

LIWO FM Group

Translation of the Interim Condensed Consolidated Financial Statements prepared in accordance with the International Financial Reporting Standards as adopted by the EU

30 June 2026



Table of contents

1	INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (1/2)	4
1	INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (2/2)	5
2	INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT R LOSS AND OTHER COMPREHENSIVE INCOME	6
3	INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	7
4	INTERIM CONDENSED CONSOLIDATED CASH-FLOW STATEMENT	8
5	NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS	9
5.1	GENERAL INFORMATION	9
5.2	COMPOSITION OF THE GROUP	9
5.2.1	Changes in the group	11
5.3	SUMMARY OF KEY ACCOUNTING POLICIES	12
5.3.1	Basis for the preparation of the financial statements	12
5.3.2	Total equity	12
5.3.3	Standards, amendments, interpretations effective after 2026	13
5.3.4	Events after reporting period	13
5.4	CONSOLIDATION	14
5.4.1	Subsidiaries	14
5.4.2	Associates	14
5.4.3	Foreign currency conversion, functional and presentation currency	14
5.5	SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS	15
5.6	FINANCIAL RISK MANAGEMENT	15
5.7	INTANGIBLE ASSETS	16
5.7.1	Initial recognition	16
5.7.2	Subsequent measurement	16
5.7.3	Subsequent expenditure	16
5.7.4	Amortisation, impairment	16
5.7.5	Derecognition	17
5.7.6	Intangibles in the statement of financial position	18
5.8	PROPERTY, PLANT, EQUIPMENT	19
5.9	IMPAIRMENT OF NON-FINANCIAL ASSETS	20
5.10	FINANCIAL ASSETS MEASURED AT AMORTISED COST	24
5.11	CASH AND CASH EQUIVALENTS	24
5.12	TRADE RECEIVABLES	25
5.12.1	Accounting policies for trade receivables	25
5.12.2	Trade receivables in the statement of consolidated financial position	26

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

5.13	IMPAIRMENT OF FINANCIAL ASSETS.....	27
5.14	FINANCIAL LIABILITIES	27
5.15	TRADE PAYABLES.....	28
5.16	OTHER FINANCIAL ASSETS AND LIABILITIES	28
5.17	REVENUE FROM CONTRACTS WITH CUSTOMERS.....	28
5.18	MATERIALS AND SERVICES CONSUMED.....	32
5.19	EMPLOYEE BENEFITS EXPENSE	32
5.20	OTHER INCOMES AND EXPENSES	33
5.21	FINANCIAL REVENUES AND EXPENSES	33
5.22	INCOME TAX	34
5.23	RELATED PARTY TRANSACTIONS	35
5.24	SEGMENT INFORMATION.....	35

1 INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (1/2)

Assets	Notes	30 June 2026	31 December 2025
Non-current assets			
Intangible assets	5.7, 5.9	78 834	86 833
Property, plant and equipment	5.8	13 674	13 930
Right-of-use assets		13 973	14 459
Investments in associates		7 952	7 346
Long-term financial assets	5.10	1 407	2 522
Deferred tax assets		789	520
Non-current assets		116 629	125 610
Current assets			
Trade receivables	5.12	84 091	81 147
Other short-term financial assets	5.16	4 138	1 444
Contract assets		11 761	5 094
Inventories		4 315	3 358
Current income tax assets	5.22	2 562	127
Other current assets		8 405	7 970
Cash and cash equivalents	5.11	19 019	34 959
Current assets		134 291	134 099
Assets held for sale		0	0
ASSETS TOTAL		250 920	259 709

Budapest, 30 September 2026

Chief Executive Officer

1 INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (2/2)

Liabilities and Equity	Notes	30 June 2026	31 December 2025
Equity	5.3.2		
Share capital		2 200	2 200
Retained earnings		67 919	58 892
Accumulated other comprehensive income		(5 809)	353
Total Owner's Equity		64 310	61 445
Non-controlling interest		405	444
EQUITY TOTAL		64 715	61 889
Non-current liabilities			
Long-term debts	5.14	50 544	56 421
Derivative financial instruments		0	1 142
Long-term lease liabilities		9 984	10 761
Deferred tax liabilities	5.22	10 524	11 510
Long-term provisions		549	622
Other long-term liabilities		1 023	1 219
Total non-current liabilities		72 624	81 675
Current liabilities			
Trade payables	5.15	46 780	43 495
Other short-term financial liabilities	5.16	20 020	32 695
Short-term lease liabilities		4 966	4 791
Contract liabilities		7 107	3 828
Current income tax liabilities	5.22	2 049	380
Short-term provisions		903	1 314
Other short-term liabilities		31 756	29 642
Total current liabilities		113 581	116 145
EQUITY AND LIABILITIES TOTAL		250 920	259 709

Budapest, 30 September 2026

Chief Executive Officer

2 INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

		30 June 2026	30 June 2025
Statement of comprehensive income	Notes		
Revenue	5.17	193 014	169 609
Materials, consumables used and cost of providing services	5.18	(95 271)	(80 499)
Employee benefits expense	5.19	(81 299)	(72 011)
Depreciation and amortization	5.7, 5.8	(6 098)	(4 158)
Other income	5.20	1 511	2 820
Other expense	5.20	(1 265)	(3 166)
Operating profit		10 592	12 595
Financial income	5.21	3 803	2 627
Financial expense	5.21	(2 726)	(4 080)
Net financial result		1 077	(1 453)
Share of result in associates		886	0
Result from investing activities		886	0
Profit before tax		12 555	11 142
Income tax expense	5.22	(3 026)	(3 907)
Profit for the period		9 529	7 235
Items that may be reclassified to profit or loss			
Exchange differences on translation of foreign operations		(6 203)	(1 460)
Actuarial gain or loss		0	0
Total other comprehensive income		(6 203)	(1 460)
Total comprehensive income		3 326	5 775
Profits attributable to			
- Owners of the Group		9 527	7 065
- Non-controlling interest of the Group		2	170
Total other comprehensive income attributable to			
- Owners of the Group		(6 162)	(1 460)
- Non-controlling interest of the Group		(41)	(5)
Total comprehensive income attributable to			
- Owners of the Group		3 365	5 605
- Non-controlling interest of the Group		(39)	165
Earnings per share (EPS) attributable to ordinary equity holders of the parent company			
Basic, profit for the year in Hungarian forint		433 045	321 136
Diluted, profit for the year in Hungarian forint		433 045	321 136
Number of shares		22 000	22 000

Budapest, 30 September 2026

Chief Executive Officer

3 INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Statement of changes in equity	Share capital	Retained earnings	Accumulated other comprehensive	Non-controlling interests	Equity
Equity as at 31 December 2024	2 200	41 352	4 383	0	47 935
Dividends		(5 000)			(5 000)
Other movements related to owners (after tax)		(2 135)			(2 135)
Profit for the period		7 065			7 065
Other comprehensive income for the year			(1 460)	5	(1 455)
Aquisition of subsidiaries		(26)		(327)	(353)
Equity as at 30 June 2025	2 200	41 256	2 923	(322)	46 057
Other movements related to owners (after tax)		6 500			6 500
Profit for the period		11 110		73	11 183
Other comprehensive income for the year			(2 570)	(88)	(2 658)
Aquisition of subsidiaries		26		781	807
Equity as at 31 December 2025	2 200	58 892	353	444	61 889
Other movements related to owners (after tax)		(500)			(500)
Profit for the period		9 527		2	9 529
Other comprehensive income for the year			(6 162)	(41)	(6 203)
Equity as at 30 June 2026	2 200	67 919	(5 809)	405	64 715

* Accumulated other comprehensive income contains HUF (5 809) million (2025 HUF 363 million) mainly the exchange differences on translation of foreign operations.

Additional information on equity is presented in section 5.4.3.

