

AKROPOLIS GROUP UAB

CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025, PREPARED ACCORDING
TO THE INTERNATIONAL FINANCIAL REPORTING STANDARDS,
AS ADOPTED BY THE EUROPEAN UNION,
PRESENTED TOGETHER WITH INDEPENDENT AUDITOR'S REPORT ON REVIEW OF
CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS

AKROPOLIS

REAL ESTATE DEVELOPMENT & MANAGEMENT COMPANY



AKROPOLIS GROUP UAB
Company code 302533135, Ozo g. 25, Vilnius

**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

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Report on review of condensed consolidated interim financial statements

To the shareholder of AKROPOLIS GROUP UAB

Introduction

We have reviewed the accompanying condensed consolidated interim statement of financial position of AKROPOLIS GROUP UAB and its subsidiaries (the 'Group') as at 30 June 2025 and the related condensed consolidated interim statements of comprehensive income, changes in equity and cash flows for the six-month period then ended, and the notes to the condensed consolidated interim financial statements. Management is responsible for the preparation of these condensed consolidated interim financial statements in accordance International Accounting Standard 34 as adopted by the European Union. Our responsibility is to express a conclusion on these condensed consolidated interim financial statements based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, 'Review of interim financial information performed by the independent auditor of the entity'. A review of condensed consolidated interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed consolidated interim financial statements are not prepared, in all material respects in accordance with International Accounting Standard 34 as adopted by the European Union.

On behalf of PricewaterhouseCoopers UAB

Jurgita Krikščiūnienė
Partner
Auditor's Certificate No. 000495

Vilnius, Republic of Lithuania
15 September 2025

The auditor's electronic signature is used herein to sign only the Independent Auditor's Report



AKROPOLIS GROUP UAB
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CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

CONSOLIDATED CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION

	Notes	At 30 June 2025 EUR'000	At 31 December 2024 EUR'000
ASSETS			
Non-current assets		1 092 991	1 087 049
Property, plant and equipment		2 320	2 210
Investment property	4	1 084 357	1 081 542
Intangible assets		115	80
Right-of-use assets	5	3 475	102
Non-current receivables	4	2 724	3 115
Current assets		267 685	213 346
Inventories		33	29
Amounts receivable and prepayments	6	4 371	5 630
Other current assets	4	1 245	1 625
Cash and cash equivalents		262 036	206 062
TOTAL ASSETS		1 360 676	1 300 395

The accompanying notes form an integral part of these consolidated condensed interim financial statements.

These consolidated condensed interim financial statements were approved and signed on 15 September 2025 by:

Gabrielė Sapon
CEO of AKROPOLIS GROUP
UAB

Ernesta Grikinaitė - Bartkevičė
CFO of AKROPOLIS GROUP
UAB



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FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

CONSOLIDATED CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION

	Notes	At 30 June 2025 EUR'000	At 31 December 2024 EUR'000
EQUITY AND LIABILITIES			
Share capital		31 737	31 737
Legal reserve		3 174	3 174
Share premium		448 096	448 096
Retained earnings		257 950	227 445
Total equity		740 957	710 452
Non-current liabilities			
Borrowings	8	477 017	432 311
Lease liabilities		2 759	50
Deferred income tax liabilities		97 501	103 639
Other non-current payables	9	10 901	10 886
Current liabilities		31 541	43 057
Borrowings	8	10 677	13 006
Lease liabilities		714	53
Income tax liabilities		473	1 137
Trade and other payables	9	19 677	28 861
Total liabilities		619 719	589 943
TOTAL EQUITY AND LIABILITIES		1 360 676	1 300 395

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CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

