

LIWO FM Group

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

31 December 2025



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CONSOLIDATED FINANCIAL STATEMENTS

1 CONSOLIDATED STATEMENT OF FINANCIAL POSITION (1/2)

Balance sheet – Assets	Notes	31 December 2025	31 December 2024
Non-current assets			
Intangible assets	5.8, 5.10.	86 833	25 801
Property, plant and equipment	5.9	13 930	12 707
Right-of-use assets	5.13	14 459	10 923
Investments in associates	5.11	7 346	1
Long-term financial assets	5.17	2 522	2 085
Deferred tax assets	5.33	520	314
Non-current assets		125 610	51 831
Current assets			
Trade receivables	5.16	81 147	84 070
Other short-term financial assets	5.17	1 444	1 658
Contract assets	5.22	5 094	2 458
Inventories	5.23	3 358	2 782
Current income tax assets	5.33	127	358
Other current assets	5.24	7 970	7 121
Cash and cash equivalents	5.15	34 959	31 208
Current assets		134 099	129 655
Assets held for sale		0	67
ASSETS TOTAL		259 709	181 553

Budapest, 30 April 2026.

Chief Executive Officer

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (2/2)

Balance sheet - Liabilities and Equity	Notes	31 December 2025	31 December 2024
Equity	5.4.3		
Share capital		2 200	2 200
Retained earnings		58 892	41 352
Accumulated other comprehensive income		353	4 383
Total Owner's Equity		61 445	47 935
Non-controlling interest		444	0
EQUITY TOTAL		61 889	47 935
Non-current liabilities			
Long-term debts	5.21	56 421	21 203
Derivative financial instruments	5.21	1 142	2 631
Long-term lease liabilities	5.13	10 761	8 448
Deferred tax liabilities	5.33	11 510	2 107
Long-term provisions	5.25	622	597
Other long-term liabilities	5.26	1 219	979
Total non-current liabilities		81 675	35 965
Current liabilities			
Trade payables	5.20	43 495	31 258
Other short-term financial liabilities	5.13	32 695	24 369
Short-term lease liabilities	5.21	4 791	3 304
Contract liabilities	5.22	3 828	1 018
Current income tax liabilities	5.33	380	2 911
Short-term provisions	5.25	1 314	19
Other short-term liabilities	5.26	29 642	34 774
Total current liabilities		116 145	97 653
EQUITY AND LIABILITIES TOTAL		259 709	181 553

Budapest, 30 April 2026

Chief Executive Officer

2 CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		2025	2024
Consolidated statement of comprehensive income	Notes		
Revenue	5.28	368 507	302 306
Materials, consumables used and cost of providing services	5.29	(184 117)	(153 967)
Employee benefits expense	5.30	(149 270)	(116 052)
Depreciation and amortization	5.8.6, 5.9.5, 5.13.2	(10 930)	(6 726)
Other income	5.31	5 457	3 115
Other expense	5.31	(8 107)	(2 998)
Result on disposal of business activity	5.3.1	3 846	8
Operating profit		25 386	25 686
Financial income	5.32	4 355	8 316
Financial expense	5.32	(6 962)	(10 319)
Net financial result		(2 606)	(2 003)
Share of result in associates	5.5.2	320	0
Result from investing activities		320	0
Profit before tax		23 100	23 683
Income tax expense	5.33	(4 852)	(6 302)
Profit for the period		18 248	17 381
Items that may be reclassified to profit or loss			
Exchange differences on translation of foreign operations	5.4.3	(4 103)	2 122
Actuarial gain or loss	5.4.3	(10)	0
Total other comprehensive income		(4 113)	2 122
Total comprehensive income		14 135	19 503
Profits attributable to			
- Owners of the Group		18 175	17 381
- Non-controlling interest of the Group		73	0
Total other comprehensive income attributable to			
- Owners of the Group		(4 020)	2 122
- Non-controlling interest of the Group		(83)	0
Total comprehensive income attributable to			
- Owners of the Group		14 155	19 503
- Non-controlling interest of the Group		(10)	0
Earnings per share (EPS) attributable to ordinary equity holders of the parent company			
Basic, profit for the year in Hungarian forint		826 136	790 045
Diluted, profit for the year in Hungarian forint		826 136	790 045
Number of shares		22 000	22 000

Budapest, 30 April 2026

Chief Executive Officer

Elektronikusan aláírta:
Kis-Szölgyémi Ferenc
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3 CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Consolidated statement of changes in equity	Share capital	Retained earnings	Accumulated other comprehensive	Non-controlling interests	Equity
Equity as at 31 December 2023	2 200	26 801	2 261	(0)	31 262
Dividends		(2 350)			(2 350)
Other movements related to owners (after tax)		(480)			(480)
Profit for the period		17 381			17 381
Other comprehensive income for the year			2 122		2 122
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)		4 365			4 365
Profit for the period		18 175		73	18 248
Other comprehensive income for the year			(4 030)	(83)	(4 113)
Aquisition of subsidiaries				454	454
Equity as at 31 December 2025	2 200	58 892	353	444	61 889

* Accumulated other comprehensive income contains HUF 363 million mainly the exchange differences on translation of foreign operations, and HUF (10) million of IAS 19 actuarial result.

Additional information on equity is presented in section 5.4.3.

4 CONSOLIDATED CASH-FLOW STATEMENT

		2025	2024
Statement of Cash Flow	Notes		
Profit before tax		23 100	23 683
Adjustments (non-cash items)			
Depreciation and amortization	5.8, 5.9, 5.13	10 930	6 726
Net impact of recognised and reversed impairment	5.8, 5.9, 5.16	921	793
Change of provisions	5.25	1 320	72
Fair value change	5.7, 5.3.1	(1 248)	1 013
Net impact of unrealized FX difference	5.32	(1 004)	276
Adjustment (investing and financing activities)			
Interest income	5.32	(202)	(180)
Interest and other financial expense	5.32	4 820	1 556
Gain / Loss on disposal of non-current assets		(143)	59
Cash from disposal of investments		0	(332)
Share of result in associates	5.3.1	(320)	0
Result on disposal of business activity		(3 846)	0
Change of working capital			
Change of trade receivables	5.16	7 060	(30 890)
Change of inventories	5.23	(657)	(316)
Change of other short-term financial assets	5.17	0	(151)
Change of contract assets	5.22	(2 636)	242
Change of other current assets	5.24.1	564	(34)
Change of trade payables	5.20	9 572	16 149
Change of other short-term financial liabilities	5.21	0	4 045
Change of contract liabilities	5.22	2 810	(16 956)
Change of other current liabilities	5.26.2	(8 309)	11 836
Income tax paid	5.33	(8 610)	(3 057)
I. Operating cash flow		34 122	14 534

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(figures in HUF million unless indicated otherwise)

		2025	2024
Statement of Cash Flow	Notes		
Procurement of intangible assets, property, plant and equipments	5.8.6, 5.9.5	(4 411)	(5 041)
Disposals/proceeds intangible assets, property, plant and equipments	5.8.6, 5.9.5	304	161
Acquisitions (net of cash)	5.3.1	(60 477)	0
Cash form disposal of investments		0	380
Purchase of securities	5.32	0	(48)
Interest received	5.32	175	179
II. Investment cash flow		(64 408)	(4 369)
Long-term loan borrowing	5.19	52 322	0
Amount paid for principal repayment of lease liabilities	5.13	(5 830)	(2 924)
Bond repayment	5.12.5	(1 650)	(1 650)
Short-term loan borrowing	5.12, 5.21	0	1 421
Repaid loan	5.12	(3 133)	(392)
Interest paid	5.32	(1 795)	(901)
Other payments made to the owners'	5.34	(2 135)	(480)
Dividends paid	5.4.3	(2 988)	0
III. Financing cash flow		34 791	(4 926)
Net change of cash and cash equivalents	5.15	4 505	5 239
FX impact on cash and cash equivalents		(753)	167
IV. Net change of cash and cash equivalents	5.15	3 752	5 406
Cash and cash equivalents at 1st of January		31 208	25 802
Cash and cash equivalents at 31st of December		34 959	31 208

*Structural modifications have been made to the table.

5 NOTES TO THE 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-Szölgyémi

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-Szölgyémi	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

The parent company is required to prepare a group-level consolidated statement of accounts, available for viewing where it is officially submitted at: <https://liwofm.com/annual-reports>

Within the Group, the Head of Financial Reporting is Dzsénifer Tornai.

The person responsible for preparation and submitting the financial statements:

Dzsénifer Tornai, registration number: 197934

Judit Bazinszky-Vámos, registration number: 189723.

Audits are mandatory for the Group. The auditor of the Group is Ernst and Young Könyvvizsgáló Kft. (Registration No.: 01-09-267553, Chamber Reg. No.: 001165). The auditor in charge of the statutory audit is Attila Kujbus (Chamber Reg. No.: 007370).

5.2 INTRODUCTION OF THE GROUP

LIWO FM Zrt., as the parent company, together with its subsidiaries, forms Group of companies (hereinafter: "Group"), which performs building/facility management, cleaning, gardening and laundry services in the following countries:

Hungary
Romania
Slovakia
Czech Republic
Slovenia
Poland
Bulgaria
Italy
Germany

5.3 COMPOSITION OF THE GROUP

The Group has no major unit, with more than half of the voting rights, outside of our control.

All subsidiaries are fully consolidated.

The Employee Partial Ownership Programme (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, that the ESOP implements.

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(figures in HUF million unless indicated otherwise)

At 31 December 2024 and 2025 the Group had the following subsidiaries and affiliated companies:

	Proportion of		
Name of the Subsidiaries and associates	2025	2024	Principal activity
Subsidiaries in Hungary			
B+N Magyarország Kft.	100%		Facility management
RWi Zrt.	100%	100%	Washing and cleaning of textiles and fur
PFM Zrt.	100%	100%	Document management
B+N Referencia Security Zrt.	100%	100%	Personal security services
LTP Group Kft.	100%	100%	General building cleaning
Diesel Mobil Kft.		100%	
Airport Service Budapest Zrt.	100%	100%	Air transport support services
Associates in Hungary			
Referencia Kapu Kft.	40%	40%	Wholesale of other machinery and equipment
Menzies Aviation Hungary Kft.	35%	-	Air transport support services
Menzies Aviation Cargo Hungary Kft.	35%	-	Air transport support services
Subsidiaries in Romania			
B+N Facility Services S.R.L.	100%	100%	Cleaning and property management
Subsidiaries in Slovakia			
B+N Slovakia Facility Services spol. s.r.o.	100%	100%	Cleaning and property management
B+N Slovakia Security Services spol. s.r.o.	100%	100%	Security guarding
Subsidiaries in Czech Republic			
B+N Czech Republic Facility Services s.r.o.	100%	100%	Cleaning and property management
B+N Správa Budov s.r.o.	100%	100%	Cleaning and property management
Tespranet Services s.r.o.	100%	100%	Facility management
Tespranet Landscaping s.r.o.	100%	100%	Gardening services
Subsidiaries in Slovenia			
B+N SL Facility Services, storitve in trgovina, d.o.o.	100%	100%	Cleaning and property management
MAGNETIK, trgovsko podjetje, d.o.o.	100%	100%	Pest and rodent control
Subsidiaries in Poland			
Inwemer spzoo	100%	100%	Cleaning and property management
Inwemer System spzoo	100%	100%	Cleaning and property management
Inwemer Partner spzoo	100%	100%	Cleaning and property management
Inwemer Serwis spzoo	100%	100%	Cleaning and property management
Subsidiaries in Bulgaria			
B+N Bulgaria EOOD	100%	100%	Cleaning and property management
Subsidiaries in Italy			
Sagad srl	100%	100%	Cleaning and property management
Subsidiaries in Germany			
Köberl Group Holding GmbH	97%	-	Investment and holding activities
Köberl Group GmbH	97%	-	Investment and holding activities
GEMA KG	97%	-	Facility management
SGM GmbH	97%	-	Facility management
089 Immobilienmanagement GmbH	97%	-	Facility management
Gema GmbH (Komplementär)	97%	-	Investment and holding activities
FINK KG	97%	-	Facility management, maintenance of sanitary building services and heating, cooling, and ventilation systems
THG GmbH	97%	-	Facility management, maintenance of wastewater disposal systems and cleaning and renovation of sewers
RRS KG	97%	-	Facility management, cleaning of pipes, channels, and settling tanks
RRS GmbH	97%	-	Facility management, cleaning of pipes, channels, and settling tanks
Fink Gebäudetechnik Beteiligungs-GmbH	97%	-	Investment and holding activities
Kriotec GmbH	97%	-	Facility management, installation, maintenance of air conditioning and refrigeration systems
MEGA Management GmbH	97%	-	Managing facility management

As of 1 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.

5.3.1 Changes in the group

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 Aschheim-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 Bank provided the Group with a loan of EUR 130,050,000.

From the date of acquisition, Köberl Group contributed HUF 46 221 million of revenue and HUF 2 256 million to profit after tax from continuing operations of the Group. If the business combination had taken place at the beginning of the year, revenue contribution to continuing operations for the Group would have been HUF 47 709 million and contribution to profit after tax from continuing operations for the Group would have been HUF 2 110 million.

The acquisition date fair value of the trade receivables amounts to HUF 5 051 million. The gross amount of trade receivables is HUF 6 651 million and the expected credit loss on it is HUF 1 600 million.

The goodwill comprises the value of expected synergies arising from the acquisition. None of the goodwill recognised is expected to be deductible for income tax purposes.

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(figures in HUF million unless indicated otherwise)

The following tables present the fair value of the subsidiary assets and liabilities acquired at the acquisition date, as well as the purchase price:

Non-current assets	43 865
of which customer relationship	38 289
Current assets	13 344
of which trade receivables	5 051
of which cash and cash equivalents	6 880
Non-current liabilities	(11 386)
of which deferred tax liability	(10 583)
Current liabilities	(10 959)
of which trade payables	(2 665)
of which lease liabilities	(4 379)
Fair value of acquired identified net assets	34 864
Non-controlling interest	(455)
Goodwill	32 038
Total consideration	67 357
Loan purchase price	21 895
Share purchase price	45 462
Net cash-flow on acquisiton	60 477

The Group chose to measure the non-controlling interest with proportionate method.

On 1 October 2025, Airport Service Budapest Zrt. transferred its business to Menzies Aviation Hungary Kft. and Menzies Aviation Cargo Hungary Kft. As part of the transaction, the Group acquired a 35%–35% ownership stake in the aforementioned companies.

Value of disposed assets	3 939
Intangible assets	3 183
of which Goodwill	2 423
Property, plant and equipment	675
Inventories	81
Fair value of acquired identified investments	7 025
Result on disposal of business activity	3 086

The transaction was accounted for in accordance with the fair value requirements of IFRS 10 and the full fair value gain on the difference was recognised. Airport Service Budapest Zrt., as a subsidiary, transferred all of its business activities and, in substance, the entity became effectively inactive, holding only the investment in Menzies Aviation Hungary Kft. and Menzies Aviation Cargo Hungary Kft.

Non-controlling interests

As a result of the 2025 acquisition in Germany, the financial statements contain non-controlling interest of HUF 455 million as at the reporting date. At the end of 2024, it did not have any non-controlling interests.

5.4 SUMMARY OF KEY ACCOUNTING POLICIES

5.4.1 Basis for the preparation of the financial statements

The consolidated financial statements for the 2025 business year were prepared in accordance with the International Financial Reporting Standards (hereinafter: "EU IFRS") adopted by the European Union and with the provisions of Act C. of 2000 on Accounting, effective in Hungary and in conformity with the EU IFRS. The Group has prepared the financial statements on the basis that it will continue to operate as a going concern.

These consolidated financial statements were authorised for issue on 30 April 2026 by the executive management of the Group.

The financial year begins on 1 January, and ends on 31 December. The balance sheet date of these consolidated financial statements is 31 December.

5.4.2 Basis for the valuation

The financial statements were compiled based on amortised cost value, except for assets and liabilities where we used the valuation at fair value, applied primarily for financial instruments.

Definition of fair value

The accounting policies and disclosures of the Group require the definition of the fair value of certain financial and non-financial instruments.

IFRS 13 defines fair value as the price that would be received upon selling an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Fair values were assessed for measurement and disclosure purposes using the methods outlined hereunder. Wherever necessary, further information was provided in the notes regarding the assumptions underlying the definition of fair value.