4 INTERIM CONDENSED CONSOLIDATED CASH-FLOW STATEMENT

		30 June 2026	30 June 2025
Statement of Cash Flow	Notes		
Profit before tax		12 555	11 142
Adjustments (non-cash items)			
Depreciation and amortization	5.7, 5.8	6 098	4 158
Net impact of recognised and reversed impairment	5.7, 5.8	19	1 092
Change of provisions		(330)	0
Fair value change	5.14	(1 053)	(298)
Net impact of unrealized FX difference	5.21	(2 758)	(927)
Adjustment (investing and financing activities)			
Interest income	5.21	(32)	(99)
Interest and other financial expense	5.21	2 146	2 431
Gain / Loss on disposal of non-current assets	5.8	(1)	0
Share of result in associates	5.2	(886)	0
Change of working capital			
Change of long-term financial assets	5.10	(4 729)	2 460
Change of trade receivables	5.12	(990)	43
Change of inventories		(2 672)	1 940
Change of other short-term financial assets	5.16	(6 778)	2 283
Change of contract assets		(937)	3 899
Change of other current assets		471	0
Change of trade payables	5.15	3 823	(19 213)
Change of other short-term financial liabilities	5.16	(3 970)	(5 371)
Change of contract liabilities		3 329	2 142
Change of other current liabilities		3 097	2 810
Income tax paid	5.22	(4 104)	(4 728)
I. Operating cash flow		2 298	3 765

		30 June 2026	30 June 2025
Statement of Cash Flow	Notes		
Procurement of intangible assets, property, plant and equipments	5.7, 5.8	(2 064)	(715)
Disposals/proceeds intangible assets, property, plant and equipments	5.7, 5.8	114	66
Loans provided	5.10	633	160
Derecognition of loan receivables	5.10	0	(289)
Acquisitions (net of cash)	5.2	0	(60 477)
Cash from disposal of investments	5.2	0	243
Interest received	5.21	(39)	88
Dividends received	5.21	280	0
II. Investment cash flow		(1 076)	(60 924)
Long-term loan borrowing	5.14	189	52 322
Amount paid for principal repayment of lease liabilities		(3 520)	(750)
Bond repayment	5.14	(1 953)	(1 650)
Repaid loan	5.14	(5 218)	(1 741)
Interest paid	5.21	(2 645)	(786)
Other payments made to the owners'	5.24	(500)	(2 135)
Dividends paid	5.16	(2 620)	(992)
Transactions with non-controlling interests		2	0
III. Financing cash flow		(16 265)	44 268
Net change of cash and cash equivalents	5.11	(15 043)	(12 892)
FX impact on cash and cash equivalents		(897)	2
IV. Net change of cash and cash equivalents	5.11	(15 940)	(12 889)
Cash and cash equivalents at 1st of January		34 959	31 208
Cash and cash equivalents at 30th of June		19 019	18 319

5 NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

5.1 GENERAL INFORMATION

LIWO FM Private Limited Company, as the parent company (hereinafter: “Company”), was established on 30 June 2011 and registered by the Court of Registration on 22 August 2011, under reg. No.: 05 10 000479.

The registered seat of the Company is at: 1133 Budapest, Váci street 116-118., Hungary.

The current share capital of the Company is HUF 2 200 000 000

Ownership structure:

The Company does not have a parent company with controlling interests. The Company’s ultimate beneficial owner is Ferenc Kis-Szölgvényi.

Owner’s of the company:

- Singulium I Private Equity Fund (registry number: 6122-197), managed by Singulium Befektetési Alapkezelő Zrt. (company registry number: 01-10-141003) (hereinafter: the “Asset Manager”), 24.6682%;
- Singulium II Private Equity Fund (registry number: 6122-194), managed by the Asset Manager, 24.6636%;
- Singulium III Private Equity Fund (registry number: 6122-195), managed by the Asset Manager, 24.6682%; and
- LSHF Hungary Kft. (registered office: 1119 Budapest, Fehérvári út 127. VI. em. 21.; company registry number: 01-09-393457; tax number: 27527656-2-43), acting as Trustee, 26.0000%.

Executives authorised to represent the Company are:

Ferenc Kis-Szölgvényi	Chief Executive Officer	Authorised to represent alone
István Matskási	Deputy Chief Financial Executive Officer	Authorised to represent jointly
László Csaba Szij	Chief Executive Officer Advisor	Authorised to represent jointly
István Vécsei	Deputy Chief Operating Executive Officer	Authorised to represent jointly

5.2 COMPOSITION OF THE GROUP

Within the group of companies comprising LIWO FM Zrt. and its subsidiaries (hereinafter: Group), there are no material entities in which the Group holds more than half of the voting rights but does not exercise control. All subsidiaries are fully consolidated.

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

The Employee Partial Ownership Programme (hereinafter: ESOP) organisation of LIWO FM Zrt. is also consolidated. The ESOP is a special purpose entity, with the sole purpose of implementing the remuneration policy adopted by the Group. The ESOP is not owned by the Group as employees part of the remuneration program are the members, but the Group is in control through controlling the remuneration policy.

At the reporting date the Group had the following subsidiaries and affiliated companies:

	Proportion of ownerships			
Name of the subsidiaries and associates	30 June 2026	31 December 2025	30 June 2025	Main activity
Subsidiaries in Hungary				
B+N Magyarország Kft.	100%	100%		Facility management
RWi Zrt.	100%	100%	100%	Washing and cleaning of textiles and fur
PFM Zrt.	100%	100%	100%	Document management
B+N Referencia Security Zrt.	100%	100%	100%	Personal security services
LTP Group Kft.	100%	100%	100%	General building cleaning
Airport Service Budapest Zrt.	100%	100%	100%	Air transport support services
Associates in Hungary				
Referencia Kapu Kft.	40%	40%	40%	Wholesale of other machinery and equipment
Menzies Aviation Hungary Kft.	35%	35%	-	Air transport support services
Menzies Aviation Cargo Hungary Kft.	35%	35%	-	Air transport support services
Subsidiaries in Romania				
B+N Facility Services S.R.L.	100%	100%	100%	Cleaning and property management
Subsidiaries in Slovakia				
B+N Slovakia Facility Services spol. s.r.o.	100%	100%	100%	Cleaning and property management
B+N Slovakia Security Services spol. s.r.o.	100%	100%	100%	Security guarding
Subsidiaries in Czech Republic				
B+N Czech Republic Facility Services s.r.o.	100%	100%	100%	Cleaning and property management
B+N Správa Budov s.r.o.	100%	100%	100%	Cleaning and property management
Tespranet Services s.r.o.	100%	100%	100%	Facility management
Tespranet Landscaping s.r.o.	100%	100%	100%	Gardening services
Subsidiaries in Slovenia				
B+N SL Facility Services, storitve in trgovina, d.o.o.	100%	100%	100%	Cleaning and property management
MAGNETIK, trgovsko podjetje, d.o.o.	100%	100%	100%	Pest and rodent control
Subsidiaries in Poland				
Inwemer spzoo	100%	100%	100%	Cleaning and property management
Inwemer System spzoo	100%	100%	100%	Cleaning and property management
Inwemer Partner spzoo	100%	100%	100%	Cleaning and property management
Inwemer Serwis spzoo	100%	100%	100%	Cleaning and property management
Subsidiaries in Bulgaria				
B+N Bulgaria EOOD	100%	100%	100%	Cleaning and property management
Subsidiaries in Italy				
Sagad srl	100%	100%	100%	Cleaning and property management
Subsidiaries in Germany				
Köberl Group Holding GmbH	97%	97%	97%	Investment and holding activities
Köberl Group GmbH	97%	97%	97%	Investment and holding activities
GEMA KG	97%	97%	97%	Facility management
SGM GmbH	97%	97%	97%	Facility management
089 Immobilienmanagement GmbH	97%	97%	97%	Facility management
Gema GmbH (Komplementär)	97%	97%	97%	Investment and holding activities
FINK KG	97%	97%	97%	Facility management, maintenance of sanitary building services and heating, cooling, and ventilation systems
THG GmbH	97%	97%	97%	Facility management, maintenance of wastewater disposal systems and cleaning and renovation of sewers
RRS KG	97%	97%	97%	Facility management, cleaning of pipes, channels, and settling tanks
RRS GmbH	97%	97%	97%	Facility management, cleaning of pipes, channels, and settling tanks
Fink Gebäudetechnik Beteiligungs-GmbH	97%	97%	97%	Investment and holding activities
Kriotec GmbH	97%	97%	97%	Facility management, installation, maintenance of air conditioning and refrigeration systems
MEGA Management GmbH	97%	97%	97%	Managing facility management

As of 1st October 2025 B+N Magyarország Kft demerged from the Company taking over its main activities. After this structural modification the Company remained a holding entity going forward. This change did not have any impact on the consolidated financial statements.

5.2.1 Changes in the group

No other acquisition occurred during the first half of 2026.

During the 2024 financial year, LIWO FM Zrt. decided to acquire a qualified majority stake in one of Germany's leading facility management and building services providers, the KÖBERL Group. The KÖBERL Group, registered in Ascheim-Dornach near Munich, employs approximately 600 people and offers solutions for operators of residential, commercial, and industrial properties.

The agreement was signed on 17 December 2024, and the acquisition date is 31 January 2025, as a result of which the Group acquired a 96.74% ownership stake in the KÖBERL Group.

The purchase price for the acquired shares amounted to EUR 112 215 527.28, which was settled in two instalments on 5 February and 7 February 2025.

Together with the shares the Group purchased a loan provided to Köberl Group from the previous owners for EUR 54 044 578.

To finance the transaction, EXIM BankZrt. provided the Group with a loan of EUR 130 050 000.

The interim condensed consolidated financial statements include five months of result from the KÖBERL Group for the period between January and June 2025, as the acquisition date was in February 2025.

The Consolidated Financial Statements for the year of 2025 contain further information about the acquisition.