CONSOLIDATED CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME

	Notes	Six-month period ended 30 June	
		2025	2024
		EUR'000	EUR'000
Rental income	3	46 284	43 922
Service charge income		16 614	16 139
Service charge expenses		(16 628)	(15 463)
RENTAL INCOME, NET		46 270	44 598
Administrative expenses		(2 997)	(2 775)
Other income, net		418	569
Gain on revaluation of investment property	3	776	1 262
OPERATING PROFIT		44 467	43 654
Interest income		1 862	3 197
Interest expenses		(12 088)	(9 036)
PROFIT BEFORE INCOME TAX		34 241	37 815
Income tax expenses		(3 736)	(3 071)
NET PROFIT	3	30 505	34 744
TOTAL COMPREHENSIVE INCOME		30 505	34 744
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:			
Equity holders of the parent		30 505	34 744

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CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

CONSOLIDATED CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium	Legal reserve	Retained earnings	Total
	EUR'000	EUR'000	EUR'000	EUR'000	EUR'000
Balance at 31 December 2023	31 737	448 096	752	238 284	718 869
Transactions with owners:					
Dividends paid	-	-	-	(70 000)	(70 000)
Transfers to reserves	-	-	2 422	(2 422)	-
Total transactions with owners	-	-	2 422	(72 422)	(70 000)
Net profit	-	-	-	34 744	34 744
Total comprehensive income	-	-	-	34 744	34 744
Balance at 30 June 2024	31 737	448 096	3 174	200 606	683 613
Balance at 31 December 2024	31 737	448 096	3 174	227 445	710 452
Net profit	-	-	-	30 505	30 505
Total comprehensive income	-	-	-	30 505	30 505
Balance at 30 June 2025	31 737	448 096	3 174	257 950	740 957

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**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

CONSOLIDATED CONDENSED INTERIM STATEMENT OF CASH FLOWS

	Notes	Six-month period ended 30 June	
		2025 EUR'000	2024 EUR'000
OPERATING ACTIVITIES			
Net profit		30 505	34 744
Adjustments for:			
Income tax expenses		3 736	3 071
Depreciation and amortization		581	439
Write-offs and loss on disposal of PP&E		(2)	(17)
Gain from revaluation of investment property		(776)	(1 262)
Interest income		(1 862)	(3 197)
Interest expenses		12 088	8 362
Cash flows from operating activities before changes in working capital		44 270	42 140
Decrease in receivables, prepayments and other current assets		2 030	3 703
Increase in inventories		(4)	(3)
Decrease in payables		(8 945)	(7 784)
Cash flows generated from operating activities		37 351	38 056
Interest paid		(16 133)	(12 698)
Income tax paid		(10 538)	(8 227)
Net cash flows from/(used in) operating activities		10 680	17 131
INVESTING ACTIVITIES			
Acquisition of PPE, investment property and intangible assets		(2 582)	(7 777)
Interest received		1 862	3 197
Net cash flows from/(used in) investing activities		(720)	(4 580)
FINANCING ACTIVITIES			
Dividends paid	6	-	(70 000)
Redemption of bonds	8	(300 000)	-
New bonds emission	8	350 000	-
Repayments of borrowings	7	(3 986)	(3 986)
Net cash flows from/(used in) financing activities		46 014	(73 986)
Net increase/(decrease) in cash and cash equivalents		55 974	(61 435)
Cash and cash equivalents at the beginning of the year		206 062	224 902
Cash and cash equivalents at the end of the year		262 036	163 467

The accompanying notes form an integral part of these consolidated condensed interim financial statements.

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NOTES TO THE CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS

1. GENERAL INFORMATION

AKROPOLIS GROUP UAB (entity code 302533135) (hereinafter referred to as the "Company") was incorporated on 30 July 2011 in Lithuania as a limited liability company under the Companies Law of Lithuania. Its registered office address is Ozo g. 25, Vilnius, Lithuania.

The sole shareholder of the Company owning 100% of shares is Vilniaus Prekyba UAB, company code 302608755, address: Ozo g. 25, Vilnius. Metodika B.V., address: Parnassusweg 819, 1082 LZ., Amsterdam, operating in the Kingdom of the Netherlands, is the ultimate parent company and Mr Nerijus Numa is the ultimate controlling party.

