

Condensed separate interim statement of comprehensive income for the 3-month period ended

| <i>In thousands of PLN, unless stated otherwise</i> | 31 March 2026 <i>(unaudited)</i> | 31 March 2025 <i>(unaudited)</i> |
|--------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|
| Revenue from rental of investment property | 1 385 | 1 269 |
| Other operating revenue | 80 | 75 |
| Total operating revenue | 1 465 | 1 344 |
| Energy and materials consumption | (589) | (581) |
| External services | (2 704) | (1 349) |
| Employee benefit expenses | (2 860) | (1 672) |
| Other operating costs | (189) | (216) |
| Total operating costs (before depreciation and amortisation) | (6 342) | (3 818) |
| EBITDA (Earnings before interest, taxes, depreciation and amortization) | (4 877) | (2 474) |
| Depreciation and amortisation | (83) | (72) |
| Operating loss | (4 960) | (2 546) |
| Finance income | 10 912 | 3 950 |
| Finance expenses | (119) | (44) |
| Net finance income | 10 793 | 3 906 |
| Profit before income tax | 5 833 | 1 360 |
| Income tax expense | 297 | (353) |
| Profit for the period | 6 130 | 1 007 |
| Other comprehensive income | | |
| Items that will never be reclassified to profit or loss for the period | | |
| Change in fair value of equity instruments | 42 | (4) |
| Income tax on other comprehensive income | (8) | 1 |
| Other comprehensive income for the period, net of income tax | 34 | (3) |
| Total comprehensive income for the period | 6 164 | 1 004 |
| Earnings per share | | |
| Basic earnings per share (PLN) | 0,02 | 0,00 |
| Diluted earnings per share (PLN) | 0,02 | 0,00 |

"The data presented in the table should be interpreted together with the information and explanations included in the condensed separate interim financial statements"