Fair value hierarchy

Meaning of the individual levels of the fair value hierarchy:

Level 1.: Quoted prices of identical assets or liabilities in active markets

Level 2.: Inputs other than quoted prices included within Level 1., that are observable for the financial asset or liability either directly (i.e. prices) or indirectly (i.e. can be derived from prices)

Level 3.: Inputs regarding financial assets or liabilities that are based on data unobservable on the market. (unobservable inputs).

Accounts receivable, other financial assets from non-derivative transactions

The fair value of accounts receivable and other financial assets assessed for disclosure purposes, is calculated based on the present value of future cash-flows discounted by the market interest rate

prevailing on the balance sheet date, so that the carrying amount of cash, short-term customer and other, non-derivative financial assets is approximately the same as their market value because of the short-term.

The fair value of shares held among long-term assets, is the subscription price valid on the reporting date (Level 1.)

Fair value of non-financial assets

Upon valuation using the fair value taken into consideration when defining the recoverable amount, the Company considers the ability of market players to generate business benefits through the most valuable or best use of the asset or through the sale of the asset to another market player who will use the asset in the most valuable and best way physically possible, legally permitted and financially feasible.

Therefore, upon defining the fair value of non-financial assets, the Company uses asset-level, individual models.

Accounts payable, other financial liabilities from non-derivative transactions

The fair value of accounts payable and other financial liabilities assessed for disclosure purposes, was calculated based on the present value of future principal and interest cash-flows discounted by the market interest rate on the balance sheet date, so that the carrying amount of short-term customer and other, non-derivative financial liabilities is approximately the same as their market value, because of the short-term.

IFRS 13 Fair value measurement standard requires that the Group disclose information supporting the assessment of its financial statements in the case of assets and liabilities that are measured, following the initial recognition at fair value on a single or recurring basis in the statement of financial position, as well as the impact on the profit or loss or on the other comprehensive income for the period of the measurement, in the case of measurements at recurring fair value, using measurement methods and inputs used for developing the measurements and substantial unobservable inputs (Level 3.)

The Group measures the fair value of long-term financial liabilities based on the present value of cash-flow estimates revised on the balance sheet date and discounted by the risk-adjusted market interest rate. The discount rate is calculated using the observable market interest rate curve and its own credit risk.

CCIRS transaction for trading purposes

The fair value is assessed, based on Level 2. information, by discounting the future cash-flow of the derivative transaction using the appropriate FX interest rate.

Long-term employee benefits

The valuation of the pension obligations was carried out on the basis of the provisions contained in IAS 19 and the recognized rules of actuarial mathematics, applying the projected unit credit (puc) method.

5.4.3 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 2.135 million in the reporting period (2024: HUF 480 million).

In the reporting period 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 carried out by the Group in 2025.

5.4.4 Cash-flow statements

The statement of cash flows shall be prepared in accordance with the requirements of IAS 7 and presented as an integral part of the financial statements for each period for which the financial statements are presented.

Cash flows are inflows and outflows of cash and cash equivalents. Cash includes cash on hand and demand deposits. Cash and cash equivalents comprise cash, bank deposits, and short-term investments with an original maturity of no more than three months, which the Company uses to settle its short-term liabilities, and which are subject to insignificant risk of changes in value.

The Group prepares its cash flow statement from operating activities using the indirect method. Operating activities are the principal revenue-producing activities of the Group and other activities that are not investing or financing activities.

Investing activities include the acquisition and disposal of long-term assets and other investments not included in cash equivalents. Interest received are presented by the Group as part of investing cash flows. Interest paid are presented by the Group as part of financing cash flows.

Financing activities are activities that result in changes in the size and composition of the equity and borrowings of the Group.

In the current year, the Group's non-cash transactions were as follows:

- Transfer of the activities of Airport Service Zrt. in exchange for 35–35% ownership interests in Menzies Aviation Kft. and Menzies Aviation Cargo Kft. Further information on the transaction is provided in Note 5.3.1.
- Waiver of dividend receivable by the owners, which resulted in a decrease in the Group's short-term financial liabilities. Further information on the transaction is provided in Note 5.34.

5.4.5 Standards, amendments, interpretations effective after 2025, or not yet in force on 31 December 2025 and which are not applied by the Group prior to their entering into force.

Amended standards and interpretations issued by the IASB and adopted by the EU that are effective

IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2025. The amendments specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. A currency is considered to be exchangeable into another currency when an entity is able to obtain the other currency within a time frame that allows for a normal administrative delay and through a market or exchange mechanism in which an exchange transaction would create enforceable rights and obligations. If a currency is not exchangeable into another currency, an entity is required to estimate the spot exchange rate at the measurement date. An entity's objective in estimating the spot exchange rate is to reflect the rate at which an orderly exchange transaction would take place at the measurement date between market participants under prevailing economic conditions. The amendments note that an entity can use an observable exchange rate without adjustment or another estimation technique.

The amendments have no impact on the financial statements of the Group.

Standards issued but not yet in force and not subject to early application

The standards, amendments to standards and interpretations presented below have not been applied in the consolidated financial statements as they are not yet effective for the financial year ending 31 December 2025 and the Group has not elected early adoption.

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

Standards/amendments not yet in force but adopted by the EU

IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures - Classification and Measurement of Financial Instruments (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2026. Early adoption of amendments related to the classification of financial assets and the related disclosures is permitted, with the option to apply the other amendments at a later date. The amendments clarify that a financial liability is derecognised on the 'settlement date', when the obligation is discharged, cancelled, expired, or otherwise qualifies for derecognition. They introduce an accounting policy option to derecognise liabilities settled via electronic payment systems before the settlement date, subject to specific conditions. They also provide guidance on assessing the contractual cash flow characteristics of financial assets with environmental, social, and governance (ESG)-linked features or

other similar contingent features. Additionally, they clarify the treatment of non-recourse assets and contractually linked instruments and require additional disclosures under IFRS 7 for financial assets and liabilities with contingent event references (including ESG-linked) and equity instruments classified at fair value through other comprehensive income.

- **IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures - Contracts Referencing Nature-dependent Electricity (Amendments)**

The amendments are effective for annual reporting periods beginning on or after 1 January 2026, with earlier application permitted. The amendments include clarifying the application of the 'own-use' requirements, permitting hedge accounting if contracts in scope of the amendments are used as hedging instruments, and introduce new disclosure requirements to enable investors to understand the impact of these contracts on a company's financial performance and cash flows. The clarifications regarding the 'own-use' requirements must be applied retrospectively, but the guidance permitting hedge accounting have to be applied prospectively to new hedging relationships designated on or after the date of initial application.

Annual Improvements to IFRS Accounting Standards – Volume 11

The IASB's annual improvements process deals with non-urgent, but necessary, clarifications and amendments to IFRS. In July 2024, the IASB issued Annual Improvements to IFRS Accounting Standards – Volume 11. An entity shall apply those amendments for annual reporting periods beginning on or after 1 January 2026. The Annual Improvements to IFRS Accounting Standards - Volume 11, includes amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10, and IAS 7. These amendments aim to clarify wording, correct minor unintended consequences, oversights, or conflicts between requirements in the standards.

IFRS 18 Presentation and Disclosure in Financial Statements

IFRS 18 introduces new requirements on presentation within the statement of profit or loss. It requires an entity to classify all income and expenses within its statement of profit or loss into one of the five categories: operating; investing; financing; income taxes; and discontinued operations. These categories are complemented by the requirements to present subtotals and totals for 'operating profit or loss', 'profit or loss before financing and income taxes' and 'profit or loss'. It also requires disclosure of management-defined performance measures and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements and the notes. In addition, there are consequential amendments to other accounting standards.

IFRS 18 is effective for reporting periods beginning on or after 1 January 2027, with earlier application permitted. Retrospective application is required in both annual and interim financial statements. The standard has not yet been endorsed by the EU.

Standards and interpretations issued by the IASB but not yet adopted by the EU and not yet effective

The standards, amendments to standards and interpretations presented below have not been applied in the consolidated financial statements because they are not yet effective for the financial year ended 31 December 2025 and the Group has not elected to early adopt them.

The Group does not expect these standards, amendments to standards and interpretations to have a significant impact on its financial statements except IFRS 18. The Group is working on the assessment and the implementation.

IFRS 19 Subsidiaries without Public Accountability: Disclosures (including amendments)

IFRS 19 permits subsidiaries without public accountability to use reduced disclosure requirements if their parent company (either ultimate or intermediate) prepares publicly available consolidated financial statements in compliance with IFRS accounting standards. These subsidiaries must still apply the recognition, measurement and presentation requirements in other IFRS accounting standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 will not need to apply the disclosure requirements in other IFRS accounting standards.

The amendments issued in August 2025 reduce the disclosure requirements of new IFRS accounting standards, which had been included in full when IFRS 19 was first issued. IFRS 19 (including the amendments) is effective for reporting periods beginning on or after 1 January 2027, with early application permitted. The standard (including the amendments) has not yet been endorsed by the EU.

IAS 21 The Effects of Changes in Foreign Exchange Rates: Translation to a Hyperinflationary Presentation Currency (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2027, with earlier application permitted. The amendments require translation from a non-hyperinflationary functional currency into a hyperinflationary presentation currency at the closing rate. If an entity's functional currency is the currency of a non-hyperinflationary economy, but its presentation currency is the currency of a hyperinflationary economy, its results and financial position are translated into the presentation currency by translating all amounts (i.e., assets, liabilities, equity items, income and expenses) and all comparatives at the closing rate at the date of the most recent statement of financial position. An entity whose functional currency and presentation currency are the currency of a hyperinflationary economy, restates the comparative amounts of a foreign operation, whose functional currency is that of a non-hyperinflationary economy, by applying the general price index, to the foreign operation's comparative figures.

The amendments also introduce certain additional disclosure requirements. The amendments have not yet been endorsed by the EU.

Amendment in IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The amendments address an acknowledged inconsistency between the requirements in IFRS 10 and those in IAS 28, in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary. In December 2015 the IASB postponed the effective date of this

amendment indefinitely pending the outcome of its research project on the equity method of accounting.

The amendments have not yet been endorsed by the EU.

5.4.6 Contingent assets and liabilities

Contingent assets

The Group currently has no contingent assets.

Contingent liabilities

The Group has provided performance bank guarantee amounting to HUF 388 million in the current year. No liability is expected to arise.

5.4.7 Segmentation

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 Group presents its activities in accordance with the requirements of IFRS 8, broken down by geographical segments.

5.4.8 Events after reporting period

After the reporting period, the Group extended three contracts concluded with the Directorate General for Public Procurement and Supply for the operation of hospitals, with a total framework amount of HUF 100 billion for each, until 25 June 2027.

5.5 CONSOLIDATION

5.5.1 Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity when it is exposed to, or has rights over, 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:
 - i. the consideration transferred, measured in accordance with this IFRS, which generally requires fair value at the acquisition date;
 - ii. the amount of any non-controlling interest in the acquiree; and
 - iii. 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.

5.5.2 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 other comprehensive income includes its share of the investee's other comprehensive income.

5.5.3 Foreign currency conversion

Transactions arising in foreign currency

Foreign currency transactions are transactions denominated in a currency other than the Group's functional currency. For monetary and non-monetary foreign currency items, the Group members use the official exchange rates published by the central banks when translating them into the functional currency for the purpose of entering them in the accounts.

The subsequent measurement of these assets and liabilities depends on whether the item is monetary or non-monetary.

Monetary items

Monetary items are the units of currency held and the amounts receivable or payable in a fixed or determinable number of units of currency. The Group typically has the following monetary items:

- financial assets, such as receivables from goods and services (customers),
- financial liabilities, such as trade and credit payables,
- provisions to be settled in cash.

In the case of monetary items, the Group uses the official exchange rates published by the MNB at the balance sheet date for the revaluation of these items at the balance sheet date. The foreign exchange gain or loss on monetary items is the difference between the amortised cost in the functional currency at the beginning of the period, adjusted for the effective interest rate and period-end payments, and the amortised cost in the foreign currency at the end of the period, translated at the exchange rate at the balance sheet date.

Exchange differences arising on the settlement date of monetary items, or on the translation of monetary items at an exchange rate different from the rate at which they were translated at the date of initial recognition or in previous financial statements, are recognised by the Group in the statement of profit or loss and other comprehensive income as income from financial operations or as an expense from financial income, as appropriate, in the period in which they arise.

Non-monetary items

Non-monetary items are those items that are not monetary items. The Group typically has the following non-monetary items:

- properties, plant and equipment, advances on them
- intangible assets,
- inventories,
- amounts paid in advance or advances for goods and services

Non-monetary items not measured at fair value are required to be measured at cost, i.e. non-monetary items measured at cost are translated into the functional currency at the official exchange rate published by the central banks on the date of the transaction, with no translation at the balance sheet date.

Non-monetary assets and liabilities measured at fair value in a foreign currency are translated into the functional currency at the official foreign exchange rate of the central banks at the date of fair value

measurement. Exchange rate differences arising on revaluation are recognised in profit or loss, except for changes recognised in OCI for equity instruments designated at fair value through other comprehensive income (FVOCI), where applicable.

Exchange rate losses or gains from revaluations are recognised in net amounts in the financial expense or income.

5.5.3.1 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 consolidated annual financial statements are presented in HUF million, as the forint is the Group's reporting currency.

5.5.3.2 Transactions and balances

Foreign exchange transactions are converted into the functional currency at the exchange rate valid on the date of the transaction.

Exchange losses and gains resulting from the settlement of such transactions and from the revaluation at year-end of financial assets and liabilities denominated in foreign currencies are recognised in the Profit or loss for the current year (Financial income or Financial expenses line).

5.5.3.3 Consolidation of Group member companies

The results and balance sheets of the Group's member companies that have a functional currency other than the reporting currency (none of which operate in a hyperinflationary economy) are translated into the reporting currency as follows:

- On the first consolidation of acquired foreign subsidiaries, assets and liabilities are included in the consolidated balance sheet at the HUF amount translated at the exchange rate prevailing on the date of acquisition.
- In the balance sheets presented, assets and liabilities are stated at the closing exchange rate at the balance sheet date. Equity items are recorded at the exchange rate prevailing on the date of inclusion.
- Income statement items are translated into HUF at the monthly average exchange rate.
- All exchange rate differences are recognised in consolidated equity as cumulative translation differences as part of the Accumulated other comprehensive income row. If the Group sells part or all of its foreign operations, the exchange rate difference recognised in equity until the sale is recognised in profit or loss (Other income (expense)) through the gain or loss on sale.

5.6 SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONSs

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.

- Customer contracts: establishing the stage of completion of projects

In determining Contract assets and liabilities, the Group calculates the value of Contract assets and liabilities in proportion to the stage of completion at the reporting date agreed with the customer. In the reporting year, only LIWO FM Zrt. carried out activities that required the recognition of such assets or liabilities.

- Leases - setting the incremental interest rate and reviewing renewal and termination options

If the interest rate implicit in the lease cannot be determined based on the contract, the Group members shall use the market interest rate prevailing at the commencement of the lease term. This is typically the interest rate on the general credit agreement with the account-holding financial institution or, if not available, the interest rate publicly available in national economic statistics. Some of the properties are rented under indefinite-term contracts, or include an extension option.

Vehicles are typically leased under fixed-term contracts which typically do not include termination or extension options. In preparing the consolidated financial statements, the Group considers whether any conditions have arisen that are within its control that could affect the estimated term of the indefinite-term lease contracts.

For indefinite-term contracts, the Group determines an estimated lease term based on the relevant facts and circumstances, taking into account the expected useful life of the underlying asset together with the direct and indirect costs of returning the asset. Subsequently, the Group reviews the lease term for conditions that arise under IFRS 16.20-21.

In the case of a new acquisition, the Group recognises right-of-use assets and liabilities only for those contracts that will remain in force for at least 12 months from the acquisition date. The amount of rental and lease fees thus classified as short-term is included in the Consolidated statement of comprehensive income under Materials and services consumed row.

- Long-term employee benefits

To determine the present value of long-term employee benefits, the Group engages the services of an external actuary.

5.7 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.

A detailed description of the risks, their management and sensitivity tests are presented below. Sensitivity studies show the potential effects on pre-tax profit based on possible changes in risk factors.

Credit risk

Credit risk is the risk of financial loss resulting from the failure of a customer or counterparty to meet a contractual obligation. From the Group's perspective, this is primarily the risk of non-payment by customers.

Trade receivables and other financial assets

The Group's credit risk is primarily influenced by the individual characteristics of each customer, however the Group also considers customers' geographic location, past experience, and industry-specific factors. The Group monitors the payment ability of its customer base and the factors that may affect it.