The Group is comprised of the Company and its subsidiaries (hereinafter collectively referred as "the Group"). During the six-month period ended 30 June 2025 there were no changes in the Group's structure and the Group did not conduct any business combinations.

The Group's main business activity includes the development of real estate owned by the Group and its lease to tenants based on agreements.

The Group's bonds are traded on Euronext Dublin (Ireland) and Nasdaq Vilnius (Lithuania) stock exchanges.

The Company's management authorised for issue these consolidated condensed interim financial statements on 15 September 2025.

2. BASIS OF PREPARATION AND ADOPTION OF NEW AND/OR AMENDED STANDARDS AND INTERPRETATIONS

The principal accounting policies applied in the preparation of these consolidated condensed interim financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended 31 December 2024, except for the recognition of income tax expenses and the adoption of the new standards effective from 1 January 2025. The Group has not early adopted any standards, interpretations or amendments that have been issued but are not yet effective. The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the annual consolidated financial statements of the Group for the year ended 31 December 2024.

Income tax expenses are recognised based on management's estimate of the weighted average effective annual income tax rate to be applied to a full financial year. The estimated weighted average annual income tax rate used for the six-month period ended 30 June 2025 is 10.9%, compared to 8.1% for the six-month period ended 30 June 2024.

a) Basis of preparation

The consolidated condensed interim financial statements for the six-month period ended 30 June 2025 have been prepared in accordance with IAS 34 Interim Financial Reporting and International Financial Reporting Standards (IFRS), as adopted by the European Union (the "EU"). The consolidated condensed interim financial statements do not include all the notes required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2024.

These financial statements are presented in a common currency of the European Union – the euro and have been rounded to the nearest thousand (in thousands of euros). Due to rounding, amounts in these consolidated condensed interim financial statements may not sum up.

b) Adoption of new and/or amended IFRS and interpretations of the International Financial Reporting Interpretations Committee (IFRIC)

1) Standards and amendments to existing standards effective on 1 January 2025.

There are no standards, amendments to standards or interpretations that are effective for annual periods beginning on 1 January 2025 that have a material effect on the financial statements of the Group.

2) New standards, amendments and interpretations that are effective after 1 January 2025 and have not been early adopted.

There is a number of new standards, amendments and interpretations that are effective for annual periods beginning after 1 January 2025, and have not been early adopted in preparing the consolidated financial statements. None of them are expected to have a material effect on the consolidated financial statements of the Group.

**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

3. SEGMENT INFORMATION

During the six-month period ended 30 June 2025 no differences occurred in the basis of the Group's segmentation of operations or in the basis of measurement of segment's net profit (loss).

Six-month period ended 30 June 2025 (EUR'000)	Akropolis Vilnius Lithuania	Akropolis Klaipėda Lithuania	Akropolis Šiauliai Lithuania	Akropole Riga Latvia	Akropole Alfa Latvia	Adjust- ments	Total before IFRS16	Lease incentive (IFRS16) impact	The Group
Gross Leasable Area (GLA)	96 661	60 442	36 145	71 144	71 195				
Revenue	18 970	13 183	6 445	12 587	12 626	281	64 092	(776)	63 316
Rental income	14 355	9 947	4 383	9 200	9 314	(139)	47 060	(776)	46 284
Additional fees income	3 951	2 867	1 814	2 889	3 047	(26)	14 542	-	14 542
Other income	664	369	248	498	265	446	2 490	-	2 490
Property maintenance expenses	(5 274)	(3 950)	(2 351)	(3 595)	(3 429)	(445)	(19 044)	-	(19 044)
Net Operating Income	13 696	9 233	4 094	8 992	9 197	(164)	45 048	-	45 048
EBITDA	13 696	9 233	4 094	8 992	9 197	(164)	45 048	(776)	44 272
NET PROFIT	8 882	7 565	3 199	1 583	8 024	1 252	30 505	-	30 505