5.3 SUMMARY OF KEY ACCOUNTING POLICIES

5.3.1 Basis for the preparation of the financial statements

These interim condensed consolidated financial statements for the six-month period from 1 January to 30 June have been prepared in accordance with International Accounting Standard 34, *Interim Financial Reporting* ("IAS 34"), as adopted by the European Union. The Group's interim condensed consolidated financial statements have been prepared on a going concern basis.

These interim condensed consolidated financial statements will be authorised for issue by the Group's management on 30 September 2026.

The interim condensed consolidated financial statements do not include all the information and disclosures required in annual consolidated financial statements and should therefore be read in conjunction with the Group's annual consolidated financial statements as at and for the year ended 31 December 2025.

Unless otherwise indicated, the amounts presented in these interim condensed consolidated financial statements are stated in HUF millions.

5.3.2 Total equity

Total equity has the following components:

- Share capital
- Capital reserve
- Retained earnings
- Accumulated other comprehensive income
- Non-controlling interest

Share capital

The share capital is the nominal value of capital instruments issued; any and all amounts subscribed by the shareholders in conformity with the relevant regulations.

Capital reserves

The capital reserve includes other items of total equity that cannot be classified under the other components of total equity.

Such item can be, for instance, cash, non-monetary assets or the difference between the repurchase value and the nominal value of treasury shares received from a shareholder, in his capacity as shareholder without compensation. The Group currently holds no capital reserve.

Retained earnings

The retained earnings basically encompass the following:

Reserves stemming from the profit/loss of the reporting year or of previous periods:

- Any movements resulting from the reclassification between retained earnings and other components of total equity;
- the impact of retrospective application resulting from changes in accounting policies, unless that impact is required to be presented as an adjustment to other components of equity;

- Amounts arising from the retrospective restatement of prior-period figures due to the correction of errors, unless such restatement is required to be recognised in other components of equity;
- Transactions concluded with the shareholder in his capacity as shareholder;
- Other items required to be shown directly under retained earnings.

Dividends

The Group recognises dividends payable to the shareholders as liability with a corresponding reduction in equity, in the period in which the dividend is approved.

Other movements related to owners (after tax)

Cash payments have historically been distributed not only directly to the owner but also through payments to his affiliated companies. These payments have been reflected as Other movements related to owners (after tax) in the Group's IFRS financial statements. This amounted to HUF 500 million in the reporting period (2025: HUF 2.135 million).

In the second half of the year 2025 the owners decided to waive HUF 6.5 billion dividend liability related to prior periods, which was consequently transferred back to retained earnings.

Accumulated other comprehensive income contains

- Exchange differences on translation of foreign operations
- Actuarial gain or loss

Non-controlling interest

A 3.26% non-controlling interest arose as part of the German acquisition in 2025 carried out by the Group at the reporting date.

5.3.3 Standards, amendments, interpretations effective after 2026

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of new standards effective as of 1 January 2026. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

- IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures – Classification and Measurement of Financial Instruments (Amendments)
- IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity (Amendments)

The expected impact of the following standards, amendments and interpretations on the Group's financial statements is not significant.

5.3.4 Events after reporting period

There were no significant events after the reporting period.

5.4 CONSOLIDATION

5.4.1 Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement in the entity and is able to influence those returns through its power over the entity. The consolidated financial statements include the financial statements of subsidiaries.

The determination of whether or not the Group controls another entity is based on the potential voting rights currently exercisable or convertible and their effect.

Subsidiaries are consolidated from the date on which the Group obtains control until the control ceases. The acquisition of a subsidiary is accounted for using the acquisition method.

The Group recognises goodwill at the acquisition date measured at the excess of (a) over (b) below:

- a) The total of the following:
 - the consideration transferred, measured in accordance with this IFRS, which generally requires fair value at the acquisition date;
 - the amount of any non-controlling interest in the acquiree; and
 - the fair value, at the acquisition date, of the equity interests previously held by the acquirer in the acquiree in the business combination achieved in stages.
- b) the net amount of identifiable assets acquired, and liabilities assumed at the acquisition date.

If the net identifiable assets acquired exceed the aggregate of the consideration transferred, any non-controlling interests and the fair value of any previously held interest, the resulting gain on a bargain purchase is recognised in profit or loss. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. This decision could be made individually by the Group on an acquisition-by-acquisition basis.

5.4.2 Associates

An associate is an entity over which the investor has significant influence but does not exercise control over the business. These companies are accounted for using the equity method, whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the investor's share of net assets of the investee. The investor's profit or loss includes its share of the investee's profit or loss and the investor's other comprehensive income includes its share of the investee's other comprehensive income.

5.4.3 Foreign currency conversion, functional and presentation currency

The financial statements of the members of the Group are presented in the currency of the primary operating environment of the company concerned (functional currency).

The data in the interim condensed consolidated financial statements are presented in HUF million, as the forint is the Group's reporting currency.

5.5 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

Preparing the financial statements according to the accounting policies renders it necessary for management to apply decisions, estimates and assumptions which affect the application of the Accounting Policy and the amounts of the assets, liabilities, revenues and expenses included in the financial statements. The actual results may deviate from these estimates.

The review of the estimates and underlying assumptions is continuous. The modifications of the accounting estimates are recognised in the period when the estimate is modified and in the future periods affected by the modification. The main areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are as follows:

- Impairment loss on Goodwill, Contract portfolio

The Group does not amortise goodwill; however, it performs an annual impairment test.

5.6 FINANCIAL RISK MANAGEMENT

The Group is exposed mainly to credit risk arising from its financial instruments and to financial risk arising from movements in exchange rates and interest rates.

With respect to the interim condensed consolidated financial statements, the financial risks arising from credit risk and fluctuations in interest rates are not considered material. During the first half of 2026, changes in foreign exchange rates had a significant impact on the interim condensed consolidated financial statements.

The following exchange rates are the most significant for Group components for the consolidated financial statements:

Currency	Average exchange rate		Closing exchange rate of the Central Bank (MNB)	
	2026	2025	30 June 2026	31 December 2025
1 BGN=		203,44		197,04
1 CZK=	15,31	16,11	14,64	15,92
1 EUR=	372,30	397,89	355,05	385,40
1 PLN=	87,75	93,85	82,63	91,18
1 RON=	72,44	78,93	67,69	75,61

As of 1 January 2026, the official currency of Bulgaria is the euro.

Risk of change in fair value

A 1% change in the market price of the shares recognised under Other non-current receivables would have an immaterial impact of HUF 6 million (2025: HUF 6 million) on profit or loss.

The fair value of financial instruments does not differ materially from their carrying amount.

5.7 INTANGIBLE ASSETS

5.7.1 Initial recognition

The Group applies the cost model in measuring intangible assets. Intangible assets are carried at cost less accumulated amortisation. The cost of an intangible asset comprises the invoiced consideration, including non-deductible VAT, as well as any directly attributable costs - including taxes and duties - incurred up to the date the asset is ready for use.

Development costs are recognised as intangible assets when the following conditions are met:

- The completion of the intangible asset is technically feasible, and the asset can be made ready for use or sale.
- The Group member intends to complete, use or sell the intangible asset.
- The Group member is able to use or sell the intangible asset.
- The intangible asset is expected to generate probable future economic benefits.
- Adequate technical, financial and other resources are available to complete the development and to use or sell the intangible asset.
- The Group can reliably measure the expenditure attributable to the intangible asset during its development.

The Group reviews the conditions for the recognition of development costs annually. If the development costs of internally generated intangible assets meet the criteria for capitalisation under IAS 38, they are recognised as assets, however, development costs below HUF 20 million are not considered material and are not capitalised.

The amount spent on the development of the immaterial asset of a cleaning robot was capitalised as an internally generated intangible asset.

5.7.2 Subsequent measurement

Intangible assets with finite useful lives acquired by the Group are carried at cost less accumulated amortisation and any accumulated impairment losses.

5.7.3 Subsequent expenditure

Expenditure on an intangible item is recognised as an expense when incurred, unless it forms part of the cost of an intangible asset that meets the recognition criteria, i.e., it is probable that future economic benefits attributable to the asset will flow to the Group and its cost can be measured reliably.

5.7.4 Amortisation, impairment

Amortisation is recognised on the cost of an intangible asset less its residual value. Amortisation is charged to profit or loss on a straight-line basis over the estimated useful lives of the intangible assets, commencing when the assets are available for use. Amortisation is recognised until the carrying amount of the intangible asset is reduced to its residual value. The residual value of the intangible assets is assumed to be zero unless there is an active market for the asset or a third party has committed to purchase the asset at the end of its useful life.

Intangible assets with indefinite useful lives are not amortised but are tested for impairment annually, or more frequently if there are indications that the assets may be impaired.

Based on their estimated useful lives, the following amortisation periods have been determined for the respective classes of intangible assets:

- Other rights and titles: 5 years
- Other intellectual property: 3 years
- Purchased software: 3-5 years
- Customer relationship value: 10-20 years

For intangible assets with indefinite useful lives and intangible assets not yet available for use, the Group performs an annual impairment test by comparing the carrying amount with the recoverable amount, irrespective of whether any indicators of impairment exist.