The maximum exposure of assets exposed to credit risks is shown in the following table:

Maximum credit risk exposure	Gross book value, excluding impairment	
	31 December 2025	31 December 2024
Cash and cash equivalents	34 959	31 208
Trade receivables	84 653	85 313
Other short-term financial assets	1 427	1 658
Contract assets	5 094	2 458
Long-term financial assets	2 522	2 085
Maximum credit risk exposure	128 655	122 721

Collection policy

Group members continuously monitor their receivables from customers overdue and notify their partners in arrears of the receivables.

Classification of receivables, impairment

Accounts receivables in the accounting records are classified and, if necessary, impaired on a debtor-by-debtor basis, considering the maturity date of the receivable, the debtor's willingness and ability to pay, past experience of the debtor and the Group's view of the economic conditions over the expected life of the receivable.

The Group applies the simplified impairment method allowed 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 expected loss over the lifetime of the receivable.

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The impairment loss matrix is based on observed past defaults, non-payment rates and is adjusted by a forward-looking element, which includes an estimate of the likelihood that the economic environment will deteriorate over the expected life of the receivable.

The Group recognises loss allowance of receivables in Other expenses.

Movements in the loss allowance for trade receivables and other financial assets are disclosed in Note 5.16.3.

The Group's exposure to credit risk is reflected in the carrying amount of its financial assets.

Trade receivables are not secured by collateral.

The members of the Group place their cash and cash equivalents exclusively with financial institutions that maintain significant regulatory capital. A number of these institutions are also assigned international credit ratings:

Country	Bank	Long-term rating - deposit	Short-term rating - deposit	Long-term rating - dept	Short-term rating - debt
HU	Raiffeisen Bank Zrt.	A3	P-2	Baa2	P-2
HU	UniCredit Bank Hungary Zrt.*	A3	P-2	A3	P-2
HU	MBH Bank Nyrt.	Baa3	P-3	Ba2	
HU	Exim Bank Zrt.	BBB	F2		
	Citi Bank Europe*	A+	F1		
BG	UniCredit Bulbank AD	BBB	F2		
CZ	Česká spořitelna, a.s.	A1	P-1		
CZ	Československá obchodní banka, a. s.	A1	P-1		
CZ	UniCredit Bank Czech Republic and Slovakia, a.s.	A2	P-1		
IT	Banca Nazionale del Lavoro S.p.A.	A3	P-2		
IT	Banca Popolare di Milano S.C. a r.l.	A3	P-2	Baa1	P-2
IT	Intesa SanPaolo S.p.A.	A3	P-2	A3	P-2
PL	Powszechna Kasa Oszczędności Bank Polski Spółka Akcyjna	A2	P-1		
PL	BNP Paribas Bank Polska Spółka Akcyjna	A+	F1		
RO	BRD GSG SUCURSALA MARI CLIENTI CORPORATIVI	Baa1	P-2		
RO	Banca Comercială Română (BCR)	Baa1	P-2	Baa1	P-2
SK	ČSOB a.s.	A1	P-1		
SL	NLB, d.d.	A3	P-2		
SL	OTP Banka d.d.	A2	P-1		

*Rating of the parent Company

Liquidity risk

Liquidity risk is the risk that the Group will not be able to settle its financial liabilities when due. Liquidity management aims to ensure that sufficient resources are available to settle liabilities when they fall due.

Liquidity risk management

The Group's approach to liquidity management is to ensure that it has sufficient liquidity to meet its obligations as they fall due, both in normal and stressful circumstances, without incurring unacceptable losses or risking damage to its reputation.

The Group maintains a strong liquidity position and manages the liquidity profile of its liabilities and contingent liabilities to ensure that cash flows are balanced and that obligations are met when due.

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(figures in HUF million unless indicated otherwise)

The breakdown of financial liabilities by maturity (undiscounted principal and interest cash flows) is as follows:

		Future contractual cash flows					
	Carrying amount	Total contractual cash flows	0-3 months	3-12 months	1-3 years	3-5 years	over 5 years
31 December 2025							
Trade payables	43 495	43 794	39 363	3 340	924	158	9
Long-term debts	56 421	66 538	37	83	23 441	18 952	24 025
Other short-term financial liabilities	32 695	46 168	16 211	29 957	0	0	0
SWAP / CCIRS deal	1 142	0	0	0	0	0	0
Outflow	0	(11 455)	0	(1 981)	(3 877)	(3 760)	(1 837)
Inflow	0	11 115	0	1 997	3 822	3 588	1 708
Long and short-term lease liabilities	15 552	13 639	1 160	3 385	5 215	2 640	1 239
31 December 2024							
Trade payables	31 258	31 269	31 215	54	0	0	0
Long-term debts	21 203	21 204	68	1 903	10 981	6 419	1 833
Other short-term financial liabilities	24 369	24 366	3 673	20 693	0	0	0
SWAP / CCIRS deal	2 631	0	0	0	0	0	0
Outflow	0	(14 328)	0	(2 139)	(4 186)	(4 063)	(3 940)
Inflow	0	13 166	0	2 054	3 935	3 704	3 473
Long and short-term lease liabilities	11 752	12 691	912	2 761	4 740	2 696	1 582

In 2021, the Group entered into a cross-currency interest rate swap (CCIRS) with MBH Bank to mitigate the foreign currency exposure arising from the Bond Funding for Growth Scheme (NKP) measured at amortised cost. Under the terms of the CCIRS, the Group exchanges EUR for HUF and converts a fixed interest rate of 3.5% for a fixed interest rate of 1.6%. The notional amount of the instrument was determined align with the maturity of the bonds issued under the NKP and measured at amortised cost. As at the reporting date, the fair value of the transaction and the cash inflows and outflows during its term are presented in the table above. The Group does not apply hedge accounting to the CCIRS transaction or to the bonds issued and measured at amortised cost.

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 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.

Market risk

Market risk is the risk that changes in market prices, such as changes in foreign exchange rates, interest rates will affect the Group's results and the fair value of financial instruments included in its financial statements. The objective of managing market risk is to appropriately control exposure to market risks while maximizing the returns achieved. Policies and principles are reviewed at specified intervals.

The Finance Department is responsible for managing market risk and ensuring full compliance with internal policies and legislation.

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Currency risk

The source of foreign exchange risk is the Group's receivables and payables denominated in a currency other than its functional currency.

Exposure of financial assets and financial liabilities by currency, in million HUF:

Exposure to foreign exchange rate risk	31 December 2025						
	EUR	USD	CZK	HUF	RON	PLN	JPY
Trade receivables	1 608	206	0	0	0	0	290
Other short-term financial assets	365	0	0	0	0	0	0
Cash and cash equivalents	4 811	49	1 854	0	0	0	670
Other long-term financial receivables	1 496	0	0	0	0	0	0
Total financial assets	8 280	255	1 854	0	0	0	960
Trade payables	3 970	70	45	0	0	6	572
Other short-term financial liabilities	12 414	0	0	0	0	0	0
Short-term lease liabilities	1 252	0	0	0	0	0	0
Long-term lease liabilities	3 461	0	0	0	0	0	0
Long-term debts	40 463	0	0	0	0	0	0
CCIRS derivative instrument	10 569	0	0	0	0	0	0
Total financial liabilities	72 129	70	45	0	0	6	572
Net	(63 849)	185	1 809	0	0	(6)	388

Exposure to foreign exchange rate risk	31 December 2024						
	EUR	USD	CZK	HUF	RON	PLN	JPY
Trade receivables	6 695	195	0	0	0	0	0
Other short-term financial assets	324 523	0	0	0	530	0	0
Cash and cash equivalents	3 633	502	1 177	0	0	12	0
Other long-term financial receivables	2 952	0	0	0	0	0	0
Total financial assets	337 803	697	1 177	0	530	12	0
Trade payables	(865)	15	5	(5)	0	6	0
Other short-term financial liabilities	375	0	1 178	0	0	0	0
Short-term lease liabilities	(90)	0	0	0	0	0	0
Long-term lease liabilities	(1 542)	0	0	0	0	0	0
Long-term debts	3 124	0	0	0	0	0	0
CCIRS derivative instrument	232	0	0	0	0	0	0
Total financial liabilities	1 234	15	1 183	(5)	0	6	0
Net	336 569	682	(6)	5	530	6	0

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(figures in HUF million unless indicated otherwise)

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)	
	2025	2024	31 December 2025	31 December 2024
1 BGN=	203,44	210,57	197,04	209,67
1 CZK=	16,11	16,39	15,92	16,30
1 EUR=	397,89	411,86	385,40	410,09
1 PLN=	93,85	96,43	91,18	95,97
1 RON=	78,93	82,78	75,61	82,42

Exchange rate sensitivity:

The analysis is based on exchange rate movements that the Group considers reasonably possible at the reporting date and includes the foreign currency sensitivity of monetary items other than the functional currency of the Group's members. The analysis assumes that all other factors remain constant, including interest rates.

Currency	31 December 2025		31 December 2024	
	Strengthening/ weakening rate (%)?	Foreign currency exposure	Strengthening/ weakening rate (%)?	Foreign currency exposure
EUR	5%	3 193	5%	708
USD	5%	9	5%	31
CZK	5%	90	5%	0
PLN	5%	0	5%	0
RON	5%	0	5%	26
JPY	5%	19	5%	0

In the table above, positive values indicate an increase in profit and negative values indicate a decrease in profit if the exchange rate of the first currency weakens against the second currency.

A strengthening of the functional currencies against the above currencies at the reporting date would have the same effect but in the opposite direction on profit after tax and, through profit after tax, on equity, assuming all other variables remain constant.

Interest rate risk

The Group is exposed to interest rate risk arising from changes in interest rates on its interest-bearing assets and liabilities. As at the balance sheet date, the composition of the Group's interest-bearing financial instruments was as follows:

Carrying amount - 31 December 2025	Total	Fix interest	Variable interest
Cash and cash equivalents	34 959	29 084	5 875
Loans provided (short-term)	0	0	0
Loans provided (long-term)	0	0	0
Other short-term financial assets	1 444	1 164	280
Long-term financial assets	2 522	2 490	32
Total financial assets	38 925	32 738	6 187
Liabilities from bonds issued	19 192	19 192	0
Short-term loans	32 695	32 695	0
Long-term debts	38 448	37 996	452
Various other short-term financial liabilities	4 791	4 779	12
Various other long-term financial liabilities	10 761	10 478	283
Total financial liabilities	105 887	105 140	747

Carrying amount - 31 December 2024	Total	Fix interest	Variable interest
Cash and cash equivalents	31 208	29 816	1 392
Loans provided (short-term)	273	0	273
Loans provided (long-term)	943	0	943
Other short-term financial assets	1 384	0	1 384
Long-term financial assets	1 142	0	1 142
Total financial assets	34 951	29 816	5 134
Liabilities from bonds issued	20 545	20 545	0
Short-term loans	1 342	0	1 342
Long-term debts	1 820	0	1 820
Various other short-term financial liabilities	21 170	0	21 170
Various other long-term financial liabilities	3 327	0	3 327
Total financial liabilities	48 204	20 545	27 659

Financial liabilities with variable interest rates comprise bank loans linked to EURIBOR. A 1% change in interest rates would not have a significant impact on profit or loss.

Risk of change in fair value

For the fair value of the CCIRS transaction, a 100 basis-point shift in the yield curve would have the following effect on profit or loss and equity:

- HUF yield curve - 100 basis points increase: - HUF 251 million (2024: - HUF 328 million)
- HUF yield curve - 100 basis points decrease: HUF 261 million (2024: HUF 343 million)
- EUR yield curve - 100 basis points increase: HUF 295 million (2024: HUF 435 million)
- EUR yield curve - 100 basis points decrease: - HUF 307 million (2024: - HUF 456 million)

The fair value of the Group's borrowings exceeded their carrying amount by HUF 3 536 million in the reporting period. The fair value of financial instruments does not differ materially from their carrying amount.

Capital management

The Group's objective is to maintain the confidence of investors, creditors, and the market by maintaining a strong capital position, and to support the future development of its business. Management continuously monitors the returns achieved, which result from operating activities, as well as the performance of the profit before tax and indicators related to financial commitments.

Management also monitors the issued capital-to-equity ratio of the Group's members to ensure compliance with the levels prescribed by law in each country.

In managing its capital position, the Group aims to maintain a balance between maximizing earnings, distributing dividends, and sustaining a strong capital position.

In addition, management monitors the following indicators to ensure efficient funding:

	31 December 2025	31 December 2024
Cash and cash equivalents	34 959	31 208
Long-term debts	56 421	21 203
Other long-term liabilities	1 219	979
Other short-term financial liabilities without dividend	19 523	20 166
Net debt	(42 204)	(11 140)
EBITDA	32 470	32 404
Net debt / EBITDA	1,3	0,3

*EBITDA = Profit from operating activities before recognised depreciation and amortisation and Result on disposal of business activity.

As at the reporting date, 39% of the Company's cash and cash equivalents (2024: 88%) were available to cover the interest-bearing debt balance.

5.8 INTANGIBLE ASSETS

5.8.1 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.

5.8.2 Subsequent measurement

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

5.8.3 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.

5.8.4 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.

5.8.5 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.

5.8.6 Intangibles in the statement of financial position

Intangible assets	Capitalised development costs	Intellectual property and intangible rights	Customer relationship	Goodwill	Total
01 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 01 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)
Impairment	0	0	0	0	0
Other changes	0	0	0	0	0
Effect of exchange rate changes and translation differences	0	(8)	(2 377)	(2 255)	(4 640)
Carrying amount as of 31 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 31 December 2025	287	410	44 712	41 424	86 833

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Intangible assets	Capitalised development costs	Intellectual property and intangible rights	Customer relationship	Goodwill	Total
01 January 2024					
Gross value	492	1 235	12 147	13 306	27 180
Accumulated depreciation	(7)	(842)	(1 266)	0	(2 115)
Impairment / Extraordinary depreciation	0	0	0	(38)	(38)
Carrying amount as of 01 January 2024	485	393	10 881	13 268	25 027
Acquisition	0	0	0	0	0
Purchase / Acquisition of assets	0	101	0	0	101
Disposal	0	0	0	0	0
Current year depreciation	(98)	(118)	(791)	0	(1 008)
Reclassification	0	0	0	0	0
Impairment	0	0	0	0	0
Other changes	0	0	0	0	0
Effect of exchange rate changes and translation differences	(1)	8	879	795	1 681
Carrying amount as of 31 December 2024	385	384	88	14 063	25 801
31 December 2024					
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 31 December 2024	385	384	10 969	14 063	25 801

*Structural modifications have been made to the table.

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 under Note 5.3.1.

5.9 PROPERTY, PLANT, EQUIPMENT

5.9.1 Initial measurement

The cost of property, plant and equipment is the invoiced amount, including any import duties and non-recoverable sales taxes, and all costs and expenses, including taxes and duties and borrowing costs, that are specifically attributable to the property, plant and equipment until the date of its installation.

The Group capitalizes borrowing costs for qualifying assets in accordance with IAS 23. Qualifying assets are assets that necessarily take a substantial period of time to get ready for use. The Group has decided to consider assets that take at least 1 year to get ready for use as qualifying assets.

5.9.2 Subsequent measurement

The Group uses the cost model to measure property, plant and equipment. Property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

The Group recognises investment grants as deferred income and then releases the deferred income in proportion to the depreciation of the related property, plant and equipment.

5.9.3 Depreciation

Depreciation of property, plant and equipment shall be recognised from the first day after the date on which the assets are available for use.

The depreciation of property, plant and equipment is determined on a straight-line basis, taking into account the expected useful life and the residual value. Each part (component) of an item of property, plant and equipment that represents a significant value in relation to the total cost of the item is depreciated separately. A component is considered significant if its value exceeds HUF 50 million. If the useful life and the depreciation of the individual components of a given property, plant and equipment are the same, the components may be grouped together and depreciated collectively.

Based on their useful lives, the following depreciation periods have been determined for the asset groups:

Asset category	Useful life
Buildings	30–50 years
Technical equipment, tools, production machinery	7–15 years
Vehicles	5 years
Office and administrative equipment and furnishings	7–15 years
Other machinery and equipment	7–15 years
Computer and telecommunication equipment	3 years

The useful life of land cannot be determined, therefore the members of the Group do not recognise depreciation.

The residual value is determined at initial recognition based on the expected value to be realized at the end of the useful life.

The estimates of useful life and residual value are reviewed annually at the reporting date and whenever there is an indication that they may have changed.

