

Emma Finance CZ a.s.

Half Year Financial Report

for the six-month period ended 30 June 2026

Date: 29 September, 2026

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Appendix 1 – Condensed Interim Financial statements for six-month period ended 30 June 2026

In accordance with the provisions of Section 119 of Act No. 256/2004 Coll., on Capital Market Undertakings, as amended (hereinafter referred to as the “**Capital Market Undertakings Act**”), the Company is required to prepare an half year financial report for the six-month period ended 30 June 2026.

This Half Year Financial Report has not been audited or reviewed by an independent auditor.

1. Company characteristics

Emma Finance CZ a.s., a joint-stock company established under the laws of the Czech Republic, with its registered office at Na Zátorce 672/24, Bubeneč, 160 00 Prague 6, Czech Republic, ID No.: 231 17 311, registered in the Commercial Register maintained by the Municipal Court in Prague, file number B 29611 (hereinafter referred to as the “**Company**”). The Company was established on March 28, 2025 for the purpose of issuing publicly tradable bonds and subsequently providing intra-group financing.

The Company was established primarily for the purpose of obtaining external financing for the business activities of EMMA ALPHA HOLDING LTD (hereinafter referred to as the “**Group**”) as a whole. For this reason, it is significantly dependent on the income from loans and borrowings it provides to other companies in the Group and on the interest thereon. If the Group as a whole fails to achieve results sufficient to at least cover its debts, this would have a significant impact on the Company's income and its ability to meet its obligations. The Company does not normally engage in any activities other than these activities.

Statutory body

The statutory body of the Company is the Board of Directors. The sole member of the Board of Directors is Ing. Radka Blažková.

Audit Committee

The Audit Committee is an advisory body to the Company's Supervisory Board. The members of the Audit Committee are Pavel Cesnek, Radomír Stružinský and Pavel Horák.

Share capital, Company share, and sole shareholder

The Company's share capital of CZK 2,000,000 (in words: two million Czech korunas) represents a 100% share in the Company, which is owned by the Company's sole shareholder, EMMA ALPHA HOLDING LTD, Themistokli Dervi 48, Athienitis Centennial Building, Republic of Cyprus (hereinafter referred to as the “**Sole Shareholder**” or “**Guarantor**”). EMMA ALPHA HOLDING LTD is controlled by EMMA CAPITAL LIMITED. The ultimate beneficial owner is Mr. Jiří Šmejč.

2. Developments in 2026

2.1 Overview of significant events

The Company continued to fulfill the purpose for which it was established on March 28, 2025, relating to the issuance of publicly traded bonds.

The Company is a public interest entity within the meaning of Section 1a in conjunction with Section 19a of Act No. 563/1991 Coll., on Accounting (hereinafter the “Accounting Act”).

On July 10, 2025, the Company issued 250,000 bonds in book-entry form registered with Centrální depozitář cenných papírů, a.s., ID No.: 250 81 489, with its registered office at Rybná 682/14, Staré město, 110 00 Prague 1, registered in the Commercial Register maintained by the Municipal Court in Prague, Section B, File 4308, with a total nominal value of CZK 2,500,000,000 (the nominal value of one bond is CZK 10,000). Centrální depozitář cenných papírů, a.s. assigned ISIN CZ0003573842 to the bonds.

On February 27, 2026, the Company issued 200,000 bonds in book-entry form registered with Centrální depozitář cenných papírů, a.s., ID No.: 250 81 489, with its registered office at Rybná 682/14, Staré město, 110 00 Prague 1, registered in the Commercial Register maintained by the Municipal Court in Prague, Section B, File 4308, with a total nominal value of CZK 2,000,000,000 (the nominal value of one bond is CZK 10,000). Centrální depozitář cenných papírů, a.s. assigned ISIN CZ0003580300 to the bonds.

The bonds are traded on the Burza cenných papírů Praha, a.s., ID No.: 471 15 629, with its registered office in Prague 1, Rybná 14/682, registered in the Commercial Register maintained by the Municipal Court in Prague, Section B, File 1773, under the designation EMMA FINCZ 6.00/30 and EMMA FINCZ 6,35/31.

The proceeds from the bond issue were used to provide an interest-bearing loan to Emma Alpha Holding LTD based on a loan agreement dated July 10, 2025 and February 26, 2026.

On January 29, 2026, the Company published on its website a certificate on the LTV ratio, which contained information that this ratio was in compliance with the Note Programme and its terms and conditions.

2.2 Business and economic activities

During the relevant period, the company issued bonds and provided a loan to a related party; see sections 4.1 and 5 of the notes to the company's financial statements.