5.7.5 Derecognition

The gain or loss arising on the disposal of an intangible asset is determined as the difference between the disposal proceeds and the carrying amount of the asset and is recognised in profit or loss within other income or expenses.

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

5.7.6 Intangibles in the statement of financial position

Intangible assets	Capitalised development costs	Intellectual property and intangible rights	Customer relationship	Goodwill	Total
1st January 2026					
Gross value	492	1 721	49 155	41 462	92 830
Accumulated depreciation	(205)	(1 311)	(4 443)	0	(5 958)
Impairment / Extraordinary depreciation	0	0	0	(38)	(38)
Carrying amount as of 1st January 2026	287	410	44 712	41 424	86 833
Purchase / Acquisition of assets	0	62	0	0	62
Disposal	0	(1)	0	0	(1)
Current year depreciation	(49)	(92)	(1 084)	0	(1 225)
Effect of exchange rate and translation differences	0	(5)	(3 543)	(3 286)	(6 834)
Carrying amount as of 30th June 2026	238	373	40 085	38 138	78 834
30 June 2026					
Gross value	492	1 311	45 223	38 173	85 198
Accumulated depreciation	(254)	(937)	(5 138)	0	(6 329)
Impairment / Extraordinary depreciation	0	0	0	(35)	(35)
Carrying amount as of 30th June 2026	238	373	40 085	38 138	78 834

Intangible assets	Capitalised development costs	Intellectual property and intangible rights	Customer relationship	Goodwill	Total
1st January 2025					
Gross value	492	1 381	13 011	14 111	28 996
Accumulated depreciation	(107)	(997)	(2 042)	0	(3 146)
Impairment / Extraordinary depreciation	0	0	0	(48)	(48)
Carrying amount as of 1st January 2025	385	384	10 969	14 063	25 801
Acquisition	0	68	38 391	32 039	70 498
Purchase / Acquisition of assets	0	125	193	0	318
Disposal	0	0	0	(2 423)	(2 423)
Current year depreciation	(98)	(158)	(2 464)	0	(2 721)
Reclassification	0	(1)	(0)	0	(1)
Effect of exchange rate and translation differences	0	(8)	(2 377)	(2 255)	(4 640)
Carrying amount as of 31st December 2025	287	410	44 712	41 424	86 833
31 December 2025					
Gross value	492	1 721	49 155	41 462	94 419
Accumulated depreciation	(205)	(1 311)	(4 443)	0	(5 958)
Impairment / Extraordinary depreciation	0	0	0	(38)	(38)
Carrying amount as of 31st December 2025	287	410	44 712	41 424	86 833

The “Acquisition” line in the table includes the fair value of the contract-related intangible assets of the companies and businesses acquired during the year, as well as the goodwill recognised on acquisition. The disposal line contains the transaction of Airport Services Zrt and Menzies Companies. Further information on the acquisitions is in the Consolidated Financial Statement for the year 2025 under Note 5.2.1.

5.8 PROPERTY, PLANT, EQUIPMENT

The gross carrying amount of Property, plant and equipment amounted to HUF 29 729 million as at 30 June 2026 (31 December 2025: HUF 28 812 million). Of the HUF 917 million increase, 70% (HUF 645 million) was attributable to Other equipment, machinery and vehicles.

At the same time, accumulated depreciation of Other equipment, machinery and vehicles increased by HUF 630 million, accounting for 60% of the total increase in accumulated depreciation of Property, plant and equipment. Accumulated depreciation of Property, plant and equipment amounted to HUF 15 109 million as at 30 June 2026 (31 December 2025: HUF 14 049 million).

Accumulated impairment losses increased from HUF 834 million as at 31 December 2025 to HUF 946 million as at 30 June 2026, also due to Other equipment, machinery and vehicles.

As a result of the above changes, the net carrying amount of Property, plant and equipment decreased by HUF 256 million, from HUF 13,930 million as at 31 December 2025 to HUF 13,674 million as at 30 June 2026.

5.9 IMPAIRMENT OF NON-FINANCIAL ASSETS

If there is an indication that the recoverable amount of an asset (intangible asset or an item of property, plant and equipment) is less than its carrying amount, the Group writes down the asset to its recoverable amount and recognises an impairment loss.

When assessing whether there is any indication that the asset is impaired, both external and internal sources of information should be taken into account. The recoverable amount is the higher of the asset's fair value less costs to sell and value in use.

For the purpose of impairment testing, assets are grouped into the smallest group of assets that generates cash inflows from continuing use that are largely independent of cash inflows from other assets or groups of assets ("cash-generating unit" or "CGU").

CGUs are determined according to the nature of the Group's operations, by production lines, geographical areas, distribution networks or subsidiaries.

For CGUs, the recoverable amount is the higher of value in use and fair value less costs to sell. Value in use is equal to the discounted present value of future cash flows, using the weighted average cost of capital (hereinafter: WACC) as the discount rate.

Impairment on goodwill

Goodwill is tested for impairment annually, or more frequently when indicators of impairment exist, in accordance with IAS 36.

Impairment losses are determined by estimating the recoverable amount of the cash-generating unit (or group of cash-generating units) to which goodwill has been allocated. Where the recoverable amount of a cash-generating unit (or group of cash-generating units) is less than its carrying amount, an impairment loss is recognised. Impairment losses recognised in respect of goodwill are not reversed in subsequent periods. Although no indications of impairment were identified during the periods presented.

The recoverable amount of a cash-generation unit (hereinafter: "CGU") is determined as its fair value less costs of disposal, using a discounted cash flow model based on expected future cash flows over the forecast period. The fair value measurement is categorised as Level 3 fair value within the fair value hierarchy due to the use of unobservable inputs. The key assumptions applied in the discounted cash flow calculation include projected cash flows, expected changes in the growth rate, the discount rate applied and the estimated useful life of the income-producing unit.

Changes in expected cash flows and growth rates reflect management's expectation regarding revenue growth and improvements in operating efficiency (margins), based on historical experience and forward-looking plans.

In determining the discount rate (WACC), the Group uses discount rates that reflect current market assessments of the time value of money and the risks specific to the relevant cash-generating unit.

The table below sets out the discount rates used in determining the recoverable amount and illustrates the sensitivity of the calculation to changes in the discount rate. The WACC used in the calculation is a post-tax rate and therefore takes income tax into account.

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

Cash-generating units (CGUs)	2026	
	WACC used in the calculation	WACC value at which the recoverable amount equals the carrying amount of the CGU
B+N Magyarország Kft.	10,9%	34,9%
RWi Zrt.	10,9%	38,7%
PFM Zrt.	10,9%	187,4%
Bulgarian subsidiary	9,5%	13,5%
Czech "ISS" subsidiaries	10,3%	23,1%
Czech Tespranet companies	10,3%	49,9%
Polish subsidiaries	10,5%	20,7%
German subsidiaries	8,5%	14,5%
Italian subsidiary	9,0%	19,3%
Romanian subsidiary	12,2%	26,1%
Slovak subsidiaries	9,1%	11,1%
Slovenian subsidiaries	9,3%	25,6%

Cash-generating units (CGUs)	2025	
	WACC used in the calculation	WACC value at which the recoverable amount equals the carrying amount of the CGU
RWi Zrt.	12,9%	29,1%
PFM Zrt.	12,9%	51,7%
Airport Service Zrt.	12,9%	26,0%
Bulgarian subsidiary	10,1%	14,3%
Czech "ISS" subsidiaries	10,7%	17,7%
Czech Tespranet companies	10,7%	47,3%
Polish subsidiaries	12,4%	18,2%
Italian subsidiary	9,5%	11,5%
Romanian subsidiary	13,6%	30,7%
Slovak subsidiaries	10,0%	14,0%
Slovenian subsidiaries	9,2%	31,8%

The goodwill arising from the acquired subsidiaries of the ISS Group, as well as that recognised in connection with subsequent foreign acquisitions, has been allocated at the level of the respective countries and the individual acquired entities.

The table below presents the average revenue and operating efficiency growth rates applied in the projections for the next 5 years, as well as the rate at which the recoverable amount would fall below the carrying amount of the CGU, resulting in the recognition of an impairment loss. Sensitivity analyses were performed by changing each assumption individually while holding all other assumptions constant. Beyond the 5-year projection period, the model assumes a long-term average revenue growth rate of 2%.

