.2026		31.12.2025	
In kEUR	**non-current**	**current**	**non-current**	**current**
Shares in investments	4,090		123	
Loans to related parties	5,762		5,818	
Trade receivables		5,793		2,748
Other current receivables		1,805		650
Total	**9,852**	**7,598**	**5,941**	**3,398**

The increase in shares in investments is mainly attributable to the contribution to the capital reserve made in a subsidiary. The investment was necessary in connection with the signing that has already taken place, further information in note 14. The other current liabilities of kEUR 4,391 are largely characterised by accounts payable with debit balances.

5 Investment properties

Investment property is measured at fair value, determined by the independent valuer JLL using a discounted cash flow method based on Level 3 inputs. The carrying amount was 1,516,315 kEUR at 30 June 2026 (31 December 2025: 1,460,074 kEUR); the movement of 56,241 kEUR comprises capital expenditure of 19,310 kEUR and a net fair-value gain of 36,931 kEUR recognised in profit or loss for the six-month period. The net gain from fair value adjustments of investment properties of 36,931 kEUR increase in the portfolio value as at 30 June 2026, compared with 31 December 2025, is primarily attributable to the portfolio's positive operating performance (+2.9% NRI and a vacancy reduction of approximately 1.5%). In addition, the following factors had a positive impact on the value development: selected rent increases within the existing portfolio, in accordance with Section 558 of the German Civil Code (BGB), up to the local comparable rent level; the subsidy expiry date for the subsidised clusters occurring six months earlier; and completed PaulTech measures in a further approximately 100 clusters. Furthermore, the portfolio composition changed slightly, as four valuation clusters from the "Amber" sub-portfolio, with a market value of approximately EUR 3.6 m, are now included in the valuation. Excluding the Capex investments and the newly included properties, the value change amounts to only approximately +1.5%, based on a like-for-like increase in NRI of +2.5%. In contrast to the first quarter, an interim revaluation of the portfolio has been recognised at 30 June 2026 (IAS 34.16A, IAS 40, IFRS 13); the net gain from fair value adjustments of investment properties of is the principal reason for the deferred-tax charge in Note 11. The portfolio continues to serve as security for the Group's borrowings and includes right-of-use assets from heritable building rights. The significant unobservable (Level 3) inputs applied at 30 June 2026 are set out below. A sensitivity analysis of the fair value to changes in these inputs, in total and by federal state, is also presented below. The selection of risk parameters and their levels is conducted in a manner typical for the market.

Position in kEUR	**kEUR**
Carrying amount at 1 January 2026	1,460,074
Additions / capital expenditure	19,310
Net gain from fair value adjustments of investment properties	36,931
Carrying amount at 30 June 2026	**1,516,315**

Valuation parameters for investment properties (Level 3) – 30 June 2026

Parameter	Unit	Average	Range
Market rent p.a.	EUR/sqm	8.06	4.79 – 18.80
Discount rate, total	%	4.79	4.00 – 8.25
Capitalisation rate, total	%	3.81	2.65 – 6.65
Stabilised Vacancy rate	%	3.3	0.75 – 16.00

Sensitivity analysis – change in fair value of investment property, 30 June 2026

Scenario	in kEUR	in %
Market rent – 10.0%	(214,406)	-14.1%
Market rent + 10.0%	205,956	13.6%
Discount rate – 0.50 PP	252,757	16.7%
Discount rate + 0.50 PP	(-176,732)	-11.7%
Capitalisation rate – 0.50 PP	166,134	11.0%
Capitalisation rate + 0.50 PP	(129,844)	-8.6%

Sensitivity by federal state – change in fair value in %, 30 June 2026

Federal state	Rent –10%	Rent +10%	Disc. –0.50 PP	Disc. +0.50 PP	Cap. –0.50 PP	Cap. +0.50 PP
Berlin	-12.9%	9.9%	12.7%	-12.4%	12.7%	-8.9%
Brandenburg	-13.4%	12.2%	16.1%	-12.1%	11.3%	-8.5%
Mecklenburg-Vorp.	-14.6%	13.0%	14.6%	-11.1%	9.5%	-8.0%
Niedersachsen	-14.2%	13.3%	13.6%	-10.6%	7.6%	-6.2%
Nordrhein-Westf.	-14.4%	13.8%	17.5%	-11.5%	11.4%	-8.9%
Sachsen	-17.2%	16.7%	14.4%	-11.3%	9.7%	-7.8%
Sachsen-Anhalt	-17.7%	16.4%	12.5%	-10.0%	8.4%	-6.7%
Schleswig-Holstein	-13.0%	13.0%	16.2%	-12.5%	11.0%	-8.6%

Source: JLL valuation report / parameter overview (fair values and sensitivity analysis as at 30.06.2026), provided by management.