3. Significant events after the balance sheet date

On July 10, 2026, the Company made a regular bond interest payout in amount of TCZK 75 000 in connection with the EMMA FINCZ 6.00/30 bonds.

On August 27, 2026, the Company made a regular bond interest payout in amount of TCZK 63 500 in connection with the EMMA FINCZ 6,35/31 bonds.

On September 25, 2026, the Company issued 330,000 bonds in book-entry form registered with Centrální depozitář cenných papírů, a.s., ID No.: 250 81 489, with its registered office at Rybná 682/14, Staré město, 110 00 Prague 1, registered in the Commercial Register maintained by the Municipal Court in Prague, Section B, File 4308, with a total nominal value of CZK 3,300,000,000 (the nominal value of one bond is CZK 10,000). Centrální depozitář cenných papírů, a.s. assigned ISIN CZ0003586562 to the bonds.

The proceeds from the bond issue were used to provide an interest-bearing loan to Emma Alpha Holding LTD based on a loan agreement dated September 24, 2026.

4. Expected development of the Company's activities in second half of 2026

In the coming period, the Company will continue its current activities in accordance with its registered business purpose and the purpose for which it was established – financing the group. The Company does not currently intend to issue any additional bonds before the end of the financial year. The Company's results will be primarily affected by interest income from loans granted and costs related to bonds issued.

5. The Company's research and development activities

In 2026, the Company did not engage in any research and development activities.

6. Purchase of own shares

The Company did not acquire any of its own shares.

7. Environmental, social, and corporate sustainability (ESG)

The Company does not pursue sustainability objectives in the environmental or social areas or in the area of corporate governance in accordance with Regulation (EU) 2019/2088 of the European Parliament and of the Council of November 27, 2019 on sustainability-related disclosures in the financial services sector. Sustainability risks are assessed individually (where relevant) taking into account the significance, development of the risk over time for the investment strategy, market trends, and the Company's individual assets.

8. The Company's activities in the area of environmental protection and labor relations

8.1 Environmental protection

The Company complies with all environmental protection laws and regulations and adheres to applicable legal requirements.

8.2 Labor relations

As of June 30, 2026, the Company had no employees.

9. Branch or other business representation abroad

The Company has no organizational branch or other part of the business abroad.

10. Remuneration of auditors

The Company's auditor in 2026 and 2025 was Ernst & Young Audit, s.r.o., registration number 401.

The costs charged by the auditor are listed below:

	For the period from January 1 to June 30, 2026 TCZK	For the period from March 28 to June 30, 2025 TCZK
Audit of interim financial statements as of April 30, 2025	-	288
Audit of financial statements and annual report for 2026	283	-
Other remuneration	-	-

11. Main risks and uncertainties

The main risks and uncertainties that the Company may face are listed below:

Risk of the Company and the Guarantor

The Company is a financing company with a limited history of operations, which was established for the purpose of issuing bonds and subsequently providing intra-group financing. The Company's ability to meet its debt obligations, including bonds, depends primarily on the operating results and financial condition of the Guarantor and its Group companies, as its sole source of income will be the repayment of loans provided by the Company to other Group companies.

Risk related to the Group

The Sole Shareholder is dependent on the success of the businesses of the companies it directly or indirectly controls. The Group may not be able to successfully implement its business strategy and capital expenditure plans. In the future, the Group may engage in significant acquisitions, and there is a risk that it will not be able to successfully integrate and manage the acquired entities and that the business may not generate the expected synergies, growth opportunities, and other expected benefits, or that unexpected costs may arise in connection with these additions or acquisitions. Other risks relate to credit risk (if debtors fail to meet their payment obligations), liquidity risk (the Group will not have sufficient resources to cover its debts), interest rate risk (increased financial costs due to more expensive external capital), and the Group's indebtedness.

Risks related to the Group's business segments

Each segment of the Group has its own specific risks. Regulatory risk, the risk of changes or potential loss of licenses to operate the Group's business activities, primarily concerns the energy, gaming and sports betting, and medical equipment distribution segments. Risks related to the workforce relate to the logistics segment, which is dependent on a sufficient number of employees.

Risk related to the existence of a security agent

The rights arising from the security will be exercised by a security agent; another risk relates to the appointment or replacement of the security agent.

Risk related to bonds

Like any other monetary debt, bonds are subject to the risk of non-payment. Under certain circumstances, the relevant issuer may be unable to pay interest on the bonds and the value of the bonds to the holder upon redemption may be less than their initial investment; under certain circumstances, the bonds may even be worthless.