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

Cash-generating units (CGUs)	2026			
	Average revenue growth	Revenue breakeven point	Average efficiency	Efficiency breakeven point
B+N Magyarország Kft.	5,4%	2,2%	27,7%	13,5%
RWi Zrt.	3,0%	(3,4%)	43,7%	17,3%
PFM Zrt.	6,8%	4,1%	10,6%	0,1%
Bulgarian subsidiary	17,9%	15,1%	3,6%	1,6%
Czech "ISS" subsidiaries	11,7%	10,8%	4,7%	1,3%
Czech Tespranet companies	10,9%	7,8%	11,4%	(0,6%)
Polish subsidiaries	7,9%	(6,7%)	5,1%	1,7%
German subsidiaries	33,4%	7,8%	11,5%	6,6%
Italian subsidiary	12,5%	(3,1%)	4,9%	1,8%
Romanian subsidiary	8,4%	(5,7%)	5,0%	1,4%
Slovak subsidiaries	8,6%	3,3%	5,1%	4,0%
Slovenian subsidiaries	7,7%	(7,8%)	4,9%	1,4%

Cash-generating units (CGUs)	2025			
	Average revenue growth	Revenue breakeven point	Average revenue growth	Efficiency breakeven point
RWi Zrt.	8,5%	5,1%	28,2%	15,9%
PFM Zrt.	10,0%	3,1%	28,9%	10,3%
Bulgarian subsidiary	6,8%	9,6%	5,4%	3,0%
Czech "ISS" subsidiaries	9,2%	(3,7%)	4,5%	1,8%
Czech Tespranet companies	10,0%	(20,7%)	9,0%	0,6%
Polish subsidiaries	6,5%	(0,6%)	4,5%	2,8%
Italian subsidiary	23,1%	17,4%	3,4%	2,8%
Romanian subsidiary	18,7%	(1,0%)	6,6%	1,2%
Slovak subsidiaries	10,0%	0,1%	6,2%	3,9%
Slovenian subsidiaries	9,6%	(11,2%)	4,7%	0,9%

The Group's management has assessed the changes in the market environment and revenue-generating potential of the acquired entities and has concluded the conditions have not changed to a significant extent since the acquisition. Changes in the interest environment, however, have an impact on profitability calculations.

In 2025, the derecognition of goodwill related to Airport Service Zrt. became necessary due to the transfer of its activities. In connection with the transaction, the Group acquired 35-35% ownership in Menzies Aviation Kft. and Menzies Aviation Cargo Kft. The difference between the fair value of the acquired investment in associates, and the derecognition of disposed assets including goodwill, shown in - Other changes column - resulted in a gain of HUF 3.8 billion for the Group, which is presented in Result of disposal of business activity in the income statement.

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

Carrying amount of goodwill:

Cash-generating units (CGUs)	Acquisition date	Country	Initial value			Closing value 2024	Acquisition	Impairment	Foreign currency revaluation	Other change	Closing value 2025	Acquisition	Impairment	Foreign currency revaluation	Other change	Closing value 2026
			In foreign currency	Currency	In million HUF	In million HUF	In million HUF					In million HUF				
Rwi Zrt.	2017	Hungary	185	HUF	185	406	0	0	0	0	406	0	0	0	0	406
PFM Zrt.	2017	Hungary	547	HUF	547	547	0	0	0	0	547	0	0	0	0	547
ISS subsidiaries	2021															
		Czech	93 165	CZK	1 296	1 525	0	0	(35)	0	1 490	0	0	(120)	0	1 370
		Romania	18 045	RON	1 332	1 487	0	0	(123)	0	1 364	0	0	(143)	0	1 221
		Slovakia	3 760	EUR	1 368	1 542	0	0	(93)	0	1 449	0	0	(114)	0	1 335
		Slovenia	221	EUR	80	91	0	0	(5)	0	86	0	0	(7)	0	79
Inwemer subsidiaries	2022	Poland	44 640	PLN	3 477	4 284	0	0	(214)	0	4 070	0	0	(382)	0	3 689
B+N Facility EDOO	2022	Bulgaria	1 399	BGN	284	295	0	0	(58)	0	237	0	0	(19)	0	219
SAGAD srl	2023	Italy	3 567	EUR	1 395	1 463	0	0	(88)	0	1 375	0	0	(108)	0	1 267
Airport Services Zrt.	2023	Hungary	2 423	HUF	2 423	2 423	0	0	0	(2 423)	0	0	0	0	0	0
Köberl Group	2025	Germany	78 872	EUR	32 038	0	32 038	0	(1 638)	0	30 400	0	0	(2 394)	0	28 007
Total					44 425	14 063	32 038	0	(2 254)	(2 423)	41 424	0	0	(3 286)	0	38 138

5.10 FINANCIAL ASSETS MEASURED AT AMORTISED COST

The following items are classified as financial assets measured at amortised cost:

- cash and cash equivalents;
- bank deposits with a maturity of more than 3 months;
- trade receivables;
- other financial receivables

Financial assets	30 June 2026	31 December 2025
Non-current assets	1 407	2 522
Long-term financial assets	1 407	2 522
Current assets	107 248	117 550
Trade receivables	84 091	81 147
Other short-term financial assets	4 138	1 444
Cash and cash equivalents	19 019	34 959
Total financial assets	108 655	120 072

Financial assets measured at amortised cost are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method.

5.11 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash, bank deposits and short-term investments with original maturities of three months or less from the date of acquisition that the Group will use to settle its short-term obligations or for which the fair value risk is not significant.

No impairment loss has been recognised in the periods presented.

The following tables show the structure of the Group's cash and cash equivalents:

Cash and cash equivalents	30 June 2026	31 December 2025
Cash in hand	56	82
Bank accounts	16 423	31 857
Short-term bank deposits	2 540	3 019
Cash and cash equivalents	19 019	34 959
Cash and cash equivalents in the cash flow statement	19 019	34 959

5.12 TRADE RECEIVABLES

5.12.1 Accounting policies for trade receivables

Impairment

The Group generally applies the simplified impairment method permitted by IFRS 9 to trade receivables as receivables arising from transactions within the scope of IFRS 15, and uses an impairment matrix to determine the lifetime expected credit loss of the receivable.

If the credit risk of individually assessed trade receivables carried at amortised cost has increased significantly, the amount of the expected future recovery on the receivable must be estimated, compared with the carrying amount and the difference must be recognised as an impairment loss. The carrying amount of the asset shall be reduced through use of an allowance account. The amount of the loss is recorded as an impairment loss on receivables (Consolidated statement of comprehensive income, Other expense row).

If credit risk has not increased significantly for an individually assessed trade receivable, the receivable should be included in a group with similar credit risk characteristics and the groups should be tested for impairment. Receivables that are individually assessed for impairment, for which an impairment loss is recognised or for which a previously recognised impairment loss remains, are not included in the collective assessment of impairment loss.

Two categories of impairment loss of trade receivables can be distinguished:

- invoiced receivable
- contract assets / unbilled receivables.

The receivables are aged to their due date and the amount of the impairment loss is calculated by multiplying the outstanding receivables by the historical default rates.

Impairment is determined based on historical loss experience; however, it is adjusted for current information that did not affect the previous period but is expected to impact future periods, as well as for information that affected previous periods but is no longer relevant. Forward-looking information is also taken into account in the impairment calculation.

If a receivable is considered uncollectible, the amount is written off is recognised in the Statement of consolidated comprehensive income under Other expenses. The recovery of the amount previously written off is recognised in the Statement of consolidated comprehensive income under Other income.

Derecognition

The Group derecognises a financial asset when its rights to the contractual cash flows expire or are terminated, or when the contractual rights to the asset are transferred (i.e. when the significant risks and rewards of ownership of the asset are transferred or when the contractual rights to the asset are not transferred but the Group does not retain control of the financial asset).

The gain or loss on derecognition is determined as the difference between the carrying amount and the consideration received recognized in profit or loss. This difference is recognized in profit or loss under finance income or finance costs.

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

Before assessing whether, and to what extent it is appropriate derecognise a financial asset, the Group determines whether the derecognition requirements should be applied to part or all of a financial asset (or a group of similar financial assets).

5.12.2 Trade receivables in the statement of consolidated financial position

Trade receivables– carrying amount

Trade receivables	30 June 2026	31 December 2025
- From external parties	87 388	84 653
- Impairment	(3 297)	(3 506)
Total trade receivables	84 091	81 147

Considering the Group's revenue size, the increase and amount of impairment are not considered material. The increase in impairment is partly attributable to the acquisition in Germany and partly to the growth in receivables from several Hungarian customers. The Group's largest customer base consists of partners from both the public and private sectors.

More information on the recognised impairment is provided in section 5.21 'Other Income and Expenses'.

Breakdown of trade receivables by maturity

The following tables show the trade receivables of the Group by country and by age calculated from maturity.