Scheduled depreciation shall be changed if there is a 10% change in the useful life or the expected residual value of the asset.

Property, plant and equipment with low individual purchase value are not recognised as property, plant and equipment by the Group and are therefore expensed upon acquisition. The threshold is determined on a country-by-country basis, taking into account local accounting rules.

5.9.4 Derecognition

The Group derecognises the carrying amount of an item of property, plant and equipment when the asset is disposed of or when no future economic benefits are expected from its use or disposal.

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5.9.5 Property, plant and equipment in the statement of financial position

Property, plant and equipment	Properties	Technical equipment and machinery	Other equipment, machinery and	Assets under construction / Work in progress	Total
01 January 2025					
Gross value	4 063	12 514	7 024	848	24 449
Accumulated depreciation	(817)	(5 103)	(5 078)	0	(10 998)
Impairment / Extraordinary depreciation	(58)	(385)	(301)	0	(744)
Carrying amount as of 01 January 2025	3 188	7 026	1 645	848	12 707
Acquisition	0	234	556	0	790
Purchase / Acquisition of assets	161	1 087	2 327	3 312	6 887
Disposal	0	(3)	(79)	0	(82)
Current year depreciation	(154)	(1 180)	(1 507)	0	(2 841)
Reclassification	0	0	0	0	0
Impairment	0	(7)	0	0	(7)
Other changes	(116)	(208)	(52)	(3 026)	(3 402)
Effect of exchange rate changes and translation differences	(62)	(24)	(36)	0	(122)
Carrying amount as of 31 December 2025	3 017	6 925	2 854	1 134	13 930
31 December 2025					
Gross value	3 859	15 060	8 861	1 133	28 913
Accumulated depreciation	(784)	(7 904)	(5 461)	0	(14 149)
Impairment / Extraordinary depreciation	(58)	(229)	(547)	0	(834)
Carrying amount as of 31 December 2025	3 017	6 927	2 853	1 133	13 930

Property, plant and equipment	Properties	Technical equipment and machinery	Other equipment, machinery and vehicles	Assets under construction / Work in progress	Total
01 January 2024					
Gross value	3 633	9 707	5 930	1 346	20 616
Accumulated depreciation	(652)	(4 543)	(4 692)	0	(9 886)
Impairment / Extraordinary depreciation	0	0	0	0	0
Carrying amount as of 01 January 2024	2 981	5 164	1 238	1 346	10 730
Acquisition	0	57	13	2	72
Purchase / Acquisition of assets	247	3 109	1 325	3 428	8 109
Disposal	0	(70)	(91)	0	(161)
Current year depreciation	(148)	(1 035)	(1 057)	0	(2 240)
Reclassification	0	0	0	0	0
Impairment	(58)	0	0	(0)	(58)
Other changes	1	332	99	(3 929)	(3 497)
Effect of exchange rate changes and translation differences	165	(531)	118	0	(248)
Carrying amount as of 31 December 2024	3 188	7 027	1 645	848	12 707
31 December 2024					
Gross value	4 063	12 514	7 024	848	24 449
Accumulated depreciation	(817)	(5 103)	(5 078)	0	(10 998)
Impairment / Extraordinary depreciation	(58)	(385)	(301)	0	(744)
Carrying amount as of 31 December 2024	3 188	7 026	1 645	848	12 707

The Acquisitions line includes the fair value of the assets of the companies acquired by the Group at the date of acquisition.

Certain property, plant and equipment of RWi Zrt. are subject to a mortgage of HUF 1 087 million.

5.10 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. The recoverable amount is the higher of the asset's fair value less costs to sell and value in use. Although no indications of impairment were identified during the periods presented, the Group performed its annual impairment test of goodwill as at 31 December.

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.

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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.

Cash-generating units (CGUs)	2025	
	WACC used in the calculation	WACC value at which the recoverable amount equals the carrying amount of the CGU
B+N Magyarország Kft.	12,5%	602,8%
RWi Zrt.	12,5%	39,9%
PFM Zrt.	12,4%	41,9%
Airport Service Zrt.		
Bulgarian subsidiary	9,6%	24,6%
Czech "ISS" subsidiaries	10,2%	29,2%
Czech Tespranet companies	10,2%	67,4%
Polish subsidiaries	10,3%	24,0%
German subsidiaries	8,4%	17,6%
Italian subsidiary	8,9%	17,1%
Romanian subsidiary	12,2%	30,2%
Slovak subsidiaries	9,1%	12,3%
Slovenian subsidiaries	9,2%	29,8%

Cash-generating units (CGUs)	2024	
	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.

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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%.

Cash-generating units (CGUs)	2025			
	Average revenue growth	Revenue breakeven point	Average efficiency	Efficiency breakeven point
B+N Magyarország Kft.	77,7%	74,3%	10,6%	0,3%
RWi Zrt.	12,1%	11,4%	27,7%	24,7%
PFM Zrt.	3,0%	(2,8%)	43,6%	19,5%
Bulgarian subsidiary	19,4%	13,7%	3,6%	(0,4%)
Czech "ISS" subsidiaries	11,7%	10,7%	4,7%	0,8%
Czech Tespranet companies	10,9%	7,0%	13,9%	(1,0%)
Polish subsidiaries	4,8%	(10,2%)	5,1%	1,3%
German subsidiaries	33,5%	11,1%	11,5%	4,6%
Italian subsidiary	16,4%	2,7%	4,9%	2,3%
Romanian subsidiary	13,5%	(3,4%)	5,0%	1,1%
Slovak subsidiaries	10,7%	2,7%	5,1%	3,5%
Slovenian subsidiaries	10,8%	(4,1%)	4,9%	1,6%

Cash-generating units (CGUs)	2024			
	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.

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.

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Information relating to the carrying amount of goodwill:

Cash-generating units (CGUs)	Acquisition date	Country	Initial value			Closing value 2023	Acquisition	Impairment	Foreign currency revaluation	Other change	Closing value 2024	Acquisition	Impairment	Foreign currency revaluation	Other change	Closing value 2025
			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	1 448	0	0	77	0	1 525	0	0	(35)	0	1 490
		Romania	18 045	RON	1 332	1 389	0	0	98	0	1 487	0	0	(123)	0	1 364
		Slovakia	3 760	EUR	1 368	1 439	0	0	103	0	1 542	0	0	(93)	0	1 449
		Slovenia	221	EUR	80	85	0	0	6	0	91	0	0	(5)	0	86
Inwemer subsidiaries	2022	Poland	44 640	PLN	3 477	3 930	0	0	354	0	4 284	0	0	(214)	0	4 070
B+N Facility EDOO	2022	Bulgaria	1 399	BGN	284	235	0	0	60	0	295	0	0	(58)	0	237
SAGAD srl	2023	Italy	3 567	EUR	1 395	1 365	0	0	98	0	1 463	0	0	(88)	0	1 375
Airport Services Zrt.	2023	Hungary	2 423	HUF	2 423	2 423	0	0	0	0	2 423	0	0	0	(2 423)	0
Köberl Group	2025	Germany	78 872	EUR	32 038		0	0	0	0	0	32 038	0	(1 638)	0	30 400
Total					44 663	13 267	0	0	796	0	14 063	32 038	0	(2 254)	(2 423)	41 424

5.11 INVESTMENTS IN ASSOCIATES

We consider companies over which the Group has significant influence but does not control to be associates, this typically represents a 20-50% ownership.

Associates are accounted for using the equity method and are recognised at cost. The Group's interest in associates includes the goodwill determined at acquisition, less any accumulated impairment losses.

The Group's share of the post-acquisition profits and losses of associates and joint ventures is recognised in Share of profit in associates. The cumulative value of the post-acquisition movements is recognised against the carrying amount of the investment. If the Group's share of losses of an associate equals or exceeds the value of its investment, the Group recognises losses in excess of the value of its investment only if it has incurred legal or constructive obligations or made payments on behalf of the associate.

Unrealized gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates.

The Group significant associates at 31 December 2025.

Name of the associate	Menzies Aviation Hungary Kft.	Menzies Aviation Cargo Hungary Kft.
Principal activity	Ground handling	Ground handling
Percentage of ownership	35%	35%
ASSETS TOTAL	12 956	8 840
Total liabilities	7 980	2 464
EQUITY TOTAL	4 976	6 375
Group's share in equity	1 742	2 231
Goodwill	2 297	1 075
Carrying amount of investment	4 039	3 306
Profit for the period	1 032	2 757
Share of result of the associate	90	230

Further details of the associates are included in note 5.3.

5.12 FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets or financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instrument.

For regular way purchases and sales of financial assets, the Group applies settlement date accounting. A regular way purchase or sale is a purchase or sale of a financial asset under a contract whose terms require delivery of the asset within the generally determined time frame established by regulation or convention in the marketplace concerned.

5.12.1 Financial assets – accounting policies

The Group classifies its financial assets into the following categories:

Financial assets measured at amortised cost

The amortised cost of a financial asset is the amount at which the financial asset, measured at initial recognition minus principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount, and for financial assets, adjusted for any loss allowance.

Assets measured at amortised cost include trade receivables, loans receivable and other financial receivables.

Assets measured at amortised cost are recognised when the Group actually disburses the loan or, in the case of receivables, when the underlying transaction is completed.

In case of assets measured at amortised cost as described above, the Group considers the related transaction costs, fees and commissions to be part of the cost and takes them into account when calculating the effective interest rate. Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial asset or financial liability. Transaction costs include fees and commissions paid to agents (including employees acting as selling agents), advisers, brokers and dealers, taxes imposed by regulatory agencies and securities exchanges, and taxes and duties related to the transfer.

Interest income and the amortisation of premiums, discounts and transaction costs are recognised using the effective interest method..

The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability.

When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment, call and similar options) but does not take into account future credit losses. The calculation must include all fees and items paid or received by the contracting parties that are an integral part of the effective interest rate, as well as transaction costs, and any other premiums or discounts.

For maturities of less than 12 months, the Group does not consider the discount effect to be material and therefore does not recognise it separately.

Assets measured at amortised cost are included in current assets, except for assets with a maturity of more than 12 months from the reporting date of the financial statements.

Financial assets at fair value through profit or loss

All debt instruments that do not meet either the criteria for measurement at amortised cost or the criteria for measurement at fair value through other comprehensive income are classified as financial assets at fair value through profit or loss.

As a general rule, equity instruments are also classified in this category, except for those for which the Group has selected measurement at fair value through other comprehensive income upon initial recognition. Currently, the Group has not exercised this option.

Financial assets at fair value through profit or loss are initially recognised and subsequently measured at fair value, with changes in fair value recognised in profit or loss.

5.12.2 Financial liabilities – accounting policies

Financial liabilities are initially recognised at fair value. Subsequent measurement is:

- financial liabilities carried at amortised cost
- financial liabilities at fair value through profit or loss

The Group has not exercised the option to reclassify between the categories and does not plan to do so in the future. Financial liabilities in both categories are recorded at fair value, but their subsequent valuation are different (see below). A financial liability (or part of it) is derecognised from the statement of the financial position, when it is settled, that is, when the contractual obligation is settled, discharged or can no longer be enforced.

The Group measures non-derivative financial liabilities that are not held for trading and have not been designated as financial liabilities at fair value through profit or loss at amortised cost. The Group has not currently designated any financial liabilities at fair value through profit or loss. Derivative transactions are measured at fair value through profit or loss.

Financial liabilities valued at amortised cost

Financial liabilities are initially recognised at fair value. Subsequent measurement is at amortised cost.

The Group takes into account the related transaction costs, fees and commissions in the calculation of the effective interest rate. Accordingly, interest and the amortisation cost are accounted for using the effective interest method. For maturities of less than 12 months, the Group does not consider the discount impact to be material and does not account for it. At amortised cost the Group typically measures borrowings, trade payables and other financial liabilities.

Financial liabilities measured at amortised cost are recognised in the statement of financial position when the contractual terms of the obligation become binding on the Group (in case of loan recognition occurs when the loan is disbursed; trade payables are recognised when the related transaction is paid,

and the dividend is recognised when the entity has no discretion to avoid payment based on IAS 10 and IAS 32 requirements).

Financial liabilities at fair value through profit or loss

The Group recognises cash settled derivative transactions (forward purchase, sale and swap contracts) and deferred purchase price liabilities related to acquisitions at fair value through profit or loss.

The Group accounts for its derivatives in accordance with the general measurement rules applicable to derivative transactions (fair value through profit or loss) and does not apply hedge accounting, -at its option-, although they are hedging transactions in economic terms.

Financial liabilities at fair value through profit or loss are initially recognised and subsequently measured at fair value, with changes in fair value recognised in profit or loss.

5.12.3 Loans and other financial liabilities

Loans and other financial liabilities are initially recognised at fair value less transaction costs and are subsequently measured at amortised cost using the effective interest method. The effective interest is recognised in the income statement (Interest expense) over the term of the liability.

5.12.4 Trade and other payables

Trade payables and other liabilities (including accruals) are initially recognised at fair value. In subsequent periods, they are measured at amortised cost using the effective interest method.

5.12.5 Bonds

Bonds are initially recognised at fair value less transaction costs, are subsequently measured at amortized cost using effective interest method, in accordance with the IFRS9 standard.

In 2019, LIWO FM Zrt. initiated a review of its external financing structure in order to diversify and improve the maturity structure of the Company's loan portfolio. Accordingly, the Company issued a bonds within the framework of the Növekedési Kötvényprogram (NKP, Growth Bond Programme) of the National Bank of Hungary (MNB) and obtained competitively priced financing.

On 1 July 2019, MNB launched NKP with the aim of increasing the effectiveness of monetary policy transmission by expanding the liquidity of the domestic corporate bond market. The Company uses the funding from the bond issue to refinance its existing loans, as well as to finance acquisitions and other capital expenditures.

The invited participants subscribed for a value of HUF 9 868 750 thousand to the bonds issued at a nominal value of HUF 10 000 000 thousand at the private auction held 18 December 2019 for the first time. The subscribed value of the bonds was made available to the Company by the participants subscribing to the bonds on 20 December 2019. Subsequently, on 20 March 2020, the „2029/01” Bonds were registered in the XBond multilateral trading system of the Budapest Stock Exchange.

At the initial recognition in 2019, the bonds were recognised at fair value (HUF 8 721 million), which was adjusted by the amount of the premium received (HUF 1 147 million), resulting in effective interest rate of 4.77%.

Subsequently, at the public auction held on 22 June 2021, the bonds to be issued with a nominal value of HUF 13 200 million were subscribed by the participants at HUF 13 199 million. The subscribed value of the bonds was made available to the Company by the participants subscribing to the bonds on 24 June 2021. Subsequently, on 24 September 2021, the „2031/A” Bonds were registered in the Xbond multilateral trading system of the Budapest Stock Exchange.

At the initial recognition in 2021, the bonds were recognised at fair value (HUF 11 847 million), which was adjusted by the amount of the premium received (HUF 1 353 million), resulting in an effective interest rate of 5.45%.

In subsequent periods bonds are recognised at amortised cost using effective interest method in accordance with the IFRS9 standard. The difference between the amount received for the bonds and the amount due at maturity is recognized in interest expense using the effective interest method over the term of the bonds.

The principal of the 2029 bond is repaid in four equal instalments, with the first instalment due at the end of 2026. The principal of the 2031 bond is repaid in eight equal instalments, with the first instalment due in the previous year. Interest payments on both bonds are made annually.

Information on the covenants of the bonds can be found in Note 5.19.

The following table shows the key parameters:

Bond identification code	"B+N 2029"	"B+N 2031/A"
Issuance	20 December 2019	24 June 2021
Maturity date	20 December 2029	24 June 2031
Nominal value ('000 HUF)	10 000 000	13 200 000
Type of interest	Fix	Fix
Coupon (nominal interest rate)	2,90%	3,50%
Average yield	4,77%	5,45%
Effective interest rate (EIR)	4,77%	5,45%

5.13 LEASES

On the date of entering into a lease agreement, the relevant member of the Group assesses whether the contract is a lease or contains a lease. A contract qualifies as lease agreement or contains a lease if it transfers the right to control the use of an identified asset for a period of time in exchange for consideration. The Group determines whether a contract transfers the right to control the use of an identified asset in accordance with IFRS.

The term of the lease starts on the date when the lessor makes the asset available for use by the lessee. The lease term includes the non-cancellable period, any optional extension periods, if it is reasonably certain that the option will be exercised, the periods covered by the optional termination, if it is reasonably certain that the termination option will not be exercised. The non-cancellable period also includes any periods of free rent granted by the lessor to the lessee.