Risk related to the macroeconomic and geopolitical environment

The war in Ukraine and related sanctions, tensions in Moldova and the Transnistria region, and the conflict between the US and Iran continue to generate significant uncertainty for the global economy, particularly for energy and commodity prices. The Company itself, as a pure financing vehicle with no employees or operations, has no direct exposure to these conflicts or to any sanctioned jurisdiction. As at the date of this report, no direct impact on the Company has been identified, and no Company-specific mitigating measures have therefore been taken.

12. Statement on Risk Management and Corporate Governance

Information pursuant to Section 118(4)(a), (b) and (c) of the Capital Market Undertakings Act

The Company was established for the purpose of issuing bonds and subsequently providing intra-group financing. The Company is not formally governed by any corporate governance code, but fully complies with the standards of the EMMA ALPHA HOLDING LTD financial group.

The company also complies with all provisions of Czech law that apply to it, in particular Act No. 90/2012 Coll., on Business Corporations (hereinafter referred to as the “Companies Act”), or the Capital Market Undertakings Act.

The company monitors and evaluates the risks to which it is exposed and takes steps to minimize them.

Information pursuant to Section 118(4)(d) of the Capital Market Undertakings Act

The internal control system includes control mechanisms created within the Company. It is a process implemented and fully managed by the Company's statutory body. It is designed to enable the assessment, regular monitoring, and minimization of risks to which the Company is exposed. The internal control system is designed to provide the Company's management with reasonable assurance regarding the functionality, efficiency, and effectiveness of operations, the reliability of internal management and control, and full compliance with applicable laws and regulations.

The Company's statutory body ensures that the prescribed records and accounts are kept in accordance with the laws of the Czech Republic.

Information pursuant to Section 118(4)(e) of the Capital Market Undertakings Act

The Company's statutory body declares that this obligation does not apply to the preparation of the Company's half year financial report for the six-month period ended June 30, 2026, as the Company has not issued shares or similar securities representing an interest in the Company, but bonds.

The statutory body further states that all necessary information regarding the issued bonds is available on the Company's website below, where, for example, information on the terms and conditions of the bond issue, the bond prospectus, or a presentation about the group can be found.

<https://www.emmacapital.cz/cs/povinna-oznameni>

12. Statement on risk management and corporate governance (continued)

Information pursuant to Section 118(4)(f) and (g) of the Capital Market Undertakings Act

GENERAL MEETING

The General Meeting is the highest body of the Company. The powers of the General Meeting include decisions and facts granted to it, in particular, under Section 421(2) of the Companies Act and the Company's articles of association.

The powers of the General Meeting include, in particular:

- a) decisions to amend the articles of association, where so provided in the articles of association or by law, unless it is an amendment resulting from an increase of the registered capital by a duly authorised board of directors or an amendment occurring on the bases of other legal facts,
- b) decision to change the amount of the registered capital and to authorise the Board of Directors to increase the registered capital,
- c) decision to allow the possibility to set off a pecuniary receivable towards the Company against a receivable from the payment of the issue price,
- d) decision to issue convertible or preferential bonds,
- e) appointment and recall of members of the board of directors and approval of their executive service agreement and other services pursuant to Section 61 of the Companies Act,
- f) appointment and recall of substitute members of the board of directors, with the proviso that if more than one substitute is appointed, the general meeting must determine the order in which the substitutes will take up the vacant position of a member of the board of directors,
- g) appointment and recall of members of the supervisory body and approval of their executive service agreement and other services pursuant to Section 61 of the Companies Act,
- h) appointment and recall of substitute members of the supervisory board, with the proviso that if more than one substitute is appointed, the general meeting must determine the order in which the substitutes will take up the vacant position of a member of the board of directors,
- i) approval of ordinary, extraordinary, or consolidated financial statements as well as, where their preparation is required under another legal regulation, of interim financial statements;
- j) decision to distribute profit or other own resources, or to cover the losses,
- k) decision to file an application to have the Company's participating securities admitted for trading on a European regulated market or to exclude such securities from trading on European regulated market,
- l) decisions to dissolve the Company with liquidation,
- m) appointment and recall of a liquidator and approval of their executive service agreement and other services pursuant to Section 61 of the Companies Act,
- n) approval of the final report on the course of liquidation and the proposal distribution of the liquidation balance,
- o) approval of the transfer or pledge of an enterprise or such part thereof that would imply a significant change of the existing structure of the enterprise or a significant change of the existing structure of the enterprise or a significant change in the objects or activity of the Company,
- p) decision to assume the effects of actions taken on behalf of the Company before its incorporation,
- q) approval of silent partnership agreements and other agreements establishing the right to a share in the profits or other own resources of the Company,

12. Statement on Risk Management and Corporate Governance (continued)

- r) decisions on the transformation of the company, unless the law governing the transformation of commercial companies and cooperatives provides otherwise,
- s) other decisions that the law or the articles of association entrust to the general meeting.