Trade receivables are presented at amortised cost, net of loss allowance, at the reporting date:

Aged trade receivables	Carrying amount	Impairment	0-60 days	61-90 days	91-180 days	181-360 days	Over 360 days
30 June 2026	84 091	(3 297)	82 785	572	1 003	908	2 120
Hungary	62 537	(2 424)	61 586	137	720	399	2 119
Poland	6 388	(127)	6 141	151	70	73	80
Czech	3 303	(37)	3 320	1	1	2	17
Slovakia	1 974	(64)	1 980	1	0	0	56
Romania	2 456	(73)	2 467	0	0	0	62
Slovenia	1 415	(18)	1 403	10	1	0	18
Italy	1 317	(39)	1 008	18	27	34	269
Bulgaria	147	0	140	1	1	4	0
Germany	4 555	(515)	4 741	252	77	0	0

Aged trade receivables	Carrying amount	Impairment	0-60 days	61-90 days	91-180 days	181-360 days	Over 360 days
31 December 2025	81 147	(3 506)	78 522	756	1 280	1 664	2 431
Hungary	59 275	(2 506)	56 589	401	1 117	1 575	2 099
Poland	5 810	(140)	5 672	46	87	61	84
Czech	3 863	(89)	3 795	89	1	1	66
Slovakia	1 925	(69)	1 925	8	3	0	59
Romania	2 381	(81)	2 389	0	0	12	60
Slovenia	1 158	(20)	1 072	55	30	0	20
Italy	1 466	(43)	1 385	27	39	13	44
Bulgaria	40	0	35	1	2	2	0
Germany	5 230	(559)	5 660	129	0	0	0

The overwhelming majority of trade receivables were impaired at portfolio basis, using the IFRS 9 simplified approach (provision matrix). Trade receivables over one year were fully impaired.

5.13 IMPAIRMENT OF FINANCIAL ASSETS

When determining the impairment of financial assets, one of two measurement bases shall be applied:

- sum of expected credit losses over the next 12 months; or
- the amount of lifetime expected credit losses of the asset.

The financial asset is considered to be credit impaired when one or more events occurred that have a negative impact on the estimated future cash-flow of the financial asset.

The Group considers the following observable data to be indicators that a financial asset is "credit impaired":

- significant financial difficulty of the issuer or the borrower;
- a breach of contract such as a default or more than 90 days past due;
- rescheduling of a loan or advance by the Group under conditions that the Group would otherwise not consider;
- it is probable that the borrower will enter bankruptcy or other financial reorganization or
- disappearance of an active market for a financial asset because of financial difficulties.
- The Group considers a financial asset to be non-performing, when:
- it is unlikely that the debtor will repay the Group in full without recourse to actions such as enforcing collateral (if collateral exists) or
- the financial asset is more than 90 days overdue.

If there is a significant increase in the credit risk of the asset, the impairment of the asset should be assessed by the lifetime expected credit losses, otherwise the 12-month expected credit losses shall be recognised. For trade receivables, as receivables from transactions under IFRS 15, the Group applies the simplified approach, lifetime expected credit loss is assessed using the provision matrix.

5.14 FINANCIAL LIABILITIES

Long-term debts	30 June 2026	31 December 2025
Liabilities from bonds issued	13 328	14 869
Bank loans	36 643	40 995
<i>of which EXIM loan</i>	<i>36 105</i>	<i>40 369</i>
<i>of which other loans</i>	<i>539</i>	<i>626</i>
Other long-term financial liabilities	572	557
Other long-term financial liabilities	50 544	56 421
CCIRS measured at fair value through P&L	0	1 142
Derivative financial instruments	0	1 142

The CCIRS transaction recognised within derivative financial instruments was terminated in June 2026. The resulting gain of HUF 50 million was recognised in Financial income.

The Group entered into a 10-year term EUR-denominated loan agreement with EXIM Bank in 2025 in the amount of EUR 130 050 000 to finance the acquisition of the Köberl Group in Germany. The contractual interest rate of the loan is 4.45%, while the effective interest rate is 4.55% due to the amortization of transaction costs. The Group measures the loan at amortized cost. The loan has 80% Hungarian State payment guarantee and a first-priority mortgage over the Company's shares of Köberl Group Holding GmbH. Further mortgages are the Company's dividend and other receivables against Köberl Group Holding GmbH, the Company's and B+N Magyarország Kft's receivables against specified partners.

5.15 TRADE PAYABLES

Trade payables are non-interest earning and are always due within one year.

5.16 OTHER FINANCIAL ASSETS AND LIABILITIES

Other short-term financial assets	30 June 2026	31 December 2025
Given deposit, collateral, security deposit	3 252	570
Accrued interest income	84	89
Short-term loan provided	291	140
Other receivables	514	648
Impairment recognized on other receivables	(3)	(3)
Total other short-term financial assets	4 138	1 444

Other short-term financial liabilities	30 June 2026	31 December 2025
Dividend payable	7 500	10 120
Short-term retention from trade payables	700	1 486
Short-term liabilities related to bonds	4 150	4 323
Deferred purchase price from acquisition	33	34
Current portion of long-term loans and short-term bank loans	7 401	13 284
Various other short-term financial liabilities	236	3 448
Total other short-term financial liabilities	20 020	32 695

5.17 REVENUE FROM CONTRACTS WITH CUSTOMERS

Principal core activities of the group include building management, building maintenance, cleaning services, laundry services, textile management/rent-out, building security.

The Group generally offers its customers payment terms of 30 to 60 days, which often tends to be significantly longer as a result of individual agreements, but does not exceed one year.

The Group applies the practical expedient permitted by IFRS 15 and does not adjust the transaction price for the effects of a significant financing component when the period between transfer of the goods or services and payment is one year or less.

IFRS 15 establishes a five-step model for accounting for revenue from contracts with customers.

The Group applies the standard for the accounting of all revenues from contracts with customers, except for the following:

- Lease agreements that fall within the scope of IFRS 16 on Leases
- Revenue that falls within the scope of IFRS 9 on Financial instruments.

The Group only recognises revenue from contracts with customers if all of the following conditions are met:

- The contracting parties have approved the contract and are committed to fulfilling their obligations;
- The rights of the parties regarding the goods or services to be transferred can be identified;
- The payment terms related to the goods or services to be transferred can be identified;
- The contract has commercial substance (i.e. the risk, timing or amount of the Group's future cash-flow is expected to change as a result of the contract); and

- It is probable that the Group will collect the consideration to which it will be entitled in exchange for the goods or services to be transferred to the customer.

Upon entering into a contract, the Group assesses the goods or services promised in the contract with customers and identifies as performance obligation each promise to transfer to the customer. Revenues are assessed based on the consideration or transaction price determined in contracts with customers. The transaction price is the consideration, to which the member of the Group expects to be entitled in exchange for the transfer to customer of the goods or services promised, not including amounts collected on behalf of third parties.

Determining the transaction price

The transaction price is the amount the Group member expects to be entitled to in exchange for satisfying the performance obligation. This price excludes amounts collected on behalf of third parties such as value added tax (VAT). The consideration received may be fixed, variable, or a combination of both.

If the consideration promised in the contract includes a variable amount (e.g.: success fee), the amount of consideration shall be estimated to which the member of the Group will be entitled in exchange for transferring the promised goods or services to the customer.

When assessing the variable consideration, the Group takes into consideration the limit for the recognition of revenues, based on which a portion or all of the variable consideration is taken into account for the transaction price, if it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur when the factor of uncertainty regarding the variable consideration is resolved.

When determining the transaction price, the member of the Group considers the terms of the contract and its usual business practice. When determining the transaction price, the member of the Group assumes that the goods or services will be transferred to the customer in accordance with the promises made in the existing contract and that the contract will not be terminated, renewed or modified.

Consideration payable to the customer

Consideration payable to the customer includes cash amounts paid by, or expected to be paid by the member of the Group to the customer. Consideration payable to the customer also includes credits or other items that can be offset against the amount due to the Group. These are accounted for by the member of the Group as items reducing the revenue, except if the consideration payable to the customer is paid in exchange for a distinct good or service. In the latter case, these are accounted for as expenses.

Recognition of the revenue

The Group recognises revenue when (or as soon as) the performance obligation has been satisfied by transferring the promised goods or services (i.e. an asset) to the customer. The asset is considered as transferred when (or as soon as) the customer obtains control over the asset.

A performance obligation is satisfied over time or at a point in time. If the Group transfers control over the goods or services over time, i.e. the performance obligation is satisfied over time, and the revenue is also recognised over time, if one of the following conditions is met:

- Simultaneously with the performance of the member of the Group, the customer receives and consumes the benefits provided by the Group's performance.
- The performance by the member of the Group creates or enhances an asset (for instance: work in progress) that the customer controls from the moment the asset is created or enhanced; or
- the performance by the member of the Group does not create an asset that can be used by the Group in an alternative way, and the member of the Group has an enforceable right to payment for performance completed to date.

The Group recognises as revenue the amount of the transaction price allocated to the specific performance obligation (with the transaction price not including the estimates subject to limitation and relating to variable considerations).

For projects that are carried forward over the year (typically construction projects), the Group's business model generally meets the conditions for revenue recognition over time, so the Group uses the method that best represents performance, typically the output method, to recognise revenue. Based on the confirmation approved by the client, a document signed by both parties confirms the stage of completion of the construction/renovation project on the reporting date. The revenue to be recognised at the reporting date is determined by the Group taking into account the above.