Six-month period ended 30 June 2024 (EUR'000)	Akropolis Vilnius Lithuania	Akropolis Klaipėda Lithuania	Akropolis Šiauliai Lithuania	Akropole Riga Latvia	Akropole Alfa Latvia	Adjust- ments	Total before IFRS16	Lease incentive (IFRS16) impact	The Group
Gross Leasable Area (GLA)	96 289	60 621	36 108	71 126	71 430				
Revenue	18 628	12 703	6 178	11 981	12 044	358	61 892	(1 262)	60 630
Rental income	14 031	9 375	4 178	8 822	8 886	(108)	45 184	(1 262)	43 922
Additional fees income	3 924	2 994	1 789	2 644	2 942	(41)	14 252	-	14 252
Other income	673	334	211	515	216	507	2 456	-	2 456
Property maintenance expenses	(5 019)	(3 822)	(2 238)	(3 262)	(3 120)	(338)	(17 799)	-	(17 799)
Net Operating Income	13 609	8 881	3 940	8 719	8 924	20	44 093	-	44 093
EBITDA	13 609	8 881	3 940	8 719	8 924	20	44 093	(1 262)	42 831
NET PROFIT	8 195	7 765	3 258	5 649	5 402	4 475	34 744	-	34 744

**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

Tables below present reconciliation of EBITDA to the net profit for the six-month period ended 30 June 2025 and 30 June 2024.

Six-month period ended 30 June 2025 (EUR'000)	Akropolis Vilnius Lithuania	Akropolis Klaipėda Lithuania	Akropolis Šiauliai Lithuania	Akropole Riga Latvia	Akropole Alfa Latvia	Adjust- ments	Total before IFRS16	Lease incentive (IFRS16) impact	The Group
EBITDA	13 696	9 233	4 094	8 992	9 197	(164)	45 048	(776)	44 272
Gain (loss) from revaluation of investment property	-	-	-	-	-	-	-	776	776
Interest income	144	147	79	183	185	1 124	1 862	-	1 862
Depreciation and amortization	(128)	(122)	(140)	(10)	(120)	(61)	(581)	-	(581)
Interest expense	(3 140)	(269)	(214)	(1 332)	(1 238)	(5 895)	(12 088)	-	(12 088)
Income tax expense	(1 690)	(1 424)	(620)	(6 250)	(1)	6 249	(3 736)	-	(3 736)
Other	-	-	-	(1)	1	-	-	-	-
NET PROFIT	8 882	7 565	3 199	1 582	8 024	1 253	30 505	-	30 505

Six-month period ended 30 June 2024 (EUR'000)	Akropolis Vilnius Lithuania	Akropolis Klaipėda Lithuania	Akropolis Šiauliai Lithuania	Akropole Riga Latvia	Akropole Alfa Latvia	Adjust- ments	Total before IFRS16	Lease incentive (IFRS16) impact	The Group
EBITDA	13 609	8 881	3 940	8 719	8 924	20	44 093	(1 262)	42 831
Gain (loss) from revaluation of investment property	-	-	-	-	-	-	-	1 262	1 262
Interest income	308	314	148	598	330	1 499	3 197	-	3 197
Depreciation and amortization	(91)	(79)	(56)	(21)	(128)	(64)	(439)	-	(439)
Interest expense	(4 228)	(269)	(201)	(1 396)	(1 470)	(1 472)	(9 036)	-	(9 036)
Income tax expense	(1 403)	(1 082)	(574)	(2 250)	(2 254)	4 492	(3 071)	-	(3 071)
Other	-	-	1	(2)	-	-	(1)	-	(1)
NET PROFIT	8 195	7 765	3 258	5 648	5 402	4 476	34 744	-	34 744

4. INVESTMENT PROPERTY

During the six-month period ended 30 June 2025, the Group made investments in amount of EUR 2 162 thousand that resulted in additions to the value of existing investment property, most of the investments were directed to the modernization of the shopping centers Akropolis Vilnius, Akropolis Klaipėda and Akropole Alfa. During the six-month period ended 30 June 2024 the Group made investments in amount of EUR 7 413 thousand.