The Company has a Sole Shareholder who exercises the powers of the general meeting to the extent specified above.

The general meeting is capable of quorum if the shareholders who hold shares with a nominal value exceeding 40% (forty percent) of the Company's share capital are present. The general meeting decides by at least a simple majority of the votes of the shareholders present, unless the articles of association require a higher number of votes. The sole shareholder owns 4 shares in the Company. One share with a nominal value of CZK 500,000 (in words: five hundred thousand Czech korunas) carries one vote.

The sole shareholder of the Company, who makes decisions within the scope of the general meeting, is described in Section 1 of this report, "*Company characteristics*".

BOARD OF DIRECTORS

The statutory body of the Company is the board of directors, which is responsible for the business management of the Company. There is one director acting on behalf of the Company.

The board of directors shall ensure the books are properly kept, and submit ordinary, extraordinary, and, where appropriate, interim financial statements and a proposal on profit for the distribution of profits or other own resources or the settlement of losses to the general meeting for approval.

The board of directors convenes the general meeting, prepares its agenda, and performs other duties stipulated by law.

The directors are elected and dismissed by the general meeting or the Sole Shareholder of the Company. The powers of the director include making decisions on all issues of the Company that are reserved for the directors according to the Company's articles of association, legal regulations or decisions of the general meeting or the Sole Shareholder of the Company, especially the business management of the Company.

The Company has not established principles for the remuneration of its directors. The directors did not receive any cash or non-cash income from the Company in the relevant period of 2025.

A description of the directors is provided in Section 1 of this report, "*Company characteristics*".

Information pursuant to Section 118(4)(h), (i) and (j) of the Capital Market Undertakings Act

The Company's director declares that these requirements do not apply to the preparation of the Company's half year financial report for the six-month period ended June 30, 2026, because the Company does not have an annual total net turnover exceeding CZK 1,200,000,000 as of the balance sheet date, nor does the average number of employees during the accounting period exceeds 250. Thus, the Company cannot exceed at least two thresholds pursuant to Section 1b(3) of the Accounting Act as of the balance sheet date.

The statutory body further states that when filling positions in its bodies, the Company strictly adheres to the principles of non-discrimination and equal treatment and treats all applicants impartially, regardless of their age, gender, religion, ethnic origin, nationality, sexual orientation, disability, beliefs, or worldview, and evaluates them solely on the basis of their abilities and professional skills, so that the bodies are filled with persons whose professional knowledge and experience demonstrate their ability to properly perform the given function. At the same time, the Company's statutory body includes one woman.

Information pursuant to Section 118(5) of the Capital Market Undertakings Act

The Company's statutory body declares that this obligation does not apply to the preparation of the Company's half year financial report for the six-month period ended June 30, 2026, as the Company is not an issuer pursuant to Section 118(1)(a) of the Capital Market Undertakings Act.

12. Statement on Risk Management and Corporate Governance (continued)

SUPERVISORY BOARD

The Supervisory Board is the Company's supervisory body. It supervises the performance of the Board of Directors and the activities of the Company. The Supervisory Board has three members. The term of office of the members of the Supervisory Board is five years. The members of the Supervisory Board are elected and dismissed by the General Meeting. The Supervisory Board elects and dismisses the Chairman of the Supervisory Board from among its members. The Supervisory Board reviews the regular, extraordinary and where applicable, condensed interim financial statements and proposals for the distribution of profits or other own resources or for the settlement of losses, and submits its opinions to the General Meeting.

AUDIT COMMITTEE

Pursuant to Section 44 of Act No. 93/2009 Coll., on Auditors (hereinafter referred to as the “Auditors Act”), the Company, as an issuer of investment securities admitted to trading on a European regulated market, is required to establish an audit committee, as it is a public interest entity.

The Audit Committee was established in accordance with Section 44 of the Auditors Act on the basis of a decision of the Supervisory Board dated October 14, 2025, which adopted the Audit Committee's statutes and rules of procedure. The members of the Audit Committee were appointed on the basis of a decision of the Sole Shareholder dated October 14, 2025.