5.13.1 The Group as lessee

The members of the Group have leasing transactions related to office rentals, warehouse rentals, car rentals and leases of other assets.

Initial recognition and measurement

At the commencement of the lease term, the member of the Group recognises right-of-use-asset and the associated lease liability.

For the non-lease components, it takes advantage of the practical expedient provided by IFRS 16 and does not separate non-lease components from lease transactions for the following asset groups:

- motor vehicles
- cleaning equipment

A right-of-use-asset is capitalised as a right-of-use asset at the inception of the lease and is measured at the commencement of the lease term as the sum of the lease liability, initial direct costs, prepaid lease payments and decommissioning and restoration costs, less any lease incentives.

Accordingly, the right-of-use-asset is recognised in the Group's financial statements at cost on the commencement date and the lease liability is recognised at the present value of the unpaid lease payments discounted at the incremental interest rate to that date.

Subsequent measurement

After the commencement date the Group measures the right-of-use asset using the cost model.

After the commencement date of the lease, the right-of-use asset is depreciated using the straight-line method commencement date until the earlier of the useful life or the end of the lease term, unless there is reasonable certainty that ownership will pass to a member of the Group at the end of the lease term, in which case the right-of-use-asset is depreciated over its estimated useful life. The estimated useful lives of right-of-use assets are determined in the same way as for property, plant and equipment.

After the commencement date the Group measures the lease liability as the present value of future lease payments.

During subsequent measurement, each lease payments is allocated between the outstanding liability and financial expenses so as to achieve a constant rate of interest on the remaining balance of the liability. The related lease liabilities are recognised in current and non-current liabilities. The interest portion of the financial expense is charged to profit or loss over the lease term in each period so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Short-term leases

Based on the Group's decision, it does not recognise a right-of-use asset or a lease liability for short-term if their term is less than 12 months.

Lease of low-value assets

Based on the Group's decision, it does not recognise a right-of-use asset and lease liability in case of leases of low-value assets. The original individual purchase value of asset groups considered to be low-value assets typically does not exceed HUF 2 million or the equivalent of EUR 5,000 in other national currencies.

Leases of the following types of assets are typically classified as leases of low-value asset leases:

- computer equipment (e.g. GPS devices, printers, photocopiers, personal computers, etc.) intended for use by employees (non-industrial)
- small cleaning equipment
- cleaning machines
- mobile phones
- carpets

The Group assesses whether the underlying asset is of low value on an absolute basis.

An underlying asset can only be considered low-value, if the underlying asset can be utilized either on its own or in combination with other readily available resources, and the underlying asset must not be highly dependent on or closely related to other assets. A lease of an underlying asset is not considered a low-value asset lease if, because of the nature of the asset, the asset is not typically low-value when new, and if a member of the group subleases or expects to sublease the asset, the main lease is not considered a low-value asset lease.

The Group assesses whether the underlying asset is of low value based on the value of the asset when new, regardless of the age of right-of-use asset.

For short-term and low-value assets, lease payments related to leases are recognised as an expense on a straight-line basis over the lease term.

5.13.2 Leases in the statement of financial position

Comments on right of use assets

The Group leases office space, vehicles and cleaning equipment for the performance of its activities, for which it recognises a right-of-use asset and a lease liability in its accounts.

Many lease contracts are variable-rate agreements. These include contracts that are reviewed annually by the lessor, and contracts linked to an index, typically EUROSTAT or a reference interest rate.

Right of use assets

Changes in Right-of-use assets:

	Right-of-use asset categories			
Cost	Properties	Cleaning machines	Vehicles	Total
Opening balance as of 01 January 2025	9 445	1 400	7 784	18 629
Initial recognition	1 856	425	2 256	4 537
Acquisition	2 613	2	1 447	4 062
Remeasurement	115	0	0	115
Modifications	328	3	160	491
Total additions	4 912	430	3 863	9 205
Remeasurement	5	0	0	5
Modifications	621	173	255	1 049
Reclassification	(25)	(4)	191	162
Disposal	180	113	1 521	1 814
Total decrease	781	282	1 967	3 030
Translation differences	(111)	110	24	23
Closing balance as of 31 December 2025	13 465	1 658	9 704	24 827

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	Right-of-use asset categories			
Depreciation	Properties	Cleaning machines	Vehicles	Total
Opening balance as of 01 January 2025	3 662	1 183	2 861	7 707
Current year depreciation	2 300	326	2 420	5 046
Remeasurement	0	0	0	0
Modifications	0	0	8	8
Total additions	2 300	326	2 428	5 054
Remeasurement	5	0	0	5
Modifications	209	74	173	456
Reclassification	(7)	(6)	133	120
Disposal	180	113	1 172	1 465
Total decrease	387	181	1 478	2 046
Translation differences	(34)	(622)	310	(347)
Closing balance as of 31 December 2025	5 541	706	4 121	10 368
Opening carrying amount as of 01 January 2025	5 783	217	4 923	10 923
Closing carrying amount as of 31 December 2025	7 924	952	5 583	14 459

	Right-of-use asset categories			
Cost	Properties	Cleaning machines	Vehicles	Total
Opening balance as of 01 January 2024	8 975	1 178	6 222	16 375
Initial recognition	316	443	2 390	3 149
Acquisition	0	0	0	0
Remeasurement	95	0	94	189
Modifications	207	6	30	243
Total additions	618	449	2 514	3 581
Remeasurement	0	0	57	57
Modifications	114	31	209	354
Reclassification	(27)	182	(67)	88
Disposal	205	90	921	1 216
Total decrease	292	303	1 120	1 715
Translation differences	144	76	168	388
Closing balance as of 31 December 2024	9 445	1 400	7 784	18 629

	Right-of-use asset categories			
Depreciation	Properties	Cleaning machines	Vehicles	Total
Opening balance as of 01 January 2024	2 605	364	2 533	5 502
Current year depreciation	1 243	311	1 924	3 478
Remeasurement	0	0	0	0
Modifications	0	0	0	0
Total additions	1 243	311	1 924	3 478
Remeasurement	0	0	16	16
Modifications	33	8	73	114
Reclassification	(4)	(4)	69	61
Disposal	205	90	921	1 216
Total decrease	234	94	1 079	1 407
Translation differences	48	602	(517)	134
Closing balance as of 31 December 2024	3 662	1 183	2 861	7 707
Opening carrying amount as of 01 January 2024	6 370	814	3 689	10 873
Closing carrying amount as of 31 December 2024	5 783	217	4 923	10 923

5.13.3 Lease liabilities

Maturity analysis – Contractual undiscounted cash flows	31 December 2025	31 December 2024
Within 1 year	5 403	3 868
1 to 5 years	9 768	7 655
over 5 years	2 480	2 192
Total undiscounted lease liabilities as of December 31	17 651	13 715
Lease liabilities recognised in the Statement of Financial Position as of December 31		
Short-term	4 791	3 304
Long-term	10 761	8 448

Interest on lease liabilities

Interest expense arising from lease liabilities: HUF 841 million (2024: HUF 662 million).

Low-value and short-term lease agreements

The items are presented under “Materials, consumables used and cost of providing services in the consolidated statement of profit or loss and other comprehensive income, amounting to HUF 3 038 million (2024: HUF 2 586 million).

5.14 FINANCIAL ASSETS MEASURED AT AMORTISED COST

The following items are classified here:

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

Financial assets measured at amortised cost are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, which is only relevant for receivables with a maturity of more than 12 months.

5.15 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.

These financial assets are exposed to credit risk, for which more information is provided in note 5.7.

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	31 December 2025	31 December 2024
Petty cash	82	27
Bank accounts	31 857	10 552
Short-term bank deposits	3 019	20 629
Cash and cash equivalents	34 959	31 208
Cash and cash equivalents in the cash flow statement	34 959	31 208

In cash and cash equivalent the Group presents its margin accounts for derivative transactions.

5.16 TRADE RECEIVABLES

5.16.1 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.

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).

5.16.2 Trade receivables in the statement of consolidated financial position

Trade receivables– carrying amount

Trade receivables	31 December 2025	31 December 2024
- From external parties	84 653	85 313
- Impairment	(3 506)	(1 243)
Total trade receivables	81 147	84 070

Considering the Company'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 5.32 '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
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
Németország	5 230	(559)	5 660	129	0	0	0
31 December 2024	84 070	(1 243)	78 382	1 985	1 640	2 347	959

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Aged trade receivables	Carrying amount	Impairment	0-60 days	61-90 days	91-180 days	181-360 days	Over 360 days
31 December 2024	84 070	(1 243)	78 382	1 985	1 640	2 347	959
Hungary	67 472	(892)	62 030	1 862	1 517	2 243	713
Poland	6 390	(104)	6 283	32	86	42	51
Czech	3 561	(75)	3 567	13	(20)	18	57
Slovakia	2 132	(63)	2 129	0	0	1	65
Romania	1 834	(36)	1 817	7	23	21	2
Slovenia	1 278	(22)	1 216	62	0	1	21
Italy	1 109	(51)	1 047	9	31	23	50
Bulgaria	294	0	293	1	1	0	0
31 December 2023	53 199	(648)	51 465	377	419	242	1 343

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.

Not-invoiced receivables belong to the category of current receivables that are not past due.

In case of contractual assets, the expected credit loss is negligible, taking into account the creditworthiness of customers.

Aged trade receivables	Within maturity	0-60 days	61-90 days	91-180 days	181-360 days	Over 360 days	Total
As of 31 December 2025							
Estimated credit loss (%)	(0,82%)	(0,36%)	(4,52%)	(5,76%)	(9,57%)	(106,45%)	(3,91%)
Invoiced trade receivables (before impairment)	47 152	6 921	756	1 280	1 664	2 431	60 204
Non-invoiced trade receivables (before impairment)	24 449	0	0	0	0	0	24 449
Contract asset value (before impairment)	5 094	0	0	0	0	0	5 094
Impairment	(626)	(25)	(34)	(74)	(159)	(2 588)	(3 506)

Aged trade receivables	Within maturity	0-60 days	61-90 days	91-180 days	181-360 days	Over 360 days	Total
As of 31 December 2024							
Estimated credit loss (%)	(0,04%)	0,39%	(1,85%)	(3,71%)	(6,70%)	(98,63%)	(1,42%)
Invoiced trade receivables (before impairment)	65 115	(2 497)	1 985	1 640	2 347	959	69 549
Non-invoiced trade receivables (before impairment)	15 764	0	0	0	0	0	15 764
Contract asset value (before impairment)	2 458	0	0	0	0	0	2 458
Impairment	(32)	(10)	(37)	(61)	(157)	(946)	(1 243)

5.16.3 Impairment of receivables

The table below presents the impairment recognised on the above receivables and its movements. The table shows the impairment recognised by the Group and its movements by country.

Change in impairment	Hungary	Bulgaria	Czech	Germany	Poland	Slovakia	Slovenia	Italy	Romania	Total
As of 1 January 2025 opening balance, of which:	903	0	75	0	104	63	22	51	36	1 254
Related to trade receivables	892	0	75	0	104	63	22	51	36	1 243
Impaired receivables recorded under other current assets against financial institutions	12	0	0	0	0	0	0	0	0	12
Changes in 2025:										
Acquisition (+)	0	0	0	1 538	0	0	0	0	0	2
Impairment recognized during the year (+)	2 308	0	37	0	47	69	0	0	47	3
Reversal of impairment during the year (-)	(724)	0	(1)	(894)	(1)	(59)	(0)	(6)	0	(2)
Write-offs during the year (-)	0	0	(20)	0	(0)	0	0	0	0	(0)
Impairment identified post-acquisition (-)										
Turnover:	1 583	0	16	644	46	10	(0)	(6)	47	2 340
Exchange rate differences	0	0	(2)	(85)	(6)	(4)	(1)	(3)	(3)	(0)
As of 31 December 2025 closing balance, of which:	2 487	0	89	559	144	69	20	42	80	3 489
Related to trade receivables	2 507	0	89	559	141	69	20	42	80	3 506
Related to other receivables	(20)	0	0	0	3	0	0	0	0	(17)

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Change in impairment	Hungary	Bulgaria	Czech	Poland	Slovakia	Slovenia	Italy	Romania	Total
As of 1 January 2024 opening balance, of which:	437	0	13	71	65	24	37	4	651
Related to trade receivables	437	0	13	68	65	24	37	4	648
Impaired receivables recorded under other current assets against financial institutions	0	0	0	3	0	0	0	0	3
Changes in 2024:									
Acquisition (+)	0	0	0	0	0	0	0	0	0
Impairment recognized during the year (+)	1 101	0	65	34	66	0	12	33	1 310
Reversal of impairment during the year (-)	(464)	0	(3)	(5)	(73)	(4)	0	0	(548)
Write-offs during the year (-)	(170)	0	0	0	0	0	0	0	(170)
Impairment identified post-acquisition (-)	0	0	0	0	0	0	0	0	0
Turnover:	466	0	62	29	(7)	(4)	12	34	592
Exchange rate differences	0	0	0	0	0	0	0	0	0
As of 31 December 2024 closing balance, of which:	904	0	75	104	63	22	51	36	1 254
Related to trade receivables	892	0	75	104	63	22	51	36	1 243
Related to other receivables	12	0	0	0	0	0	0	0	12

Further information on the analysis of credit risk related to receivables is under Note 5.7.

5.17 OTHER FINANCIAL ASSETS

Other financial assets include short-term (maturities of less than 12 months) and long-term (maturities of more than 12 months) assets calculated from the end of the reporting period. These financial assets are subject to credit risks as described under section 5.7.

5.17.1 Other short-term financial assets

Other short-term financial assets	31 December 2025	31 December 2024
Given deposit, collateral, security deposit	570	236
Accrued interest income	89	124
Short-term loan provided	140	148
Other receivables	648	1 153
Impairment recognized on other receivables	(3)	(3)
Total other short-term financial assets	1 444	1 658

5.17.2 Other long-term financial assets

Long-term financial assets	31 December 2025	31 December 2024
Deposit, bid bond	1 259	1 127
Other loans provided	1 183	943
Other long-term assets	80	15
Total other long-term assets	2 522	2 085

5.18 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 reorganisation 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 impairment method permitted under IFRS 9, and the lifetime expected loss is assessed using the impairment matrix.

5.19 FINANCIAL LIABILITIES IN THE STATEMENT OF FINANCIAL POSITION

Long-term debts	31 December 2025	31 December 2024
Liabilities from bonds issued	14 869	18 688
Bank loans	40 995	1 820
<i>of which EXIM loan</i>	40 369	0
<i>of which other loans</i>	626	1 820
Other long-term financial liabilities	557	695
Total long-term financial liabilities	56 421	21 203
CCIRS measured at fair value through P&L	1 142	2 631
Derivative financial instruments	1 142	2 631

Information on the bonds can be found in Note 5.12.5.

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.

Financial covenants

Bank loans:

Exim bank:

Financial covenants are tested annually based on the audited consolidated financial statements.

The Company undertakes that the ratio of equity to total commitments in the consolidated financial statements will not fall below 20%.

The Company may distribute dividends up to a maximum of 50% of its consolidated profit after tax. The Company can not pay dividend advances. Following any dividend payment, the consolidated DSCR (Debt Service Coverage Ratio), determined as $(DSCR = EBITDA - \text{taxes payable} - \text{approved annual dividend} / \text{annual debt service obligations})$, must be at least 1.2. Subject to a value threshold, approval from the bank is required for the dividend payment.

Other loans:

Raiffeisen Bank:

The Company can make payments (dividends, dividend advances, or dividends paid from retained earnings) from its standalone profit after tax up to 50% of the Group's consolidated profit after tax, only if the Group's consolidated equity-to-total-assets ratio remains at least 20% after such payments.

MBH Bank:

The Company can pay dividends, dividend advances, provide non-repayable cash transfers, or grant additional loans to entities directly or indirectly owned by the Company based on the Bank's approval if the total amount of such payments exceeds 50% of the actual year's annual profit after tax plus any cash transfers recognized against profit.

Bonds:

MNB B+N 2031/A Bond:

The ultimate shareholder of the Company should remain the majority shareholder. The Company can make payments to the Owner in the form of dividends or dividend advances from its standalone profit after tax, up to 50%, only if the Company's equity-to-total-assets ratio remains at least 20% after the dividend payment.

The Company should maintain credit rating of "B+" or a higher rating.