As at 30 June 2025 and 31 December 2024 investment property consisted of five operating commercial properties, two land plots and a property under construction held for capital appreciation or future rental income. The Group's investment properties are measured at fair value.

As at 30 June 2025 the investment property falling under the category of revenue-generating investment property of the Group with the carrying amount of EUR 340 385 thousand (31 December 2024: EUR 339 900 thousand) was pledged to banks under loan agreements (Note 8).

Fair value hierarchy

To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its non-financial assets and liabilities into the three levels prescribed under the accounting standards.

There were no transfers between Levels 1, 2 or 3 during 2025.

**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

	Level 1	Level 2	Level 3	Total
	EUR'000	EUR'000	EUR'000	EUR'000
30 June 2025				
Shopping centre Akropolis Vilnius	-	-	340 385	340 385
Shopping centre Akropolis Klaipėda	-	-	213 339	213 339
Shopping centre Akropolis Šiauliai	-	-	78 852	78 852
Shopping centre Akropole Riga	-	-	202 093	202 093
Shopping centre Akropole Alfa	-	-	209 019	209 019
Land plot in Vilnius	-	45 014	-	45 014
Land plot in Šiauliai	-	689	-	689
Land plot in Narva	-	1 150	-	1 150
Market value per external valuation report *	-	46 853	1 043 688	1 090 541
Lease incentive impact for 2025	-	-	776	776
Lease incentive impact for all previous periods	-	-	(4 692)	(4 692)
PPE elimination	-	-	(2 268)	(2 268)
Total	-	46 853	1 037 504	1 084 357

	Level 1	Level 2	Level 3	Total
	EUR'000	EUR'000	EUR'000	EUR'000
31 December 2024				
Shopping centre Akropolis Vilnius	-	-	339 300	339 300
Shopping centre Akropolis Klaipėda	-	-	213 100	213 100
Shopping centre Akropolis Šiauliai	-	-	78 800	78 800
Shopping centre Akropole Riga	-	-	201 990	201 990
Shopping centre Akropole Alfa	-	-	208 770	208 770
Land plot in Vilnius	-	44 580	-	44 580
Land plot in Šiauliai	-	689	-	689
Land plot in Narva	-	1 150	-	1 150
Market value per external valuation report	-	46 419	1 041 960	1 088 379
Lease incentive impact for 2024	-	-	2 203	2 203
Lease incentive impact for all previous periods	-	-	(6 895)	(6 895)
PPE elimination	-	-	(2 145)	(2 145)
Total	-	46 419	1 035 123	1 081 542

*Market value here includes additions made during six-month period ended 30 June 2025.

During the six-month period ended 30 June 2025 the fair value of investment property was not carried out, but according to the Group's management, there are no essential prerequisites for a change in the fair value of investment property. For all Level 3 investment properties amounting to EUR 1 043 688 thousand as at 30 June 2025 (as at 31 December 2024: EUR 1 041 960 thousand), the valuation was determined using discounted cash flow (DCF) forecasts based on significant unobservable inputs. These inputs include:

- Future rental cash inflows based on the actual location, type and quality of the properties and supported by the terms of any existing lease, other contracts or external evidence such as current rents for similar properties;
- Discount rates reflecting current market assessments of the uncertainty in the amount and timing of cash flows;
- Estimated vacancy rates based on current and expected future market conditions after expiry of any current lease;
- Maintenance costs including necessary investments to maintain functionality of the property for its expected useful life;
- Capitalisation rates based on actual location, size and quality of the properties and taking into account market data at the valuation date; and
- Terminal value taking into account assumptions regarding maintenance costs, vacancy rates and market rents.