The activities of the Audit Committee are set out in Sections 44a and 44aa of the Auditors Act, in the Audit Committee Statutes, and in the Rules of Procedure of the Company's Audit Committee. In particular, the Audit Committee:

- (a) monitors the effectiveness of internal control and risk management systems,
- (b) monitors the effectiveness of internal audit and its functional independence (if an internal audit is established),
- (c) monitors the process of preparing financial statements and submits recommendations to the Supervisory Board to ensure the integrity of accounting and financial reporting systems,
- (d) recommends an auditor to the Supervisory Board, providing proper justification for this recommendation,
- (e) assesses the independence of the auditor and the provision of non-audit services to the Company by the auditor; in the event of a conflict of interest, informs the Audit Committee of the Company's Supervisory Board,
- (f) discusses with the auditor the risks threatening its independence and the protective measures taken by the auditor to mitigate these risks,
- (g) monitors the statutory audit process,
- (h) comments on the termination of the statutory audit contract or withdrawal from the statutory audit contract in accordance with the relevant provisions of the Auditors Act,
- (i) assesses whether the audit engagement will be subject to a review of the quality of the audit engagement by another auditor,
- (j) informs the supervisory board of the results of the statutory audit and its findings from monitoring the statutory audit process,
- (k) informs the supervisory board of how the statutory audit contributed to ensuring the integrity of the accounting and financial reporting systems,
- (l) decides on the continuation of the statutory audit by the auditor,
- (m) approves the provision of other non-audit services (may issue instructions regarding the provision of prohibited non-audit services by the auditor),

- (n) approves the report on the conclusions of the selection procedure for the auditor
- (o) performs other duties in accordance with the Auditors Act.

The Audit Committee consists of professionally qualified members, whose identities are listed in Section 1 of this report, "*Company characteristics*". Members of the Audit Committee are entitled to remuneration as specified in their contracts with the Company.

13. Statement by the responsible persons of the issuer (the Company)

The undersigned member of the Company's Board of Directors declares that, to the best of her knowledge, the condensed interim financial statements attached as Appendix 1 to this report, which have been prepared in accordance with applicable accounting standards, give a true and fair view of the assets, liabilities, financial position, and results of operations of the issuer (the Company).

The undersigned further declares that, to the best of her knowledge, the description pursuant to Section 119(2)(b) of the Capital Market Undertakings Act - i.e. the description of important events that occurred during the first 6 months of the accounting period and of their impact on the condensed set of financial statements, together with the description of the principal risks and uncertainties for the remaining 6 months of the accounting period contains a fair overview of the information required under that provisions.

On behalf of **Emma Finance CZ a.s.**

In Prague on 29 September, 2026



Ing. Radka Blažková

Member of the Board of Directors

Emma Finance CZ a.s.

**Condensed Interim Financial statements
for the six-month period ended 30 June 2026**

Prepared in accordance with IAS 34 Interim Financial Reporting as adopted by the European Union.

STATEMENT OF FINANCIAL POSITION

		Unaudited June 30, 2026 TCZK	Audited December 31, 2025 TCZK
	Ref.		
ASSETS			
Non-current assets			
Financial instruments and other financial assets	4.1	4,490,345	2,491,194
<i>Of which from the parent company</i>	4.1	4,490,345	2,491,194
Other assets	4.3	407	255
Total non-current assets		4,490,752	2,491,449
Current assets			
Cash and cash equivalents	4.2	1,193	180
Financial instruments and other financial assets	4.1	120,889	76,473
<i>of which from the parent company</i>	4.1	120,889	76,473
Other assets	4.3	1,829	1,661
Deferred tax asset	4.9	2,028	1,849
Total current assets		125,939	80,163
Total assets		4,616,691	2,571,612
EQUITY AND LIABILITIES			
Equity			
Share capital	4.4	2,000	2,000
Other capital funds	4.4	2,000	2,000
Retained earnings/losses		(4,617)	-
Total comprehensive income for the period		1,966	(4,617)
Total equity		1,349	(617)
Long-term liabilities			
Financial instruments and other financial liabilities	4.6	4,500,000	2,500,000
Total long-term liabilities		4,500,000	2,500,000
Current liabilities			
Financial instruments and other financial liabilities	4.6	114,225	70,834
Trade payables and other liabilities	4.5	416	773
Income tax	4.9	701	622
Total current liabilities		115,342	72,229
Total liabilities		4,615,342	2,572,229
Total equity and liabilities		4,616,691	2,571,612

The notes on pages 2 to 8 form an integral part of these condensed interim financial statements.