Total revenue from property letting was 58,136 kEUR (rental income 37,136 kEUR and rechargeable operating costs / change in work in progress 21,000 kEUR).

Operating expenses attributable to investment properties are mainly composed of ancillary costs, that can be charged to the tenant.

6 Bank loans and loans from third parties

The table below provides an overview of the bank loans and loans from third parties:

in kEUR	30.06.2026	31.12.2025
Bank loans and loans from third parties	809,523	799,162

Bank loans and loans from third parties can be classified into short-term and long-term liabilities as follows as of 30.06.2026:

in kEUR	current	non-current
Bank loans and loans from third parties	6,734	802,788

Loan arrangements with covenants are classified as current or non-current based on compliance requirements that the Group must meet by or before the end of the reporting period. Covenants that need to be fulfilled after the reporting period do not influence the classification of loans at the reporting date.

Bank borrowings have final maturities ranging from 30 November 2027 to 30 October 2028 and bear interest at fixed rates of between 3.70% and 5.09%.

The loan from third parties matures on 30 November 2027 and bears an interest rate of 12.00%.

All interest rates are fixed and therefore no exposure to change of market rates.

The credit facility of the Junior Mezzanine loan of FinCo Diamond, FinCo Merlion, FinCo Spring, FinCo Köln amounts to kEUR 187,980. The carrying amount on 30 June 2025 is kEUR 158,831.

Of the nominal obligations to banks and third parties, kEUR 692,3 are secured by land charges and other collateral (account pledge agreements, assignments, pledges of company shares, mainly composed of the investment properties, see note 13). If payment obligations are not fulfilled, the securities provided are used to satisfy the claims of the banks.

7 Loans from shareholder and indirect shareholder

The table below provides an overview of the liabilities to shareholder and indirect shareholders:

Attegia Holding Ltd.	EUR 60,051,513.48
Marco Zarges	EUR 810,301.89
Net Zero Properties Holding S.A. (formerly known as Net Zero Properties S.A.)	EUR 16,841,570.50

ZAGA Investments S.à r.l. (formerly known as ZAR Investments S.àr.l.)	EUR 620,166.02
ZAGA HoldCo1 S.à r.l.	EUR 35,000,000.00
FinCo Opal S.à r.l.	EUR 123,141,118.95

The Company has shareholder loans (SHL) outstanding as at 30 June 2026, granted by its non-consolidated shareholders (Attegia Holding Ltd., Net Zero Properties Holding S.A., Marco Zarges, ZAGA Investments S.à r.l., ZAGA HoldCo1 S.à r.l.) and a related party, FinCo Opal S.à r.l. All loans are denominated in EUR, carry a uniform nominal interest rate of 0.50 % p.a. and were aligned to a common maturity date of 06 March 2030 or 30 March 2030. The loans are classified as financial liabilities measured at amortised cost in accordance with IFRS 9.4.2.1, with the exception of the modification / initial recognition effects described below, which are recognised at fair value at the respective measurement date.

As the lenders are the Company's shareholders or related parties, the renegotiation was concluded on non-market terms, see note 9.

8 Equity

In March 2026 the Company admitted Zaga Holdco 1, an institutional fund, as a new shareholder. By extraordinary general meeting (notarial deed of Me Marc Elvinger, Ettelbruck, 31 March 2026, no. 24692) the existing 39,500 series A and 10,500 series B preferred shares were first converted into 50,000 ordinary shares and the two preferred classes cancelled; the share capital was then increased by EUR 16,071, from EUR 90,000 (90,000 ordinary shares) to EUR 106,071 (106,071 ordinary shares of EUR 1 nominal each), through the issue of 16,071 new ordinary shares subscribed by Zaga Holdco 1, giving it a 15.1% interest (16,071 of 106,071 shares). The total subscription price of EUR 15,000,000 was allocated EUR 16,071 to subscribed capital and EUR 14,983,929 to share premium. Other reserves increased by 7,128 kEUR to 51,403 kEUR, reflecting the equity component recognised on the below-market modification of the new shareholder loans, net of deferred tax.