Date of Last Rating: 12/03/2026

Rating Agency: Scope Ratings GmbH

Issuer rating: BB-

Senior Unsecured Debt Rating: BB-

5.20 TRADE PAYABLES

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

Detailed information relating to the exposure of the Group to FX risk and liquidity risk is in the Notes 5.7.

5.21 OTHER FINANCIAL LIABILITIES

Other short-term financial liabilities	31 December 2025	31 December 2024
Dividend payable	10 120	14 608
Short-term retention from trade payables	1 486	708
Short-term liabilities related to bonds	4 323	1 858
Deferred purchase price from acquisition	34	351
Current portion of long-term loans and short-term bank loans	13 284	1 342
<i>of which EXIM loan</i>	<i>11 554</i>	<i>0</i>
<i>of which other loans</i>	<i>1 730</i>	<i>1 342</i>
Other short-term financial liabilities	3 448	5 502
Total	32 695	24 369

Information on bonds is under Notes 5.12.5.

5.21.1 Additional disclosures on changes in liabilities arising from financial activities

The following table shows the changes in net debt, including their impact on the Consolidated cash-flow statement, so that the users of the financial statements can assess the changes in liabilities arising from financial activities.

Financial liabilities with no further cash movement include mainly the fair value difference recognised in connection with the CCIRS transaction and the changes in lease liabilities.

Financial liabilities	Opening balance as of 01 January 2025	Changes affecting operating cash flows	Non-cash changes in financial liabilities	Changes affecting investing cash flows	Changes affecting financing cash flows	Closing balance as of 31 December 2025
Lease liabilities	11 752	0	9 630	0	(5 830)	15 552
Bonds	20 545	0	1 049	0	(2 402)	19 192
Loans	3 162	0	2 971	0	48 146	54 279
Other financial liabilities	55 754	6 027	1 489	0	(2 988)	60 282
Total financial liabilities (excluding owner-related transactions)	91 213	6 027	15 140	0	36 926	149 305
<i>Other payments made to the owners'</i>					<i>(2 135)</i>	
Net cash flow from financing activities					34 791	

Financial liabilities	Opening balance as of 01 January 2024	Changes affecting operating cash flows	Non-cash changes in financial liabilities	Changes affecting investing cash flows	Changes affecting financing cash flows	Closing balance as of 31 December 2024
Lease liabilities	11 324	0	3 352	0	(2 924)	11 752
Bonds	21 846	0	110	0	(1 411)	20 545
Loans	2 343	802	0	128	(111)	3 162
Other financial liabilities	31 948	25 341	(926)	0	(609)	55 754
Total financial liabilities (excluding owner-related transactions)	67 461	26 143	2 536	128	(5 055)	91 213
<i>Other payments made to the owners'</i>					<i>(480)</i>	
Net cash flow from financing activities					(5 535)	

In the reporting period non-cash changes in financial liabilities contains interest expense HUF 5 869 million, new lease liabilities amounted to HUF 4 409 million. Other changes mainly are related to other foreign exchanges.

There has been no reclassification into other financial instrument category amongst other financial assets or liabilities. There have been no financial asset transfers that would not meet the requirements of recognition.

5.22 CONTRACT ASSETS AND LIABILITIES

Currently B+N Magyarország Kft. GEMA KG and Fink KG perform activities that give rise to contract assets and contract liabilities.

The Group invoices the revenue from construction and installation services periodically, in consultation with the customer. Contract assets arise from project tasks that were in progress at the end of reporting date and for which invoicing is expected to occur within 12 months. The amount shown in the table is the value of services recognised by the customer, extending to the degree of completion at the end of the year, which have not yet been invoiced at the end of the year.

Contract liabilities also arise from construction and installation projects and reflect the difference between the higher value of partial invoices accepted by the customer in proportion to the degree of completion, advances received from customers, and the proportionate sales revenue corresponding to the degree.

Advance payments received from customers do not include a financing component. At the end of 2025, in consideration of the solvency of its customers, the Group did not recognise impairment for contract assets.

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(figures in HUF million unless indicated otherwise)

The Group applied the practical expedient and exercised the simplification option of not disclosing information about remaining performance obligations related to partially completed orders, as these obligations cover a period of less than 12 months.

Contract balances	Contract receivables	Contract liabilities
31 December 2023	2 700	17 974
Recognized as trade receivable / revenue during the year	2 700	17 974
New contracts / advances received	2 458	1 018
31 December 2024	2 458	1 018
Recognized as trade receivable / revenue during the year	2 458	1 018
New contracts / advances received	5 094	3 828
31 December 2025	5 094	3 828

Sensitivity of the average stage of completion of ongoing projects	31 December 2025
Performance value of ongoing projects based on stage of completion	23 922
Value of contract assets	5 094
Average stage of completion of ongoing projects	96%
Impact of a 1% deviation in the average stage of completion	249

Sensitivity of the average stage of completion of ongoing projects	31 December 2024
Performance value of ongoing projects based on stage of completion	36 835
Value of contract assets	2 458
Average stage of completion of ongoing projects	87%
Impact of a 1% deviation in the average stage of completion	423

5.23 INVENTORIES

5.23.1 Accounting policies related to inventories

Inventories are assets:

- held for sale in the ordinary course of business;
- in the process of production for such sale; or
- in the form of materials or supplies to be consumed in the production process or in the rendering of services.

The cost of inventories purchased includes all costs incurred in order to procure the inventory until their taking into stock and individually attributable to it.

The cost of inventories of own production includes direct material costs, salaries and contributions, as well as other direct expenses, depreciation and maintenance of production machinery, as well as direct operating expenses.

Inventories are measured at the lower of cost and net realisable value. The net realisable value is the estimated selling price less the cost of sale and the costs of completion.

The Group writes down inventories to net realisable value where net realisable value is lower than cost. The Group reverses the write-down when the circumstances that previously caused inventories to be written down no longer exist.

The Group recognizes subsequent volume-based discounts related to purchased inventories as items reducing the cost of the inventory.

The Group maintains quantitative and value records for its materials inventory during the year and performs an annual physical inventory count.

Inventories are measured at average price by the Group.

The Group links the accounting of impairment of materials to the valuation of the finished product. If the finished product for which the material is used can still be sold at a profit, the material cannot justifiably be impaired. If the decline in the price of the material indicates that the production cost of the finished product will exceed its net realisable value, the material needs to be impaired. In this case, the Group uses the replacement cost of the materials to estimate the net realisable value.

Group members do not currently engage in production activities.

5.23.2 Inventories in the statement on financial position

Inventories	31 December 2025	31 December 2024
Materials used in our services	2 309	1 727
Materials bought for resale	1 045	1 052
Inventory in transit	3	4
Inventory impairment	0	0
Total inventories	3 358	2 782

Cost of inventories recognised as an expense during the period

	31 December 2025	31 December 2024
Cost of goods sold	11 017	10 640
Impairment (reversal)	0	0

5.23.3 Impairment accounted for inventories

During the period covered by the financial statements, no other circumstances arose that would have required the Group to recognise impairment on inventories.

5.24 OTHER ASSETS

5.24.1 Other short-term receivables

Various other current assets	31 December 2025	31 December 2024
Advances for capital expenditure	44	89
Advances for inventories	177	949
Advances for services	6 084	2 536
Receivables from employees	165	881
Tax receivables (excluding income tax)	424	805
Prepaid expenses and accrued income	1 076	1 802
Various other current assets	0	59
Total	7 970	7 121

5.25 PROVISIONS

A provision is recognised when the Group has a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and the amount can be estimated reliably. Where an outflow is possible but not probable, a contingent liability is disclosed unless the possibility of outflow is remote.

The Group considers the occurrence of an event as materially certain if the probability of the occurrence exceeds 90%. The Group considers the occurrence of an event as probable if the probability of the occurrence exceeds 50%. The Group considers the occurrence of an event as possible if the probability of the occurrence is between 10% and 50%, and contingent, if the probability of its occurrence is less than 10%.

Provisions are measured by discounting expected future cash-flows, using a pre-tax rate reflecting the current market assessment regarding the time value of money and the risks specific to the liability. When applying the discount for the passage of time, the carrying amount of a provision increases in each year to reflect the passage of time. This increase is recognised as interest expense in Financial expenses.

On the balance sheet date, the Group recognised the following provisions:

Provisions	31 December 2025	31 December 2024
Long-term provisions	622	597
Long-term legal provision	39	30
Provisions for employee benefits	497	565
Provisions for various liabilities	86	2
Short-term provisions	1 314	19
Long-term legal provision	13	13
Provisions for employee benefits	738	6
Provisions for various liabilities	563	0
Total	1 936	616

5.26 OTHER LIABILITIES

5.26.1 Other long-term liabilities

Other long-term liabilities	31 December 2025	31 December 2024
Government grant related to issued bonds	668	850
Defined benefit obligation	538	0
Other long-term liabilities	13	129
Total	1 219	979

Structural modifications were made in this table.

Note 5.12.5 provides information on the bond issue.

Two of the acquired German companies recognise pension plans as defined benefit obligations in accordance with IAS 19.

The nature of the benefits provided by the plan

Pension obligation (Fink KG)

The company pension is payable upon completion of a waiting period of five years, commencing no earlier than at age 25. Benefits are paid upon leaving the company after reaching the age of 65 or upon taking early retirement benefits from the statutory pension insurance scheme.

Employees are assigned to groups based on their salary level. For each year of service, a fixed pension amount is credited.

The early retirement pension is calculated as follows: for each eligible year of service, the employee receives an amount determined according to a grading schedule. The pension calculated in this way is reduced by 0.5% for each month of early retirement prior to reaching the age of 65, up to a maximum reduction of 12% (i.e. 24 months).

Pensions in payment are increased by 11% every three years.

Victoria VO (SGM GmbH)

The plan provides entitlements to old-age, disability, and survivors' pensions.

Upon reaching the age of 65, the employee becomes entitled to an old-age pension, even if they have previously received a disability pension. The amount of the old-age pension is determined based on the age at entry into service and the final pensionable salary, and amounts to a maximum of 20% of the final pensionable salary.

If the employee becomes disabled before reaching the age of 65, they are entitled to a disability pension equal to the old-age pension.

Upon the death of the employee, survivors' benefits are payable as follows: 60% of the underlying old-age pension to the surviving spouse, 24% to each half-orphan, and 36% to each full orphan.

Supplementary Benefit (SGM GmbH)

A disability pension, projected to age 65, is granted in the amount of 1% of the insured sum of the household insurance policy.

Fair value as of 01 January 2025	0
Acquisition	595
Interest expense	17
Payment	- 32
Actuarial gain or loss	- 10
Effect of exchange rate changes and translation differences	- 33
Fair value as of 31 December 2025	538

Actuarial assumptions

The present value of the defined benefit obligation is determined using the projected unit credit method.

This method assumes that an additional unit of benefit entitlement is earned in each year of service and measures each unit separately to build up the final obligation. The resulting obligation is then discounted to present value.

The ultimate cost of a defined benefit plan is influenced by various variables. The actual cost is uncertain, and this uncertainty typically extends over a long period. Therefore, actuarial assumptions are required to estimate these variables when determining the present value of the defined benefit obligation.

Date	Discount rate
31 January 2025	3,42%
31 December 2025	3,78%

Actuarial assumptions	Pension obligation (Fink KG)	Victoria VO (SGM GmbH)	Supplementary Benefit (SGM GmbH)	Victoria VO - Pension sharing (SGM GmbH)
Fluctuation	No fluctuation	Determined fluctuation rates	Determined fluctuation rates	Determined fluctuation rates
Survivors' benefit	None	Valuation using the collective method	None	None
Adjustment of current benefits	11.00% every 3 years	None	None	None
Benefit accrual trend	None	Old-age pension: 2.00% p.a	Insured amount: 2.00% p.a	None
Pension trend	None	2.00% annually	2.00% annually	2.00% annually

The Group's required to present a sensitivity analysis for each significant actuarial assumption at the end of the reporting period, showing how the defined benefit obligation would have been affected by reasonably possible changes in those assumptions at that date.

The sensitivity analysis has been prepared for the full year 2025.

Scenario	Current Service Cost	Interest cost	Defined benefit obligation
SGM GmbH			
Discount rate + 1.00%	1,12	7,63	164,85
Discount rate – 1.00%	1,73	5,74	211,60
FINK KG			
Discount rate + 1.00%	-	15,44	337,58
Discount rate – 1.00%	-	10,91	406,93

5.26.2 Other short-term liabilities

Other short-term liabilities	31 December 2025	31 December 2024
Accrued expenses and deferred income	0	5 351
Other tax-related liabilities	16 541	18 236
Liabilities to employees	11 259	9 115
Received government grant advance	334	438
Various other short-term liabilities	1 507	1 634
Total	29 642	34 774

Liabilities to employees comprise short-term employee benefit obligations within the scope of IAS 19.

Other tax-related liabilities consist primarily of social security contributions, value added tax, and excise duties.

As a result of process changes in the registration of purchase orders, from the reporting period the Group presents accruals for supplier liabilities under trade payables.

The Group recognizes accrued expenses as costs and expenditures incurred in the period prior to the balance sheet date.

5.27 GOVERNMENT GRANTS

Government grants – including non-monetary grants at fair value – may be recognised when there is reasonable assurance that:

- the business entity will comply with the conditions attaching to them and
- the grants will be received.

Accounting of government grants related to assets

Government grants related to assets – including non-monetary grants at fair value (such as land received from the government) – shall be recognised in the balance sheet as deferred income (accrued liability) and shall be recognised as income on a systematic basis over the periods in which the related costs that they are intended to compensate are incurred.

Accounting of government grants related to income (operating)

Government grants that are available as immediate financial support to compensate for expenses or losses already incurred, or to the company without any future related costs, shall be recognized as income in the period in which they become available. The Group presents income-related grants as part of its results, either separately or as part of a general item.

Repayment of government grants

A government grant that becomes repayable shall be accounted for as a change in accounting estimate.

5.28 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	2025	2024	2023
Cleaning	160 521	152 033	101 444
Facility management	148 977	84 897	45 669
Building construction and renovation (Fit-out)	19 864	31 392	9 591
Laundry and textile rental	18 022	14 823	11 418
Other services	21 123	19 161	13 002
Total	368 507	302 306	181 124

Other services consist of catering, security, gardening, document management. As of the reporting date, the Group had not discontinued operations.

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.

5.29 MATERIALS AND SERVICES CONSUMED

Materials, consumables used and cost of providing services	2025	2024
Subcontractor Fees	111 168	108 872
Cost of Goods Sold	11 017	10 640
Materials Used for Service Provision	25 355	6 810
Rental Fees	3 038	2 586
Professional Services, Consulting Fees	6 717	4 949
Fuel Costs	1 931	1 549
Maintenance and Repair Costs	3 656	6 280
Domestic and Foreign Travel, Accommodation	1 733	213
Energy Costs	1 818	1 928
Insurance	837	226
Training and Further Education	282	108
Other Material Costs	1 136	910
Other Services Used	13 286	8 406
Bank Charges	957	491
Car maintenance	909	0
Other tax cost	279	0
Total	184 117	153 967

5.30 EMPLOYEE BENEFITS EXPENSE

Employee benefits expense	2025	2024
Wages and Salaries	127 238	98 397
Payroll Taxes	16 663	14 095
Other employee benefits expense	5 369	3 560
Total	149 270	116 052

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 number of employees at year-end	2025	2024
<u>Hungary</u>		
Blue-collar	13 473	10 932
White-collar	1 515	1 364
<u>Other countries</u>		
Blue-collar	6 702	4 304
White-collar	896	535
Total number of employees on payroll	22 586	17 135

5.31 OTHER INCOMES AND EXPENSES

	2025	2024
Total other income	5 457	3 115
Impairment reversal of receivables	943	58
Received government grants	2 415	2 439
Impairment reversal of provisions	539	51
Net income from disposal of non-current assets	143	125
Inventory reassessment	302	107
Other income from non-core business activity	368	96
Various other income	747	239
Total other expenses	(8 107)	(2 998)
Impairment recognition of receivables	(1 857)	(673)
Impairment recognition of inventories	(68)	0
Impairment recognition of other assets	(7)	(275)
Disposal due to obsolescence	(111)	(196)
Recognition of provisions	(1 126)	0
Provided donations	(2 437)	(594)
Net income from disposal of non-current assets	0	(41)
Various other expenses	(2 501)	(1 219)
Total other result	(2 650)	117

*Structural modifications have been made to the table.

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

For details on impairment loss and reversal of receivables, see note 5.16.3.