STATEMENT OF COMPREHENSIVE INCOME

	Ref.	Unaudited For the six-month ended June 30, 2026 TCZK	Unaudited For the six-month ended June 30, 2025 TCZK
Services and other expenses	4.7	(686)	(328)
Operating loss		(686)	(328)
Financial income	4.8	124,822	-
Financial expenses	4.8	(120,799)	(7)
Provisions for loans granted	4.1	(849)	-
Net finance income/(cost)		3,174	(7)
Profit/(Loss) for the accounting period before tax		2,488	(335)
Income tax	4.9	522	-
Profit/(Loss) for the accounting period after tax		1,966	(335)
Other comprehensive income for the accounting period		-	-
Total comprehensive income for the accounting period		1,966	(335)

The notes on pages 2 to 8 form an integral part of these condensed interim financial statements.

STATEMENT OF CHANGES IN EQUITY

	Ref.	Share capital TCZK	Other capital funds TCZK	Retained earnings TCZK	Total TCZK
Balance as of January 1, 2026	4.4	2,000	2,000	(4,617)	(617)
Total comprehensive income for the accounting period:					
Profit for accounting period		-	-	1,966	1,966
Other capital funds	4.4				
Balance as of June 30, 2026		2,000	2,000	(2,651)	1,349

	Ref.	Share capital TCZK	Other capital funds TCZK	Retained earnings TCZK	Total TCZK
Balance as of March 28, 2025	4.4	2,000	-	-	2,000
Total comprehensive income for the accounting period:					
Loss for accounting period		-	-	(335)	(335)
Other capital funds	4.4				
Balance as of June 30, 2025		2,000	-	(335)	(1,665)

The notes on pages 2 to 8 form an integral part of these condensed interim financial statements.

CASH FLOW STATEMENT

For the six month period ended		January 1 – June 30 2026 TCZK	March 28 – June 30 2025 TCZK
	Ref.		
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit/(Loss) for the accounting period before tax		2,488	(335)
Adjustments for:			
(Reversal of) expected credit losses on loans	4.1	849	-
Net interest expenses		(6,430)	7
Operating profit (loss) before changes in working capital and provisions		(3,093)	(328)
Changes in working capital:			
Change in other assets	4.3	(321)	(370)
Change in trade and other payables	4.5	(357)	504
Cash generated/(used in) operating activities		(3,771)	(194)
Interest paid		(75,000)	
Income tax paid		(622)	
Net cash flow from operating activities		(79,393)	(194)
CASH FLOWS FROM INVESTING ACTIVITIES			
Loan granted to parent company	4.1	(2,000,000)	-
Interests received		80,405	
Net cash flow related to investing activities		(1,919,595)	-
CASH FLOWS FROM FINANCING ACTIVITIES			
Other changes in equity	4.4	-	-
Proceeds from bond issue	4.6	2,000,000	-
Other financial expenses		-	(7)
Net cash flow used in financing activities		2,000,000	(7)
Net increase/decrease in cash and cash equivalents		1,013	(201)
Cash and cash equivalents at the beginning of the accounting period	4.2	180	2,000
Cash and cash equivalents at the end of the accounting period	4.2	1,193	1,799

The notes on pages 2 to 8 form an integral part of these condensed interim financial statements.

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1. General information about the company

Emma Finance CZ a.s., ID No.: 23117311, (hereinafter referred to as the “**Company**”), with its registered office at Na Zátorce 672/24, Bubeneč, 160 00 Prague 6, was entered in the Commercial Register of the Czech Republic on March 28, 2025.

The sole and therefore 100% shareholder of the Company is EMMA ALPHA HOLDING LTD, with its registered office at 1066 Nicosia, Themistokli Dervi 48, Athienitis Centennial Building, 3rd floor, Republic of Cyprus, registration number HE 313347, registered in the Cyprus Commercial Register.

The company was established primarily for the purpose of obtaining external financing for the business activities of EMMA ALPHA HOLDING LTD (hereinafter referred to as the "Group") as a whole. The company does not normally engage in any activities other than these activities.

The Company's business activities:

- Leasing of real estate, apartments, and non-residential premises.

The Company's activities:

- Management of own assets;
- Holding shares and interests in domestic and foreign companies, enterprises, and other entities operating in various fields.

The Company has no employees; all activities are performed on a contractual basis.

Statutory body

The Company is a joint-stock company established and existing under the laws of the Czech Republic.

Members of the Board of Directors	Ing. Radka Blažková (appointed on March 28, 2025)
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Supervisory Board	Ing. Mgr. Pavel Horák (appointed on March 28, 2025) JUDr. Marek Doseděl (appointed on March 28, 2025) Mgr. Radka Hudcová (appointed on March 28, 2025)
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Audit Committee	Ing. Mgr. Pavel Horák (appointed on October 14, 2025) Ing. Radomír Stružinský (appointed on October 14, 2025) Ing. Pavel Cesnek (appointed on October 14, 2025)
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2. Basis for preparing the financial statements

2.1 Basis of measurement

These interim condensed financial statements for the six months ended 30 June 2026 have been prepared in accordance with IAS 34 Interim Financial Reporting, and should be read in conjunction with the Company's last annual financial statements as at end for the year ended 31 December 2025. They do not include all the information required for a complete set of financial statements prepared in accordance the IFRS accounting standards.