Position in kEUR	30.06.2026	31.12.2025
Subscribed capital	106	90
Capital reserves	15,107	123
Other reserves	51,403	44,275
Retained earnings	374,624	364,380
Non-controlling interests	(22)	24
Total equity	**441,219**	**408,892**

Regarding the development of other reserves, reference is made to Note 9.

9 Related party transactions

The group defines related parties as parties which the group directly or indirectly controls through one or more intermediate levels (subsidiary), is directly or indirectly controlled by the company through one or more intermediate levels (parent company) or has a participation in the company that grants it significant influence over the company (associated company).

A natural person is considered a related party if they are a member of key management personnel in the company or its parent company, or a close family member of a member of key management personnel in the company or its parent company. Furthermore, this is a person which controls the company, has a shareholding in the company that grants it significant influence over the company, or is a close family member of a natural person who controls, significantly influences, or jointly manages the company.

At the group, the individual in key positions pursuant to IAS 24 include the member of the Management Board of Net Zero Properties. The director's fees for H1 2026 amounts to kEUR 60. The director's fees paid to the managing director includes the director's fees for all mandates at the group companies, subsidiaries and participating interests. The managing director is not granted any loans or advances.

The Company has shareholder loans (SHL) outstanding as at 30 June 2026, granted by its shareholders (Attegia Holding Ltd., Net Zero Properties Holding S.A., Marco Zarges, ZAGA Investments S. à r.l, ZAGA HoldCo1 S.à r.l.) and a related party, FinCo Opal S.à r.l. All loans are denominated in EUR, carry a uniform nominal interest rate of 0.50 % p.a. and were aligned to a common maturity date of 06 March 2030 or 30 March 2030. The loans are classified as financial liabilities measured at amortised cost in accordance with IFRS 9.4.2.1, except for the modification / initial recognition effects described below, which are recognised at fair value at the respective measurement date.

As the lenders are the Company's shareholders or related parties, the renegotiation was concluded on non-market terms.

Because the counterparties are shareholders acting in their capacity as such, any difference between the carrying amount of the original liability and the fair value of the modified liability is recognised directly in equity (capital reserve) in accordance with IAS 32.AG26 and IFRIC interpretations on shareholder transactions, rather than in profit or loss.

In accordance with IFRS 9.5.1.1 and IFRS 9.5.1.1A, financial liabilities are recognised initially at fair value. Where the transaction price differs from fair value at initial recognition and fair value is evidenced by a valuation technique using only Level 3 inputs (so-called 'Day-1 difference'), IFRS 9.B5.1.2A requires that the difference is deferred unless it qualifies for recognition under another standard.

Because the lenders are shareholders acting in their capacity as such and the below-market interest rate represents a capital contribution rather than a financing income, management has concluded that the Day-1 difference is to be recognised directly in equity (capital reserve) under IAS 32.AG26. This treatment is consistent with the accounting applied to the modified existing loans.

10 Accruals

Accruals amounted to 3,006 kEUR at 30 June 2026 (31 December 2025: 7,072 kEUR), a net decrease of 4,066 kEUR reflecting the utilisation / release of existing accruals. Accordingly, no new or unusual item arises under IAS 34.16A(c).

Position in kEUR	30.06.2026	31.12.2025
Accruals	3,006	7,072

11 Income taxes

Income tax for the interim period is recognised on the basis of the estimated weighted-average annual effective tax rate expected for the full financial year, applied to the pre-tax result (IAS 34.30(c) / B12). The estimated annual effective tax rate applied is 15.825%, corresponding to the German statutory rate (corporate income tax of 15.0% plus the 5.5% solidarity surcharge thereon); the principal statutory rates in the Group are 15.825% (Germany) and 23.87% (Luxembourg). Income tax expense for the six months ended 30 June 2026 was 3,138 kEUR and other taxes were 2,224 kEUR; the income-tax charge is substantially deferred (no income taxes were paid in the period).

Deferred tax liabilities, which arise mainly on the fair value measurement of investment property, were 89,373 kEUR at 30 June 2026 (31 December 2025: 83,867 kEUR). The increase of 5,506 kEUR comprises 3,137 kEUR recognised in profit or loss – principally deferred tax on the interim net gain from fair value adjustments of investment properties (Note 5) and on other IFRS measurement adjustments – and 2,369 kEUR recognised directly in equity, being the deferred tax on the new shareholder loans. The OECD Pillar Two model rules are not applicable to the Group, as revenue is below EUR 750 million.