Principles of accounting for revenue recognised over a given period:

- the Group may recognise revenue when the stage of completion can be measured reliably and the extent of sales can be reasonably estimated;
- if it cannot reliably measure the outcome of the contract but expects to recover the costs incurred, it can only recognise revenue up to the amount of the costs incurred, so it cannot recognise a profit;
- if the recovery of the expenses is also uncertain, the conditions for the recognition of revenue are not met and the related revenue cannot be recognised.

Therefore, to determine revenue for the current year, the Group determines a level of completion on the reporting date, which is then updated on the reporting date of each year. In the event that the output method is not feasible, the Group determines the stage of completion of the project using the input method. The stage of completion of a project is the ratio costs incurred to total expected costs of the project incurred up to the project's reporting date and the expected nature of expense of the project.

Costs that are inputs for the Group are typically direct materials and goods, subcontractors' costs and all other related costs, excluding technically unjustified scrap. In the calculation, the expected total expenditure is based on the pre-liminary plans. The Group treats any changes in the measurement as a change in accounting estimate, i.e. the effect is accounted for prospectively.

The Group recognises the revenue for the current year in proportion to the percentage of completion thus obtained, out of the total contractually agreed revenue from the project.

The Group has assessed sales transactions with payment terms exceeding one year and concluded that they do not contain a significant financing component. Accordingly, the Group does not adjust the transaction price for the time value of money in such cases.

Variable consideration

IFRS 15 requires that when the consideration promised in a contract includes a variable amount, the Group estimates (expected value or most likely amount method) the consideration to which it will be entitled for the delivery of the goods/services. The consideration also varies as a result of the discount, rebate, credit or refund, i.e. they are recognised as a deduction from revenue. In the course of its activities, the Group grants discounts to certain of its customers are deducted from revenue.

The Group recognises discounts received from its suppliers as a deduction from the cost of the related asset (property, plant and equipment, inventories), if the discount has not yet been used/resold, and the discount reduces the cost of the asset. This may include discounts, volume discounts or other discounts.

The Group's revenue is divided among the main activities as follows:

Breakdown of revenue by service type	30 June 2026	30 June 2025
Cleaning	81 377	80 176
Facility management	78 980	61 681
Building construction and renovation (Fit-out)	11 438	7 661
Laundry and textile rental	10 528	8 496
Other services	10 691	11 595
Total	193 014	169 609

Other services consist of catering, security, gardening, document management.

The Group's revenue for the reporting year does not include any significant revenue relating to the previous year (discounts granted retrospectively, other subsequent adjustment to the value of services).

The Group recognises revenue when, or as, it satisfies a performance obligation by transferring control of the promised goods or services to the customer.

The Group continuously transfers control to the customer/contractor in relation to project-related building construction and renovation (Fit-out) work performed in the work areas, so that performance obligations are satisfied, and revenue is recognised on an ongoing basis. If the performance obligation is not satisfied continuously, the Group satisfies the performance obligation on a specific date and recognises revenue on a specific date.

The stage of completion is determined using an output method: a document signed by both parties, based on a confirmation approved by the client, confirming the stage of completion of a construction/renovation project at the reporting date. The revenue to be recognised at the reporting date is determined by the Group taking into account the above.

Revenue from other major activities (cleaning, facility management, laundry and textile rental) is invoiced to the customer at the end of each month to the extent of the monthly performance or is also recognised as accruals in the customer's balance sheet.

In the Group's business operations, it is not typical to grant significant discounts retrospectively or to return products in the event of product sales.

5.18 MATERIALS AND SERVICES CONSUMED

Materials, consumables used and cost of provision	30 June 2026	30 June 2025
Subcontractor Fees	58 323	50 050
Cost of Goods Sold	6 092	7 331
Materials Used for Service Provision	13 121	5 481
Rental Fees	1 379	1 832
Professional Services, Consulting Fees	3 063	3 301
Fuel Costs	1 034	889
Maintenance and Repair Costs	1 872	3 391
Domestic and Foreign Travel, Accommodation	969	796
Energy Costs	766	942
Insurance	345	402
Training and Further Education	124	101
Other Material Costs	374	549
Other Services Used	6 847	4 515
Bank Charges	420	400
Car maintenance	445	388
Other tax cost	97	131
Total	95 271	80 499

5.19 EMPLOYEE BENEFITS EXPENSE

Employee benefits expense	30 June 2026	30 June 2025
Wages and Salaries	67 755	60 164
Payroll Taxes	8 905	7 838
Other employee benefits expense	4 638	4 009
Total	81 299	72 011

The main reason for the increase in personnel expenses are the increase in headcount and in average wages, as well as the expansion of the Group.

The employment figures for the Group are as follows:

Statistical staff number	30 June 2026	31 December 2025
<u>Hungary</u>		
Blue-collar	14 090	13 473
White-collar	1 642	1 515
<u>Other countries</u>		
Blue-collar	6 466	6 702
White-collar	893	896
Total number of employees on pay	23 091	22 586

5.20 OTHER INCOMES AND EXPENSES

	30 June 2026	30 June 2025
Total other income	1 511	2 820
Impairment reversal of receivables	2	94
Received government grants	996	1 259
Impairment reversal of provisions	24	0
Net income from disposal of non-current assets	1	46
Inventory reassessment	130	387
Other income from non-core business activity	0	273
Various other income	113	760
Utilization of provisions	245	0
Total other expenses	(1 265)	(3 166)
Impairment recognition of receivables	91	(1 166)
Impairment recognition of inventories	(3)	(20)
Disposal due to obsolescence	(125)	(138)
Provided donations	(943)	(1 139)
Various other expenses	(285)	(704)
Total other result	246	(346)

The Group includes amounts disbursed to its subsidiaries in the Czech Republic and Poland for the employment of disabled workers in grants received.

5.21 FINANCIAL REVENUES AND EXPENSES

Financial income includes interest income, realised and unrealised foreign exchange gains, and other income arising from financial instruments.

	30 June 2026	30 June 2025
Total financial income	3 803	2 627
Interest income	32	99
Realised foreign exchange gain	331	610
Unrealised foreign exchange gain	3 419	1 937
Other financial income	21	(19)
Total financial expenses	(2 726)	(4 080)
Interest expense	(1 751)	(2 048)
Interest expense from lease liabilities	(395)	(383)
Realised foreign exchange loss	(776)	(667)
Unrealised foreign exchange loss	138	(1 284)
Other financial expense	58	302
Total financial result	1 077	(1 453)

The realized and unrealized foreign exchange result recognized within financial income/expenses is attributable to the strengthening of the Hungarian forint in the current year, while in the base year it was due to the weakening of the forint. Interest income in both periods is related to the interest on loans and bonds.

5.22 INCOME TAX

The Group treats corporate income tax, local business tax and innovation contribution as income tax and taxes equivalent to corporate income tax, which is classified as income tax under IAS12. Income tax expense includes current and deferred tax. The income tax expense is recognised in profit or loss, except for the part relating to items recognised directly in other comprehensive income and equity, which is recognised in other comprehensive income or equity, as appropriate. The corporate tax base is determined in accordance with national tax laws based on the profit realized by the members of the Group, including the effect of adjustments made in previous years.

Deferred tax is recognised for temporary differences between the carrying amount of assets and liabilities in the accounting records and their value calculated for tax purposes. Deferred tax is calculated using the tax rates that are expected to apply to the temporary differences when they reverse based on laws enacted or substantively enacted by the balance sheet date. Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities.

The Group recognises deferred tax assets only to the extent that it is probable that future taxable profit will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at each balance sheet date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

The rates of income tax and other taxes on income in the Group for each financial year are as follows:

Effective tax rate	2026	2025
Hungary		
Corporate Income Tax	9%	9%
Local Business Tax	2%	2%
Innovation Contribution	0,3%	0,3%
Corporate Income Tax in Other Countries		
Czech	21%	21%
Romania	16%	16%
Slovakia	21%	21%
Slovenia	22%	22%
Poland	19%	19%
Bulgaria	10%	10%
Italy (Corporate Income Tax)	24%	24%
Italy (Other Profit-based Tax)	4%	4%
Germany (corporate income tax and other income taxes)	27%	27%

Income tax recognised in the profit for the period

	30 June 2026	30 June 2025
<i>Current tax expense</i>	3 394	3 716
– Current year	3 394	3 716
– Adjustments for prior years	0	0
<i>Deferred tax expense / (income)</i>	(368)	191
Income tax	3 026	3 907
<i>Income tax recognised directly in retained earnings</i>	0	0
Withholding tax	2	0

5.23 RELATED PARTY TRANSACTIONS

Other current liabilities include dividends approved for payment to shareholders but not yet paid, amounting to HUF 7 517 million (2025: HUF 10 120 million).

In the reporting period key management personnel received HUF 179 million (2025: HUF 924 million) as short-term employee benefit.