However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Company's financial statement and performance since the last annual financial statements.

The Directors consider that there are no material uncertainties that may cause significant doubt over this assumption. They have formed a judgement that there is a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future, and not less than 12 months from the end of the reporting period.

These financial statements are unconsolidated.

These condensed interim financial statements were approved by a member of the company's board of directors on September 29, 2026.

These financial statements are prepared on an accrual basis, whereby transactions and other events are recognized when they occur and recorded in the financial statements for the period to which they relate, provided that the entity continues as a going concern.

The consolidated financial statements for the entire group are prepared by EMMA ALPHA HOLDING LTD, with its registered office at 1066 Nicosia, Themistokli Dervi 48, Athienitis Centennial Building, 3rd floor, Republic of Cyprus.

The accounting period coincides with the calendar year. The condensed interim financial statements have been prepared for the period of six month ending June 30, 2026, and June 30, 2025. The statement of financial position represents balances as of June 30, 2026 and December 31, 2025.

Annual and semi-annual reports are published in electronic form on the company's website www.emmacapital.cz/cs/povinna-oznameni

2.2 Valuation method

The financial statements are prepared on the historical cost basis, except where IFRS requires a different measurement basis. Significant accounting policies and procedures are described in Chapter 3.

2.3 Functional currency and presentation currency

The financial statements are presented in Czech korunas ("CZK"), which is also the Company's functional currency. All financial information in these financial statements has been rounded to the nearest thousand ("TCZK").

2. Basis of preparation of financial statements (continued)

2.4 Use of accounting estimates and assumptions

The preparation of financial statements in accordance with IFRS requires the use of accounting estimates that affect the reported amounts of assets, liabilities, revenues, and expenses. It also requires management to exercise its judgment in the application of accounting policies. As a result, actual results may differ from these estimates.

The estimates and assumptions on which the estimates are based are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of revision and future periods if the revision affects both the current period and future periods.

A number of the Company's accounting policies and disclosures require the measurement of the fair value of both financial and non-financial assets and liabilities. No significant estimates and assumptions were used in measuring the fair value of an asset or liability.

2.5 Accounting standards issued but not yet effective

A number of new accounting standards and amendments to accounting standards are effective for the annual reporting periods beginning after 1 January 2026 and earlier application is permitted. However, the Company has not early adopted any of the forthcoming new or amended accounting standards in preparing these condensed interim financial statements.

3. Material accounting policies and procedures

The accounting policies adopted in the preparation of the interim condensed financial statements are consistent with those followed in the preparation of annual financial statements for the year ended 31 December 2025.

4. Explanatory information

4.1 Financial instruments and other financial assets

	June 30, 2026	December 31, 2025
	TCZK	TCZK
Financial instruments and other financial assets	4,500,000	2,500,000
<i>Of which to parent company</i>	<i>4,500,000</i>	<i>2,500,000</i>
<i>Interest on loan to parent company</i>	<i>120,889</i>	<i>76,473</i>
Provision	(9,655)	(8,806)
	4,611,234	2,567,667

On February 27, 2026, the Company provided a loan to its parent company, EMMA ALPHA HOLDING LTD, in the amount of TCZK 2,000,000 with a fixed annual interest rate of 6.73% and maturity on February 27, 2031. The interest amounted to TCZK 45 727 as of June 30, 2026. The Company recognized an ECL of TCZK 4,266.

On July 10, 2025, the Company provided a loan to its parent company, EMMA ALPHA HOLDING LTD, in the amount of TCZK 2,500,000 with a fixed annual interest rate of 6.38% and maturity on July 10, 2030. The interest amounted TCZK 75,162 as of June 30, 2026 (TCZK 76,473 as of December 31, 2025). The Company recognized an ECL of TCZK 5,389 (TCZK 8,806 as of December 31, 2025).

4.2 Cash and cash equivalents

	June 30, 2026	December 31, 2025
	TCZK	TCZK
Cash and cash equivalents	1,193	180

4.3 Other assets

Current assets mainly represent prepaid expenses related to bond management.

4. Explanatory information (continued)

4.4 Equity

As of June 30, 2026 and December 31, 2025, the Company's share capital of TCZK 2,000 consisted of 4 ordinary shares with a par value of CZK 500,000 each. The share capital was fully paid up.