**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

As at 30 June 2025 non-current receivables included lease incentive receivables of EUR 2 703 thousand (as at 31 December 2024 - EUR 3 097 thousand). Other current assets include current portion of lease incentive receivables of EUR 1 213 thousand (as at 31 December 2024: EUR 1 595 thousand).

5. RIGHT-OF-USE ASSETS

Statement of Financial Position shows the following amounts relating to leases:

	At 30 June 2025	At 31 December 2024
	EUR'000	EUR'000
Right-of-use assets		
Buildings and structures	3 334	-
Motor vehicles	141	102
Total	3 475	102
	At 30 June 2025	At 31 December 2024
	EUR'000	EUR'000
Lease liabilities		
Non-current portion of lease liabilities	2 759	50
Current portion of lease liabilities	714	53
Total	3 473	103
Impact on equity	2	(1)

Significant increase in right-of-use assets as of 30 June 2025 due to a five-year long-term lease agreement signed with a third party for a remote solar power plant. The Group applied a discount rate of 2.33%, determined with reference to market data, the Group's credit risk, and the financing costs for borrowings with similar terms and currencies.

Lease-related amounts presented in the statement of comprehensive income comprised depreciation of right-of-use assets of EUR 275 thousand as at 30 June 2025 (30 June 2024: EUR 188 thousand).

6. AMOUNTS RECEIVABLE AND PREPAYMENTS

Amounts receivable and prepayments consisted of the following:

	At 30 June 2025	At 31 December 2024
	EUR'000	EUR'000
Trade receivables	2 797	4 358
Trade receivables from related parties (Note 10)	240	505
Less: impairment allowance for trade receivables	(262)	(249)
Trade receivables, net	2 775	4 614
Prepayments	280	309
Deferred expenses, accrued income and other accounts	1 316	707
Total	4 371	5 630

As at 30 June 2025, expected credit losses in relation to trade receivables amounted to EUR 262 thousand. As at 31 December 2024, expected credit losses in relation to trade receivables amounted to EUR 249 thousand.



CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

7. DIVIDENDS

	Six-month period ended 30 June	
	2025	2024
	EUR'000	EUR'000
Dividends paid during the period:	-	70 000

8. BORROWINGS

	At 30 June 2025	At 31 December 2024
	EUR'000	EUR'000
Non- current		
Bank borrowings	129 592	133 578
Bonds	347 425	298 733
Total	477 017	432 311
Current		
Bank borrowings	7 973	7 973
Bonds	2 704	5 033
Total	10 677	13 006

During the six-month period ended 30 June 2025 the Group repaid EUR 3 986 thousand of bank borrowings and paid out EUR 8 625 thousand of interest on bonds.

As at 30 June 2025, the Group's bank borrowings were secured by the collaterals with the carrying amount of EUR 348 416 thousand (EUR 353 626 thousand as at 31 December 2024).

5-year Eurobond issue worth EUR 300 million of Akropolis Group UAB was distributed on 3 June 2021. The bonds are listed on the Nasdaq Vilnius and Dublin Euronext stock exchanges. The issue of Eurobonds of AKROPOLIS GROUP UAB was distributed with an annual coupon rate of 2.875%, an annual yield of 3.00%, and the final offer price of 99.428%. The bonds have been rated BB+ Fitch and BB+ S&P. The bonds matured on 02 June 2025 at their early redemption price of EUR 1,005.22 per EUR 1,000 principal amount of the Bonds, as specified in Section 6(c) of the Terms and Conditions of the Bonds. The Group complied with the covenants (performance indicators) specified in the Base Prospectus of the Bond issuance maturing in 2026, which had been publicly disclosed on akropolis.eu.