5.32 FINANCIAL REVENUES AND EXPENSES

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

	2025	2024
Total financial income	4 355	8 316
Interest income	170	179
Realised foreign exchange gain	945	854
Unrealised foreign exchange gain	3 087	7 113
Other financial income	153	170
Total financial expenses	(6 962)	(10 319)
Interest expense	(3 979)	(949)
Interest expense from lease liabilities	(841)	(662)
Realised foreign exchange loss	(1 431)	(508)
Unrealised foreign exchange loss	(600)	(8 141)
Other financial expense	(111)	(59)
Total financial result	(2 607)	(2 003)

*Structural modifications have been made to the table.

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.

The interest income and foreign currency result of the Group's cross-currency interest rate swap (CCIRS) with a bank measured at fair value is presented in Financial income and expense.

More detailed information on the Group's financial risks is provided in section 5.7.

5.33 INCOME TAX

The Group treats corporate income tax, local business tax and innovation contribution as income tax in Hungary and taxes equivalent to corporate income tax abroad, 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	2025	2024
Hungary		
Corporate Income Tax	9%	9%
Local Business Tax	2%	0,5 - 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%	3,9%
Germany	27%	

Income tax recognised in the profit for the period

Current tax expense	2025	2024
Current tax expense	5 729	6 114
– Current year	5 767	6 113
– Adjustments for prior years	(38)	1
Deferred tax expense / (income)	(876)	188
Income tax:	4 852	6 302
Income tax recognised directly in retained earnings	0	0
Withholding tax	12	1

Reconciliation of effective tax rate

The numerical reconciliation between the income tax calculated on the basis of the accounting profit and the current year's income tax and the applicable tax rate and the average effective tax rate is presented in the table below.

Reconciliation of effective tax rate	2025		2024	
Profit before tax		23 100		23 683
Tax at the parent company's applicable tax rate	9,0%	2 079	9,0%	2 131
Effect of different tax bases and rates	16,2%	3 744	16,4%	3 875
Tax allowances	-0,1%	(27)	-0,2%	(36)
Non-taxable income	-2,8%	(641)	0,0%	(10)
Non-deductible expenses	0,9%	206	0,9%	207
Other permanent differences	-2,0%	(471)	0,6%	134
Adjustments in respect of prior years	-0,2%	(38)	0,0%	1
Total	21,0%	4 852	26,6%	6 302

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(figures in HUF million unless indicated otherwise)

Deferred tax assets and liabilities

The deferred tax balance shown in the statement of financial position and recognised in profit or loss comprises the following items:

	31 December 2025			31 December 2024		
Recognised deferred tax assets and liabilities	Deferred tax assets	Deferred tax liabilities	Net	Deferred tax assets	Deferred tax liabilities	Net
Intangible assets	0	(11 470)	(11 470)	0	(2 220)	(2 219)
Property, plant and equipment	1	(186)	(185)	7	(242)	(235)
Right-of-use assets	12	(1 408)	(1 395)	8	(559)	(551)
Investments	13	0	13	14	0	14
Other long-term assets	0	0	0	0	0	0
Trade receivables	295	(5)	290	39	(85)	(46)
Other short-term financial assets	0	(386)	(386)	0	0	0
Contract asset	0	0	0	0	0	0
Inventories	4 646	0	4 646	0	0	0
Other current assets	0	(40)	(40)	0	(57)	(57)
Cash and cash equivalents	0	0	0	0	0	0
Long-term debts	20	(80)	(60)	0	(86)	(86)
Long-term lease liabilities	1 087	(51)	1 036	362	(39)	322
Other long-term liabilities	36	0	36	5	0	5
Long-term provisions	56	(54)	2	60	0	60
Trade payables	23	0	23	0	(13)	(13)
Short-term lease liabilities	494	0	494	236	0	236
Other short-term financial liabilities	28	0	28	27	(4)	23
Contract liabilities	6	(4 691)	(4 685)	4	0	4
Short-term provisions	1	0	1	0	0	0
Current liabilities	332	0	332	394	(3)	392
Deferred tax impact of transition adjustment	0	0	0	0	0	0
Tax loss carryforward	331	0	331	360	0	360
Net deferred tax assets / liabilities	7 380	(18 370)		1 516	(3 308)	
Offsetting		7 380			1 516	
Net deferred tax assets / liabilities		(10 990)			(1 793)	

It is expected that the deferred tax assets arising from the loss carried forward will be recovered.

Deferred tax liabilities and assets arise from goodwill and from differences between local and IFRS accounting requirements.

In 2024 the Slovenian and Czech corporate tax rate increased from 19% to 21% from 2024. Deferred tax calculations have already been made for future tax rates. The effect of the change in the tax rate on the deferred tax asset or liability is not significant.

In 2025 there were no income tax changes among Group countries.

5.34 RELATED PARTY TRANSACTIONS

Other current liabilities include dividends approved for payment to shareholders but not yet paid, amounting to HUF 10 120 million (2024: HUF 14 608 million).

In the reporting period key management personnel received HUF 924 million (2024: HUF 643 million) as short-term employee benefit.

As at the reporting date, HUF 80 million (2024: HUF 80 million) in employer loans were outstanding with employees in key positions.

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	
	2025	2024
Invoiced revenue (excluding VAT)	555	84
Purchased goods and services	6 572	5 646
Net financial result	0	332
Transferred funds	2 135	480
Outstanding receivables	20	50
Outstanding liabilities	1 607	1 230

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 2 135 million in the reporting period (2024: HUF 480 million). In the current year, the shareholders decided to waive HUF 6.5 billion of dividend liabilities related to prior periods, which was consequently reversed to retained earnings.

These transactions were accounted for at market prices.

5.35 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 5.3 on the composition of the Group.

Revenue from one Hungarian customer amounted to 39% of the total revenue of the Group (2024: 47%). The Group provides cleaning and facility management services to this customer under separate projects across nearly 100 healthcare institutions and 100 other sites, covering more than 3,000 locations in total.

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(figures in HUF million unless indicated otherwise)

The disclosure by segments of the Group

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	249 066	789	20 488	40 233	47 546	6 575	9 022	6 328	6 295	(17 835)	368 507
- of which external	241 957	789	18 636	33 113	46 221	6 575	9 022	5 912	6 282		368 507
- of which group companies	7 109	0	1 852	7 120	1 325	0	0	416	13	(17 835)	0
Operating expenses	(231 940)	(797)	(20 402)	(39 495)	(44 114)	(6 546)	(9 068)	(6 123)	(6 316)	17 834	(346 967)
Materials, consumables used and cost of	(131 472)	(468)	(12 449)	(13 239)	(30 155)	(923)	(3 576)	(2 867)	(1 299)	12 331	(184 117)
- of which external	(127 396)	(467)	(10 727)	(10 511)	(26 838)	(923)	(3 550)	(2 438)	(1 267)		(184 117)
- of which group companies	(4 075)	(1)	(1 722)	(2 728)	(3 317)	0	(26)	(429)	(32)	12 330	0
Employee benefits expense	(87 858)	(307)	(6 798)	(23 334)	(12 901)	(5 427)	(4 993)	(2 768)	(4 884)	0	(149 270)
- of which external	(87 858)	(307)	(6 798)	(23 334)	(12 901)	(5 427)	(4 993)	(2 768)	(4 884)		(149 270)
- of which group companies	0	0	0	0	0	0	0	0	0	0	0
Other income and (expenses) result	(7 248)	(9)	(389)	(2 274)	2 228	8	(258)	(218)	7	5 503	(2 650)
- of which external	(4 215)	(10)	(259)	2 118	235	8	(284)	(231)	(12)		(2 650)
- of which group companies	(3 033)	1	(130)	(4 392)	1 993	0	26	13	19	5 503	0
Depreciation and amortization	(5 362)	(13)	(766)	(648)	(3 286)	(204)	(241)	(270)	(140)	0	(10 930)
- of which depreciation of IFRS 16 assets	0	(2)	0	(7)	0	0	0	0	0		
- of which depreciation of other non-current assets	(2 725)	1	(439)	(329)	(1 290)	(102)	(143)	(147)	(70)		
Result on disposal of business activity	3 846	0	0	0	0	0	0	0	0		3 846
Net financial result	2 516	(1)	133	(83)	(984)	(62)	(42)	(30)	31	(4 084)	(2 606)
- of which external	(1 517)	(1)	133	(83)	(1 035)	(62)	(42)	(30)	31		(2 606)
- of which group companies	4 033	0	0	0	51	0	0	0	0	(4 084)	0
Share of result in associates	320	0	0	0	0	0	0	0	0	0	320
Profit before tax	19 775	(9)	219	655	2 396	(33)	(88)	175	10	0	23 100
Income tax expense	(4 489)	1	(23)	(158)	(140)	(26)	(5)	(10)	(2)	0	(4 852)
Profit for the period	15 286	(8)	196	497	2 256	(59)	(93)	165	8	0	18 248
Total segment assets	146 833	570	13 220	18 087	64 434	4 975	4 044	4 144	3 402	0	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

LIWO FM Group Consolidated Financial Statements

(figures in HUF million unless indicated otherwise)

2024	Result of domestic parent and subsidiary operations	Result of Bulgarian subsidiary operations	Result of Czech subsidiaries operations	Result of Polish subsidiaries operations	Result of Italian subsidiary operations	Result of Romanian subsidiary operations	Result of Slovak subsidiaries operations	Result of Slovenian subsidiaries operations	According to group financial statements	Eliminations, corrections	According to group financial statements
Revenue	235 511	1 026	19 486	37 137	4 476	6 913	6 202	6 441		(14 886)	302 306
- of which external	229 998	1 026	17 373	30 275	4 476	6 913	5 811	6 434	302 306		302 306
- of which group companies	5 513	0	2 113	6 862	0	0	391	7			
Operating expenses	(210 986)	(1 029)	(19 336)	(36 093)	(4 598)	(6 982)	(6 085)	(6 404)		14 885	(276 628)
Materials, consumables used and cost of	(132 200)	(631)	(11 436)	(11 314)	(745)	(2 802)	(2 133)	(1 336)		8 630	(153 967)
- of which external	(128 229)	(627)	(9 612)	(8 954)	(745)	(2 781)	(1 714)	(1 305)	(153 967)		(153 967)
- of which group companies	(3 971)	(4)	(1 824)	(2 360)	0	(21)	(419)	(30)			
Employe benefits expense	(71 426)	(361)	(6 635)	(21 882)	(3 673)	(3 777)	(3 506)	(4 792)		0	(116 052)
- of which external	(71 426)	(361)	(6 635)	(21 882)	(3 673)	(3 777)	(3 506)	(4 792)	(116 052)		(116 052)
- of which group companies	0	0	0	0	0	0	0	0			
Other income and (expenses) result	(2 718)	(26)	(492)	(2 347)	(34)	(187)	(193)	(141)	(6 138)	6 255	117
- of which external	(2 228)	0	155	2 203	(34)	(14)	15	20	117		117
- of which group companies	(490)	(26)	(647)	(4 550)	0	(173)	(208)	(161)			
Depreciation and amortization	(4 642)	(11)	(773)	(550)	(146)	(216)	(253)	(135)	(6 726)	0	(6 726)
- of which depreciation of IFRS 16 assets	2 317	0	469	266	77	126	132	70			
- of which depreciation of other non-current assets	(6 959)	(11)	(1 242)	(816)	(223)	(342)	(385)	(205)		0	
Net financial and investment result	(1 988)	(1)	61	(85)	(32)	(7)	(45)	25	(1 995)	77	(1 995)
- of which interest income	135	0	8	20	9	7	0	0			
- of which interest expense	(1 474)	(1)	24	(92)	(42)	(13)	(45)	31			
- of which unrealized FX gains/losses (net)	85	0	31	0	0	0	0	0			
- of which change in fair value of derivatives	(926)	0	0	0	0	0	0	0			
- of which other financial result	192	0	(2)	(13)	1	(1)	0	(6)			
Profit before tax	22 537	(4)	211	959	(154)	(76)	72	62	23 683		23 683
Share of profit from associates	0	0	0	0	0	0	0	0		0	
Income tax expense	(5 913)	1	(139)	(221)	28	9	(66)	(1)	(6 302)		(6 302)
Profit for the period	16 624	(3)	72	738	(126)	(67)	6	61	17 381	0	17 381
Total segment assets	175 408	368	10 508	13 460	2 133	2 520	3 109	3 785		(29 737)	181 553
- of which right-of-use assets under IFRS 16	7 218	8	956	1 440	301	273	527	200		0	10 923
Total segment liabilities	(131 714)	(242)	(5 120)	(8 298)	(1 953)	(2 448)	(2 583)	(1 368)		20 108	(133 618)
- of which lease liabilities under IFRS 16	8 062	8	976	1 376	304	286	529	211			11 752

LIWO FM Group

Consolidated Business Report

31 December 2025

Budapest, 30 April 2026

Elektronikusan aláírta:

Kis-Szölgyémi Ferenc
2026-04-30 15:26:22 +0200



Chief Executive Officer

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1. Introduction of the Company

The LIWO FM Zrt. (hereinafter: the Company) was established on 1 October 2011 through a corporate transformation. (Its legal predecessor, B+N Referencia Kft., had been formed on 1 December 1997 through a transformation from B+N Referencia Bt.)

The founding purpose of the Company was to provide building cleaning services. By now both the Company's client base and the range of services provided have expanded significantly.

On 1 October 2025 the Company has decided on a demerger by separation, whereby it established the Hungarian operational subsidy for providing all facility management services, the B+N Magyarország Kft. The Company as its predecessor became the single owner of its successor. The Company is since then the holding company for the Group: provides holding and centralized group services to its subsidiaries.

As of 1 March 2026, the Company has changed its name from B+N Referencia Zrt. to LIWO FM Zrt. and moves its seat to Budapest.

Presentation of Subsidiaries

On 7 February 2025, LIWO FM Zrt. acquired a qualified majority ownership in the German KÖBERL Group, aimed at further strengthening its portfolio in the areas of facility management and building engineering services.

In May 2025 the Group has made another Italian acquisition and acquired the facility management business (assets) of L'Alleanza Società Cooperativa, a company based in Verona. The Group is thereby strengthens its position in Italy, and increases its presence in the CEE region, in line with its overall expansion strategy.

On 1 October 2025 the Airport Services Budapest Zrt. has merged its ground handling (including lounge and cargo) operations with Menzies Group in Hungary. Thereby AS Budapest acquired a 35-35% share in the two Menzies companies in Hungary, namely Menzies Aviation Cargo (Hungary) Kft. and Menzies Aviation (Hungary) Kft.

LIWO FM Zrt.

Registered Office: Since 1 March 2026: 1133 Budapest, Váci út 116-118., Hungary

Sites in 2025:

3644 Tardona, Katus domb 1

The Company's registered office in Budapest is located in leased premises and serves as the central office.

The site at 3644 Tardona, Katus domb 1 is owned by the Company, where the geo-redundant server infrastructure is located.

In Veszprém (Újmajor), the Company also owns a property where operational activities are carried out, primarily based on assignments from the Ministry of Defence.

The LIWO Group's Hungarian subsidiaries:

B+N Magyarország Kft.

Registered seat: 1133 Budapest, Váci út 116-118.

Operational Sites:

1039 Budapest, Batthyány utca 45. (Központi). E. ép. 001.

1054 Budapest, Tüköry utca 5. fszt.

1117 Budapest, Október huszonharmadika utca 18. Fehérház. 001.

1117 Budapest, Október huszonharmadika utca 18. Fehérház. 007/A.

1117 Budapest, Október huszonharmadika utca 18. Fehérház. 007/B.

1211 Budapest, Petróleumkikötő utca 5-7. A Irodaház. 201.

1134 Budapest, Váci út 49.

1133 Budapest, Árbóc utca 6. 6. em.

1191 Budapest, Üllői út 200.

8200 Veszprém, külterület 0129/2.

8200 Veszprém, külterület 0129/3.

8200 Veszprém, külterület 0129/4.

8200 Veszprém, külterület 0129/5.

8000 Székesfehérvár, Szent István tér 7. III. em. 10.

RWi Textilservice Zrt.