On August 19, 2025, the sole shareholder decided, based on an agreement, to provide a contribution to the Company's other capital funds in the amount of TCZK 2,000.

4.5 Trade payables and other liabilities

	June 30, 2026	December 31, 2025
	TCZK	TCZK
Trade liabilities	416	773

4.6 Financial instruments and other financial liabilities

	June 30, 2026	December 31, 2025
	TCZK	TCZK
Bond issue	4,500,000	2,500,000
Costs related to bond issuance	-	-
Accrued interest	114,225	70,834
Total	4,614,225	2,570,834

On February 27, 2026, the company issued EMMA FINCZ 6.35/31 bonds with a fixed interest rate of 6,35% p.a., a nominal value of TCZK 2,000,000, and a maturity date of February 27, 2031. Interest expenses related to the bonds issued amounted to TCZK 43,392 for six -month period ended on June 30,2026 .

On July 10, 2025, the company issued EMMA FINCZ 6.00/30 bonds with a fixed interest rate of 6% p.a., a nominal value of TCZK 2,500,000, and a maturity date of July 10, 2030. Interest expenses related to the bonds issued amounted to TCZK 70,833 for six – month period ended on June 30, 2026 (TCZK 70,834 as of December 31, 2025).

These bonds are secured by a guarantee provided by the parent company. In this regard, the company must publish the loan-to-value ratio. As of December 31, 2025, there has been no breach of these conditions.

The fair value of the bonds issued approximates their carrying amount as stated above.

4. Explanatory information (continued)

4.7 Administrative and other expenses

	Six-month ended June 30, 2026	March 28 to June 30, 2025
	TCZK	TCZK
Administrative and other expenses	686	328

Administrative and other expenses mainly comprise accounting, tax, and auditing services.

4.8 Financial income and expenses

	Six-month ended June 30, 2026	March 28 to June 30, 2025
	TCZK	TCZK
Financial income – interest on loans	124,822	-
Financial expenses – interest on bonds	(118,392)	-
Financial expenses – other	(2,407)	(7)
Total	4,023	(7)

Other financial expenses mainly comprise fees related to the issue.

4.9 Income tax

	Six- month ended June 30, 2026	March 28 to June 30, 2025
	TCZK	TCZK
Profit/(Loss) for the accounting period before tax	2,488	(335)
Impact of IFRS 9	849	-
Profit/(Loss) before tax	3,337	(335)
Income tax	(701)	-
Deferred tax	178	-
Total	(522)	-

Current tax includes estimated tax (tax liability) calculated from taxable income for the period from January 1, 2026 to June 30, 2026 using tax rates applicable as of the balance sheet date.

On January 1, 2024, a new law, No. 416/2023 Coll., on supplementary tax for large multinational groups and large domestic groups, came into effect. Based on this new legislation, the Group becomes a supplementary tax payer.

5. Related parties

During the six-month period ended June 30, 2026 and from March 28 to June 30, 2025, members of the company's statutory body did not receive any monetary or non-monetary benefits.

No other transactions with related parties took place other than those described in notes 4.1 and 4.6 above.

	June 30, 2026 TCZK	December 31, 2025 TCZK
Receivable from loan	4,500,000	2,500,000
Receivable from loan interest	120,889	76,473
Liability – space rental	(7)	-
Total	4,620,882	2,576,462

	Six-month ended June 30, 2026 TCZK	March 28 to June 30, 2025 TCZK
Expenses – space rental	(7)	-
Interest income	124,822	-
Total	124,815	-

6. Contingent liabilities

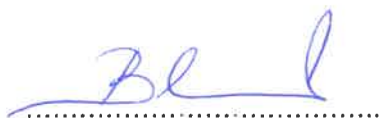
As of June 30, 2026, the Company had no contingent liabilities.

7. Subsequent events

On September 25, 2026, the Company issued 330,000 bonds in book-entry form registered with Centrální depozitář cenných papírů, a.s., ID No.: 250 81 489, with its registered office at Rybná 682/14, Staré město, 110 00 Prague 1, registered in the Commercial Register maintained by the Municipal Court in Prague, Section B, File 4308, with a total nominal value of CZK 3,300,000,000 (the nominal value of one bond is CZK 10,000). Centrální depozitář cenných papírů, a.s. assigned ISIN CZ0003586562 to the bonds.

The proceeds from the bond issue were used to provide an interest-bearing loan to Emma Alpha Holding LTD based on a loan agreement dated September 24, 2026.

Signature of the Company's statutory body



Ing. Radka Blažková

Member of the Board of Directors

Date: 29 September, 2026