On May 15, 2025, Akropolis Group UAB issued EUR 350 million of green bonds with an annual coupon rate of 6.000% (payable annually), a yield of 6.00% per annum, and a final public offering price of 100%. The bonds are listed on the Nasdaq Vilnius and Dublin Euronext stock exchanges. The bonds were assigned ratings of BB+ by Fitch and BB+ by S&P, both with a stable outlook. The bonds mature on 15 May 2030. The Group complied with the covenants (performance indicators) specified in the Base Prospectus of the Bond issuance maturing in 2030, which has been publicly disclosed on akropolis.eu.

CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025

9. TRADE AND OTHER AMOUNTS PAYABLE

Trade and other amounts payable consisted of the following:

	At 30 June 2025	At 31 December 2024
	EUR'000	EUR'000
Non-current advance amounts received	10 849	10 843
Other non-current amounts payable	52	43
Non-current amounts payable	10 901	10 886
Current advance amounts received	3 808	3 488
Trade payables	3 482	4 306
VAT payable	1 617	1 854
Real estate tax payable	-	100
Advance amounts received from, and trade and other amounts payable to related parties (Note 10)	52	171
Other amounts payable and accrued expenses	10 718	18 942
Current amounts payable	19 677	28 861
Total	30 578	39 747

Other payables and accrued expenses of the Group as at 30 June 2025 and 31 December 2024 mainly comprise liability for Akropolis gift vouchers issued. Significant change due to increased gift vouchers sales at the year ending 2024 and their usage and settlement with the supplier during the first half of 2025.

10. RELATED-PARTY TRANSACTIONS

	Six-month period ended 30 June	
	2025	2024
	EUR'000	EUR'000
Sales to:		
Shareholders	23	26
Related companies	7 489	7 977
Total	7 512	8 003
Purchases (from):		
Shareholders	57	43
Related companies	61	19
Total	118	62

**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
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	At 30 June 2025	At 31 December 2024
	EUR'000	EUR'000
Prepayments to and amounts receivable from:		
Shareholders	1	1
Related companies	239	504
Lease incentives to related companies	249	467
Total	489	972
Advance amounts received from and amounts payable to:		
Shareholders	11	15
Related companies	41	156
Total	52	171

Sales to related parties mostly comprise rental income and other services. Purchases from related parties comprised consultations and other general and administrative expenses.

11. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks, including foreign currency exchange risk, credit risk, interest rates risk and liquidity risk. The Group's management seeks to minimise potential adverse effects of financial risk on the financial performance of the Group. The interim condensed consolidated financial information does not include all financial risk management information and disclosures required in the annual financial statements and should be read in conjunction with the Group annual financial statements as at 31 December 2024. There have been no changes in the Treasury policy and the risk management principles since the year end.

The Group is not subject to any significant seasonal or cyclical impact that would affect its interim financial results.

12. EVENTS AFTER THE REPORTING PERIOD

On 17 July 2025, the Group obtained a permit for the construction of a new building next to the shopping centre Akropolis Klaipėda. On 21 July 2025, the Group acquired units in money market funds in the amount of EUR 45 million. There were no other significant events after the end of the reporting period that might have significant impact on these consolidated condensed interim financial statements.



AKROPOLIS GROUP UAB
Company code 302533135, Ozo g. 25, Vilnius

**CONSOLIDATED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2025**

15 September 2025

Responsibility statement of responsible persons

We hereby confirm that, to the best of our knowledge and belief, the consolidated condensed interim financial statements of AKROPOLIS GROUP UAB (hereinafter referred to as the "Company") and its subsidiaries (hereinafter collectively referred to as the "Group") for the six-month period ended 30 June 2025 prepared in accordance with International Accounting Standard 34 Interim Financial Reporting as adopted by the European Union, give a true and fair view of the consolidated financial position of the Group as of 30 June 2025 and its consolidated financial performance and cash flows for the six-month period then ended.

Gabrielė Sapon
CEO of AKROPOLIS GROUP UAB

Ernesta Grikinaitė - Bartkevičė
CFO of AKROPOLIS GROUP UAB