Registered Office: 3527 Miskolc, Sajószigeti utca 5, Hungary

Operational Sites (independently functioning units):

3526 Miskolc, Szentpéteri kapu 72-76
4032 Debrecen, Móricz Zsigmond krt. 22
6725 Szeged, Semmelweis u. 8
2600 Vác, Mentős köz 2
5000 Szolnok, Tószegi út 21
6300 Kalocsa, Kossuth Lajos u. 34
6400 Kiskunhalas, Dr. Monszpart László u. 1
2660 Balassagyarmat, Rákóczi fejedelem út 125-127
6500 Baja, Rókus u. 10
8400 Ajka, Korányi Ferenc út 1
2143 Kistarcsa, Semmelweis tér 1
1096 Budapest, Haller u. 29
1076 Budapest, Péterfy Sándor u. 8-20
8000 Székesfehérvár, Babér u. 2
1134 Budapest, Váci út 30
4400 Nyíregyháza, Simai út 2.
4400 Nyíregyháza, Petőfi utca 10.
4400 Nyíregyháza, Ungvár sétány 21/A
8784 Kehidakustány, Vágóhíd utca 7.

PFM Zrt.

Registered seat: 1132 Budapest, Váci út 49.

Operational Site (independently functioning unit): 2071 Páty, M1 Business Park, Plot 0161/26, DC2 Building 8

B+N Referencia Security Kft.

Registered Office: 1134 Budapest, Váci út 49.

Airport Service Zrt

Registered Office: 1191 Budapest, Üllői út 200. (On 1 January 2026 the company's registered seat has been changed to 3644 Tardona, Katus domb 1.).

Foreign Subsidiaries and its registered offices of the LIWO Group:

B+N Czech Republic Facility services S.r.o. and B+N Správa Budov S.r.o.:

Antala Staška 2027/77, Krc, 140 00 Prague 4.

Tespranet Services, registered seat: Plzeňská 1270/97, 150 00 Praha Košíře, CZ.

Tespranet Landscaping registered seat: K Vypichu 979, 252 19 Rudná, CZ.

B+N Slovakia Facility Services spol. s.r.o. and B+N Slovakia Security Services spol. s.r.o.: Dúbravská cesta 14 Bratislava - mestská časť Karlova Ves 841 04

B+N Integrated Facility Services S.R.L.: Str. Popa Tatu, Nr. 36, Sector 1, Bucuresti, Romania

B+N SL Facility Services, storitve in trgovina, d.o.o.: Tržaška cesta 53, Razvanje, 2000 Maribor, Slovenia

MAGNETIK, trgovsko podjetje, d.o.o.: Ulica heroja Verdnika 38 A, 4270 Jesenice, Slovenia

INWEMER System sp. z o.o.: UL. ŚW. JACKA ODROWĄŻA 15, 03-310 WARSZAWA, Poland

INWEMER Serwis sp. z o.o.: UL. ŁĄKOWA 3/5K, 90-562 ŁÓDŹ, Poland

INWEMER sp. z o.o.: SULEJOWSKA 45, 97-300 PIOTRKÓW TRYBUNALSKI, Poland

INWEMER Partner sp. z o.o.: SULEJOWSKA 45, 97-300 PIOTRKÓW TRYBUNALSKI, Poland

B+N Bulgaria EOOD: Bulgaria, 1113 Sofia, Izgrev Municipality, Dianabad District, Prof. Vladi Simeonov street № 3, ground floor

Köberl Group Holding GmbH: Germany Asch heim, Landkreis München

Köberl Group GmbH: Germany Asch heim 31, Landkreis München

GEMA KG: Germany Asch heim 31, Landkreis München

SGM GmbH: Germany Asch heim 31, Landkreis München

089 Immobilienmanagement GmbH: Germany Asch heim 31, Landkreis München

Gema GmbH (Komplementär): Germany Asch heim 31, Landkreis München

FINK KG: Germany Asch heim 31, Landkreis München

THG GmbH: Germany Baierbrunn, Landkreis München

RRS KG: Germany Baierbrunn, Landkreis München

RRS GmbH: Germany Baierbrunn, Landkreis München

Fink Gebäudetechnik Beteiligungs-GmbH: Germany Asch heim 31, Landkreis München

Kriotec GmbH: Germany Wiesbaden

MEGA Management GmbH: Germany Aschheim, Landkreis München

Joint ventures

Menzies Aviation Cargo (Hungary) Kft. H-2220 Vecsés, BUD International Airport Cargo City, building 324.

Menzies Aviation (Hungary) Kft. H-1185 Budapest, BUD International Airport.

Other Investments

The Group purchased 0.3 million shares in AKKO Invest Nyrt. on 15 September 2023, and an additional 4.45 million shares on 12 December 2023. Out of these, 1.412 million shares were sold in 2024, and 718,615 shares were sold in 2025. The closing stock exchange price of the remaining 2,619,385 shares as of 31 December 2025 was HUF 249 per share.

2. Significant Events After the Balance Sheet Date, Particularly Key Processes and Expected Developments

The Group expects its Hungarian subsidiaries to achieve operational results similar to the current period. Particular attention should be given to the energy-intensive laundry operations, where maintaining profitability remains a challenge despite the ongoing energy crisis. However, energy procurement prices have been successfully fixed at favorable levels, allowing the laundry operations to remain profitable through price adjustments accepted by clients.

In addition, the Group plans to expand its market presence and potentially pursue further international activities.

For the foreign subsidiaries, we expect revenue growth and an improvement in contribution margins.

3. Research and Experimental Development

The parent company initiated the development of its proprietary cleaning robot in 2016. As a result of the project, our cleaning machine named ROBIN was capitalized at the end of 2019, with production commencing in 2021 and continuing throughout 2022. The manufacturing of the cleaning machine component is carried out by a third party, while the installation of sensors and robot control systems is performed in-house by B+N. Currently, the fourth generation of the robot is in operation at the clients of LIWO FM Zrt.

In 2021, a new project was launched with the objective of developing another autonomous robot capable of disinfecting large surfaces using UV-C radiation. Testing was completed in 2023, and the research and experimental development phase was capitalized at a value of HUF 492 million.

In 2022, an additional project was initiated focusing on the removal of invisible contaminants, such as bacteria, viruses, and fungi. To detect these pathogens, LIWO FM Zrt. utilizes a DNA sequencer. By organizing the collected data into a database, the company is able to monitor changes over time, thereby ensuring a healthy environment for its clients. Through these innovations, LIWO FM Zrt. has evolved from a traditional FM service provider into a pioneer of Industry 4.0.

Since 2023, the third generation of ROBINS has been under development, resulting in a unified hardware and software environment. The Company has developed a unified telemetry platform (Z-monitor), which enables various sensor data from cleaning and facility management to be displayed on a single, integrated dashboard.

The Company has also been working on CAFM solutions to ensure more transparent operations, more reliable quality control, and automated process management, thereby reducing administrative costs and the potential for errors.

4. The Company's Business Model

The fundamental value of the LIWO Group lies in providing its partners with comprehensive services, which include:

- Technical operations
- Cleaning and hygiene
- Linen rental – transferred to RWi Textilservice Zrt. on 29 December 2023
- Workwear rental and personal protective equipment
- Textile trade
- Gardening and forestry management

To support these services, the Group relies on:

- Transparency through automated, auditable, and regularly reviewed processes
- Management and professional support
- Extensive industry experience
- Modern machinery and equipment
- Nationwide coverage
- Logistics and warehousing
- Highly qualified professional workforce
- Extensive supplier and subcontractor network
- Regular service teams
- Mobile workgroups
- ISO certifications:
 - MSZ EN ISO 9001, Quality Management System
 - MSZ ISO/IEC 27001, Information Security Management System
 - MSZ EN ISO 37001, Anti-corruption Management System
 - MSZ EN ISO 9001, Quality Management System
 - MSZ EN 13549, Cleaning Services Management System
 - MSZ EN ISO 14001, Environmental Management System
 - MSZ ISO/IEC 27001, Information Security Management System
 - MSZ EN ISO 37001, Anti-corruption Management System
 - MSZ EN ISO 41001, Facility Management System
 - MSZ EN ISO 45001, Occupational Health and Safety Management System
 - MSZ EN ISO 50001, Energy Management System

These elements ensure that the LIWO Group can efficiently utilize its resources to deliver higher quality services at more favorable terms for its partners.

In addition to the above activities, the Group integrates active engagement and sustainability principles into its core operations and corporate culture. Within this framework, the Group continuously seeks opportunities to not only achieve financial success but also to be an active member of the society in which it operates, contributing to shared goals and collective achievements.

ESG – Corporate Obligations Regarding Sustainability Regulations

The Company began preparations in 2023 for the implementation of Act CVIII of 2023 (the so-called ESG Act) and its implementing regulations. The Group has created its first, voluntary sustainability report in line with the EU requirements (CSRD-alignment and ESRS-basis) for year 2025, and – based on the report – its first sustainability strategy and action plan. The publication of those documents is planned for 2026 Q2. In line with its corporate responsibility, the Group continues its preparations to meet future ESG reporting obligations, engaging external consultants and utilizing software applications to support compliance with sustainability requirements. In this regard, the Company, and B+N Kft, its Hungarian FM subsidiary have conducted an ESG due diligence on its immediate suppliers, the report thereof will be ready in 2026 Q2.

5. Social and Employment Policy, Respect for Human Rights

The Group adopts a diversity and inclusion approach, ensuring that no one is discriminated against based on age, gender, social status, or nationality.

A diverse and inclusive workforce is essential for business success. Companies committed to diversity and inclusion benefit from more engaged employees, stronger brand reputation, and higher customer satisfaction.

The Group considers diversity and inclusion a fundamental element of its human resources strategy and places particular emphasis on attracting and retaining top talent. The Group is committed to its employees, striving to keep turnover low.

The Group creates a work environment free from discrimination and harassment, recognizing the work and merit of each individual regardless of gender, age, disability, marital status, sexual orientation, skin color, religious or political affiliation, ethnic origin, nationality, or any other personal characteristic unrelated to employment.

The Group aims to provide a safe environment for its employees and promotes a healthy work-life balance. Furthermore, it seeks to ensure that employees feel comfortable at work and foster a sense of community.

To support these objectives, the Group has:

- Implemented home office arrangements where feasible, depending on the smooth execution of tasks.
- Launched an internal mentoring program in which experienced employees mentor new colleagues.
- Regularly organizes team-building training sessions.
- Supports ongoing professional development and training.
- Offers various benefits packages (cafeteria, transportation support, etc.) to make the workplace more attractive and help retain employees.

6. Anti-Corruption and Anti-Bribery Policy and Achievements

The Group places a strong emphasis on operating with integrity and ethics, preventing corruption, and ensuring compliance with laws and other regulations.

To ensure group-wide compliance, the Company relies on its various internal regulations, which provide a framework for achieving the highest level of legal compliance. Accordingly, the Company possesses all regulatory documents necessary for carrying out its operations. Due to the recent demerger by separation, the Holding company continuously prepares and adopts its central policies and regulations.

The Group upholds the principles of ethical business conduct and expects fair business practices, non-discrimination, anti-corruption measures, and the prevention of conflicts of interest.

At the end of year 2025 the Group has established the foundations and framework for its integrated risk management system, adopted its risk management regulation and methodology. The risk assessment system is first implemented in the Company and in B+N Kft, the Hungarian FM company, whereby the risks have been identified and the risk-assessment is planned to be performed by mid 2026. The system will be extended to the foreign subsidiaries thereafter.

Parallel to the risk assessment, the Group has started to establish its internal audit system.

The Company has set up a Supervisory Board during the Summer of 2025. The Supervisory Board is holding meetings every 4 months, and its main task is to control and monitor the Company's operation and the Management, thereby safeguarding the interests of the Company, as well as make decisions in matters stipulated by law (Hungarian Civil Code). The Supervisory Board held its first meeting on June 30, 2025, and adopted its Rules of Procedure. The Company's auditor invited and is present at the Supervisory Board meetings.

7. Environmental Protection

Environmental protection is a key priority for the Group. The Group aims to support the environmentally conscious efforts of its clients while leading by example in promoting environmentally responsible operations and efficient use of resources, taking economic considerations into account.

The Group encourages selective waste collection at its partners' sites, with cleaning staff providing full support in this regard.

Given the increasing urgency of environmental protection and climate change, the Group takes responsibility for the environmental impact of its cleaning and detergent-related activities and continuously trains its employees accordingly. The Company strives to reduce paper usage, rationalize business travel, invest in energy-efficient equipment (replacing outdated machinery with energy-saving machines), and strengthen selective waste collection. Additionally, it continues to operate electric and hybrid vehicles acquired in previous years to reduce harmful emissions from transportation.

The Group – on the Hungarian operative FM subsidiary level – regularly updates its Energy Management System (ENIR) based on the MSZ EN ISO 50001 standard, as well as its Environmental Management System (EMS) in accordance with MSZ EN ISO 14001. The operation of these ISO systems is monitored through internal audits.

The Company strategically aims to establish and maintain a “green” operation, which is not only a sustainability goal, but also a need and demand of the market partners and regulators.

The Company aims at including eco-friendly principles and aspects into its operations, applied technologies and supplier chains. Green operation means that the Company is increasing the use of eco-friendly and eco-labelled products, decreases the amount of hazardous waste, increases the ratio of waste disposal, as well as decreases the GHG intensity of its operations. The LIWO Group also created an own-labelled eco-friendly and recycled line of hygiene and cleaning products (brand: Hygon), whereby it endeavours adherence to the principles of circular economy. The Company also introduces a green technology in its cleaning services, and an application has been filed in Hungary and Poland for acquiring the ECOLABEL certificate.

8. Financial Risks

The classification of the Group’s financial instruments can be found in **Note 5.12** of the Consolidated Financial Statements, while the management of the Group’s financial risks is detailed in **Note 5.7**.

9. Presentation of the Group’s Financial Performance

	2025	2024
Revenue	368 507	302 306
Operating Profit	21 540	25 678
<i>of which Result on disposal of business activity</i>	<i>3 846</i>	<i>0</i>
Financial Result	(2 606)	(2 003)
Investing result	320	0
Profit Before Tax	23 100	23 683
Income Tax Expense	(4 852)	(6 302)
Profit for the Year	18 248	17 381
Other Comprehensive Income	(4 113)	2 122
Total Comprehensive Income	14 135	19 503
EBITDA	32 470	32 404

The Group's financial position in 2025 was stable, and it continuously met its payment obligations. To secure the financing background for ongoing dynamic acquisition activities, the Company issued bonds worth HUF 13.2 billion in June 2021 with a 10-year maturity. Repayment of the **B+N 2029/01 bond** principal will be made in four equal instalments, with the first instalment due at the end of 2026. Repayment of the **B+N 2030/A bond** principal is scheduled in eight equal instalments, with the first instalment paid in the reporting year. For both bonds, interest payments are made annually.

The 2023 Italian acquisition was financed primarily through an investment loan, with a smaller portion from internal funds. Further information regarding the bonds can be found in the notes to the Financial Statements. The Company does not have any voting securities that are traded on a recognized (regulated) market in any European Union member state.

Ratios in business report

	2025	2024
<u>Liabilities</u>	197 820	133 618
Total equity	61 889	47 935
Debt-to-equity ratio	3,2	2,8
 <u>Net debt (without dividend)</u>	 (42 204)	 (11 140)
EBITDA	32 470	32 404
Net debt / EBITDA	1,3	0,3
 <u>Operating profit</u>	 25 386	 25 686
Revenue	368 507	302 306
Profitability	6,89%	8,50%
 <u>Current assets</u>	 134 099	 129 655
Current liabilities	116 145	97 653
Liquidity ratio	1,2	1,3

Application of the Exemption Provisions pursuant to Section 264b HGB

The subsidiaries **GEMA Gebäudemanagement GmbH & Co. KG** and **Fink Gebäudetechnik GmbH & Co. KG** have exercised the exemption provisions pursuant to **Section 264b of the German Commercial Code (Handelsgesetzbuch – HGB)** for the financial year ended 31 December 2025.

As a consequence of the application of Section 264b HGB, these entities are exempt from the obligation to prepare a management report in accordance with **Sections 289 et seq. HGB**, from the statutory audit requirement applicable to their annual financial statements, and from the obligation to disclose and publish their annual financial statements for the 2025 financial year.

Furthermore, the annual financial statements of **GEMA Gebäudemanagement GmbH & Co. KG** and **Fink Gebäudetechnik GmbH & Co. KG** as of 31 December 2025 are exempt from the disclosure requirements pursuant to **Section 325 HGB**.

The prerequisites for the application of the exemption pursuant to Section 264b HGB are fulfilled. In particular, both entities are included in the consolidated financial statements of **LIWO FM Group**, and the consolidated financial statements together with the consolidated management report are prepared, audited and disclosed in accordance with the applicable statutory requirements.