Position in kEUR	6M 30.06.2026	6M 30.06.2025
Income taxes (P&L)	(3,138)	(27,632)
Other taxes (P&L)	(2,224)	(654)

Deferred tax liability – movement

Position in kEUR	kEUR
Opening (31.12.2025)	**83,867**
Recognised in P&L (deferred tax on IP fair-value gain and other IFRS adjustments)	3,137
Recognised in equity (new SHL)	2,368
Closing (30.06.2026)	**89,373**

12 Financial instruments and fair value hierarchy

Financial assets and liabilities are measured at amortised cost, except where stated otherwise. The carrying amounts of trade and other receivables, contract assets, cash and cash equivalents and trade payables approximate their fair values. Bank loans and loans from third parties and loans from shareholder and indirect shareholder are classified within Level 2 of the fair value hierarchy; investment property is measured at fair value within Level 3 (Note 5). There were no transfers between fair value levels during the period.

The loans from shareholder and indirect shareholder are measured at amortised cost using the market effective interest rate of 7.947% established on the below-market modification; their carrying amount was 188,876 kEUR at 30 June 2026 (31 December 2025: 161,725 kEUR). Bank loans and loans from third parties are measured at amortised cost. The additional disclosure of their fair values at 30 June 2026 have been determined on a discounted-cash-flow basis (Level 2) and amount to 803,480 kEUR.

The comparative carrying amounts and fair values disclosed at 31 December 2025 are set out below, alongside the carrying and fair values at 30 June 2026

Position in kEUR	Carrying amount 31.12.2025	Fair value 31.12.2025	Carrying amount 30.06.2026	Fair value 30.06.2026
Bank loans and loans from third parties (Level 2)	799,162	772,083	809,522	803,480
Loans from shareholder and indirect shareholder (Level 2)	161,725	153,149	188,876	188,876

For Net Zero Properties S.à r.l. (formerly known as DWI – Deutsche Wohnimmobilien S.à r.l.) as the borrower, it is assumed that its credit quality characteristics are fundamentally comparable to those of its subsidiaries PropCo1 Merlion S.à r.l. and PropCo1 Diamond S.à r.l.

Implicit ratings were derived for the senior facilities of Senior Diamond IFRS and Senior Merlion IFRS with LBBW based on their respective contractual loan terms. The resulting ratings range between Bloomberg rating classes BB and BB- and were combined on a nominal-weighted basis to derive a theoretical hybrid rating for Net Zero Properties S.à r.l. (formerly known as DWI – Deutsche Wohnimmobilien S.à r.l.).

This synthetic rating was used to determine a market-based discount rate for the shareholder loans. Given the materially different collateral profiles of the shareholder loans compared with the LBBW facilities, the derived rate was adjusted by the spread established at loan inception. In line with the approach applied in the fair value determination of the shareholder loans in prior years, it is assumed that the rate of 9% originally agreed as at 06.06.2024 for the loan "Attegia - DWI 5.9 Mio." was at arm's length at that time. Changes in the interest rate level between 06.06.2024 and the contract date of the loans considered here have been taken into account.

13 Contingencies and commitments

Apart from the security provided over investment property and rental income in respect of the Group's borrowings, there were no contingent liabilities and no other financial obligations at 30 June 2026, consistent with 31 December 2025 (FY2025 Notes 28 and 29). Of the nominal bank and third-party obligations, kEUR 692,300 were secured by land charges and other collateral (account pledge agreements, assignments and pledges of company shares), principally the investment properties. The security position is unchanged from 31 December 2025 (see Notes 5 and 6). There are no further contingent liabilities, in particular no guarantees or rental guarantees in connection with the acquisition of the new residential portfolio signed on 2 June 2026 (Note 14), and there were no capital or purchase commitments relating to the property portfolio at the interim reporting date (IAS 34.16A(j)).

14 Events after the reporting period

On 2 June 2026 there was a signing of an agreement to acquire 89.9% of the shares in a property-holding company that owns a portfolio of 43 residential properties in seven cities in Northern Germany, with a total lettable area of approximately 57,779 sqm, for a purchase price of approximately EUR 72,6m, with closing planned for 31 August 2026. The acquisition will strengthen the Group's portfolio in Northern Germany.