The below table summarizes related party transactions with the ultimate beneficial owners and entities outside of the Group that they control or have significant influence:

Description of transactions	Owners and their interests		
	30 June 2026	31 December 2025	30 June 2025
Invoiced revenue (excluding VAT)	158	555	365
Purchased goods and services	3 168	6 572	3 190
Transferred funds	500	2 135	2 135
Inventories	517	361	142
Outstanding receivables	204	20	17
Outstanding liabilities	1 779	1 607	1 715

Cash payments have historically been distributed not only directly to the owner but also through payments to his affiliated companies. These payments have been reflected as Other movements related to owners (after tax) in the Group's financial statements. This amounted to HUF 500 million in the reporting period (2025: HUF 2 135 million).

These transactions were accounted for at market prices.

5.24 SEGMENT INFORMATION

IFRS 8 Operating Segment requires the identification of operating segments based on internal management reports. The composition of such reports is monitored and reviewed by the decision makers regularly to ensure that resources are allocated to the appropriate segment and to assess their performance.

Based on the above, the segments identified by the Group are geographical segments.

The operating segments of the Group presented based on IFRS 8 are the following: Hungary, Bulgaria, Czech Republic, Poland, Germany, Italy, Romania, Slovakia and Slovenia.

The segments include the companies operating in the given countries, a detailed list can be found in note 5.2 on the composition of the Group.

The disclosure by segments of the Group

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

30 June 2026	Result of domestic parent and subsidiary operations	Result of Bulgarian subsidiary operations	Result of Czech subsidiaries operations	Result of Polish subsidiaries operations	Result of German subsidiaries operations	Result of Italian subsidiary operations	Result of Romanian subsidiary operations	Result of Slovak subsidiaries operations	Result of Slovenian subsidiaries operations	Eliminations, corrections	According to group financial statements
Revenue	139 549	374	8 913	16 575	22 901	3 148	4 880	3 082	3 272	(9 680)	193 014
- of which external	133 829	374	8 072	14 350	22 200	3 148	4 880	2 893	3 268		193 014
- of which group companies	5 720	0	841	2 225	701	0	0	189	4		
Operating expenses	(129 475)	(398)	(8 946)	(16 797)	(21 972)	(3 173)	(4 827)	(3 070)	(3 255)	9 491	(182 422)
Materials, consumables used and cost of	(69 145)	(236)	(5 287)	(5 379)	(15 202)	(420)	(1 872)	(1 447)	(659)	4 377	(95 271)
- of which external	(67 864)	(235)	(4 500)	(4 786)	(13 700)	(420)	(1 862)	(1 255)	(649)		(95 271)
- of which group companies	(1 281)	(1)	(787)	(593)	(1 502)	0	(10)	(192)	(10)		
Employe benefits expense	(51 958)	(141)	(3 240)	(10 350)	(6 375)	(2 614)	(2 754)	(1 410)	(2 458)	0	(81 299)
- of which external	(51 958)	(141)	(3 240)	(10 350)	(6 375)	(2 614)	(2 754)	(1 410)	(2 458)		(81 299)
- of which group companies	0	0	0	0	0	0	0	0	0		
Other income and (expenses) result	(5 078)	(12)	(115)	(746)	1 362	(9)	(101)	(97)	(72)	5 114	246
- of which external	(638)	(13)	(61)	886	372	(9)	(111)	(100)	(80)		246
- of which group companies	(4 440)	1	(54)	(1 632)	990	0	10	3	6		
Depreciation and amortization	(3 294)	(9)	(304)	(322)	(1 757)	(130)	(100)	(116)	(66)		(6 098)
- of which depreciation of IFRS 16 assets	(1 698)	(1)	(178)	(222)	(698)	(82)	(70)	(68)	(34)		
- of which depreciation of other non-current assets	(1 596)	(9)	(126)	(100)	(1 058)	(48)	(30)	(48)	(32)		
Result on disposal of business activity	0	0	0	0	0	0	0	0	0		0
Net financial result	1 827	0	31	(40)	(394)	(21)	(40)	(12)	12		1 077
- of which external	1 541	0	31	(40)	(394)	(21)	(40)	(12)	12		
- of which group companies	286	0	0	0	0	0	0	0	0	0	
Share of result in associates	886	0	0	0	0	0	0	0	0	0	886
Profit before tax	12 788	(24)	(2)	(262)	346	(46)	13	0	27		12 555
Income tax expense	(2 353)	0	(38)	(51)	(563)	(8)	3	(10)	(6)	350	(3 026)
Profit for the period	10 435	(24)	(40)	(313)	(217)	(54)	16	(10)	21	350	9 529
Total segment assets	148 698	512	12 008	16 382	57 666	4 713	3 673	3 879	3 389		250 920
- of which right-of-use assets under IFRS 16	8 578	3	776	1 209	1 948	509	247	387	316		13 973
Total segment liabilities	(152 664)	(93)	(4 490)	(6 230)	(15 523)	(2 797)	(1 743)	(1 312)	(1 354)		186 206
- of which lease liabilities under IFRS 16	(8 809)	(3)	(789)	(1 190)	(2 640)	(531)	(274)	(388)	(326)		14 950

LIWO FM Group Interim Condensed Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

30 June 2025	Result of domestic parent and subsidiary operations	Result of Bulgarian subsidiary operations	Result of Czech subsidiaries operations	Result of Polish subsidiaries operations	Result of German subsidiaries operations	Result of Italian subsidiary operations	Result of Romanian subsidiary operations	Result of Slovak subsidiaries operations	Result of Slovenian subsidiaries operations	Eliminations, corrections	According to group financial statements
Revenue	114 695	413	9 840	20 502	20 509	2 713	3 724	3 231	3 166	(9 184)	169 609
- of which external	111 858	413	8 955	16 815	18 950	2 713	3 724	3 018	3 163		169 609
- of which group companies	2 837	0	885	3 687	1 559	0	0	213	3		
Operating expenses	(106 052)	(429)	(9 761)	(19 964)	(17 538)	(2 754)	(3 792)	(3 101)	(3 200)	9 577	(157 014)
Materials, consumables used and cost of	(57 525)	(246)	(5 640)	(6 425)	(11 695)	(413)	(1 509)	(1 435)	(617)	5 006	(80 499)
- of which external	(55 455)	(245)	(4 889)	(5 066)	(11 115)	(413)	(1 499)	(1 214)	(603)		(80 499)
- of which group companies	(2 070)	(1)	(751)	(1 359)	(580)	0	(10)	(221)	(14)		
Employee benefits expense	(43 514)	(166)	(3 488)	(12 087)	(5 781)	(2 230)	(2 043)	(1 428)	(2 437)	1 163	(72 011)
- of which external	(43 514)	(166)	(3 488)	(12 087)	(4 618)	(2 230)	(2 043)	(1 428)	(2 437)		(72 011)
- of which group companies	0	0	0	0	(1 163)	0	0	0	0		
Other income and (expenses) result	(2 663)	(10)	(255)	(1 143)	637	(15)	(123)	(105)	(77)	3 408	(346)
- of which external	(1 621)	(11)	(121)	1 186	570	(15)	(133)	(113)	(88)		(346)
- of which group companies	(1 042)	1	(134)	(2 329)	67	0	10	8	11		
Depreciation and amortization	(2 350)	(7)	(378)	(309)	(699)	(96)	(117)	(133)	(69)		(4 158)
- of which depreciation of IFRS 16 assets	(1 126)	(1)	(223)	(165)	(588)	(43)	(69)	(73)	(35)		
- of which depreciation of other non-current assets	(1 224)	(6)	(155)	(144)	(111)	(53)	(48)	(60)	(34)		
Result on disposal of business activity	0	0	0	0	0	0	0	0	0		0
Net financial result	2 858	(1)	4	(43)	(564)	(20)	(27)	(18)	19		(1 453)
- of which external	(799)	(1)	4	(43)	(569)	(20)	(27)	(18)	19		
- of which group companies	3 657	0	0	0	5	0	0	0	0	5	
Share of result in associates	0	0	0	0	0	0	0	0	0	0	0
Profit before tax	11 776	(17)	83	496	2 524	(61)	(95)	112	(15)		11 142
Income tax expense	(2 667)	0	(29)	(104)	(1 036)	(9)	(10)	(50)	(2)	78	(3 907)
Profit for the period	9 109	(17)	54	392	1 488	(70)	(105)	62	(17)	78	7 235
31 December 2025											
Total segment assets	146 833	570	13 220	18 087	64 434	4 975	4 044	4 144	3 402		259 709
- of which right-of-use assets under IFRS 16	7 853	4	833	1 430	2 804	639	298	400	198	0	14 459
Total segment liabilities	(160 097)	(90)	(5 018)	(6 586)	(18 703)	(2 840)	(1 909)	(1 355)	(1 221)	0	(197 820)
- of which lease liabilities under IFRS 16	8 408	4	848	1 385	3 319	655	322	402	209		15 552