



ACCOLADE FINCO CZECH 2, S.R.O.

SEMI-ANNUAL FINANCIAL REPORT

Including Interim Financial Statements for the period 1 January 2026 – 30 June 2026
prepared in accordance with International Financial Reporting Standards as adopted by EU

SEMI-ANNUAL FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2026

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1. GENERAL INFORMATION

1.1. REPORTING ENTITY

Company structure and identification

Accolade Finco Czech 2, s.r.o. ("the Company") is a limited liability company incorporated and registered in the Czech Republic with registered address at Sokolovská 394/17, Karlín, 186 00 Praha 8, Czech Republic. The Company was formed on 6 February 2025 and registered in Commercial Register kept by the Municipal court in Prague, section C, file 418562.

Registration number: 22567062

The registered subject of the Company's business is management of own assets and rental of property, residential and non-residential premises. Currently the company is not actively involved in this activity.

The Company is established for the purpose of issuing the bonds and subsequently providing intra-group financing.

Accolade Group (hereinafter stated as "Group" or "Accolade Group" or "Accolade Holding Group") means the Company, the sole shareholder Accolade Holding, a.s. and the Subsidiaries of the Company or the sole shareholder Accolade Holding, a.s., as the structure of the Group may change over time following acquisitions and divestments. For the avoidance of doubt, the Group does not include the Accolade Fund, the Accolade Sub-Fund, or any other Fund or sub-fund or sub-sub-fund thereof, any Subsidiary thereof or any company included in the assets of the Accolade Fund, the Accolade Sub-Fund or any other Fund or sub-fund or sub-sub-fund thereof, unless such entities become Subsidiaries of the sole shareholder Accolade Holding, a.s. in the future.

Ownership

As of 30 June 2026, the ownership structure of the Company was as follows:

Company	Registered address	Interest on share capital
Accolade Holding, a.s. Registration number: 28645065 Section B file 19102 kept by the Municipal court in Prague	Sokolovská 394/17, Karlín, 186 00 Praha 8, Czech Republic	100%

Statutory authority

Executive	Date
Milan Kratina	6 February 2025
Zdeněk Šoustal	6 February 2025

Beneficial owners

Beneficial owners of the Controlling Entity are:

- Mgr. Milan Kratina with a 50% share in the Controlling Entity; and
- Ing. Zdeněk Šoustal with a 50% share in the Controlling Entity.

The Company has no organizational unit abroad.

1.2. SHARE CAPITAL

Name of parent company	Interest on share capital	30 JUN 26	31 DEC 25
Accolade Holding, a.s.	100%	24	24

The Company issued single equity share, which is held by the parent company Accolade Holding, a.s. The nominal value of this share is 24 000 CZK and has been paid in full.

There has been no change in the number of equity shares issued during the period. The Company does not bear any other capital requirements apart from the three indicators mentioned below related to issued bonds.

The Company has not acquired any own shares.

The Company did not pay any dividends in the reporting period and, given the nature of its business, does not plan to pay them in the future. The Company was established solely for the purpose of securing external financing for the group and does not carry out active business activities, the aim of which would be to generate profit for the payment of dividends. Not distributing profits in the form of dividends is in line with the company's focus and expected cash flow.

1.3. CORPORATE GOVERNANCE AND ADMINISTRATION

Corporate governance code

The Company issued bonds traded on the Prague Stock Exchange ("PSE") and therefore the Company is required to submit a declaration on the code of corporate governance. However, due to the fact that there is no binding corporate governance regime in the Czech Republic, which the Company has to comply with, the Company at the date of the semi-annual financial report did not commit to comply with any specific corporate governance regime.

Nevertheless, the Company and the Group are firmly committed to maintaining an effective framework for the control and management of the Company's and Group's business. The Company puts much emphasis on respecting all statutory rights of the sole shareholder. The Company strictly adheres to the principle of disclosure and transparency. The Company follows in particular Business Corporations Act, Civil Code, Corporate Criminal Liability Act and Capital Market Undertakings Act.

The Company does not apply voluntarily policies and procedures, internal controls and the rules of the risks in relation to the accounting process beyond the mandatory requirements of Capital Market Undertakings Act.

Bodies of the Company

Accolade Finco Czech 2, s.r.o. had the following bodies in 2026:

- General Meeting
- Statutory Body
- Audit Committee.

General Meeting

The General Meeting is the supreme body of the Company. The General Meeting must be held at least once in a financial year of the Company, no later than six months from the last day of the previous financial year at the request of the Statutory Body.

During the year 2026, one ordinary General Meeting was held by the Company. On 14 May 2026, this General Meeting took place which in particular approved the financial statements of the Company for the year 2025. The sole shareholder approved the Statutory Body's proposal to distribute the profit generated in 2025 to the account of undistributed profit of previous years.

Statutory Body

The Statutory Body of the Company has 2 members. The Statutory Body is responsible for the day-to-day management of the Company's operations under the supervision of the management of the Group. Status, powers, composition, decision-making and other basic rights and obligations as well as rules of procedure are included in the

Founding Charter of the Company. The Statutory Body is required to keep the management of the Group informed, to consult on important matters and to submit certain important decisions.

The Statutory Body acts on behalf of the Company towards third parties, in which case one member of the Statutory Body shall act separately.

Meetings of the Statutory Body are convened as the need arises.

Audit Committee

The scope of the Audit Committee is laid down by the law. The Audit Committee assists in supervising the activities of the Statutory Body with respect to:

- recommendation of a selected auditor of the financial statements of the Company,
- monitoring the audit of the Company's financial statements for the previous financial year; becoming familiar with the details of the results of these audits at their various stages,
- presenting to the Statutory Body its findings and recommendations relating to the audit and evaluation of the financial statements for the previous financial year, as well as the Statutory Body's proposed distribution of profit or coverage of loss,
- presenting to the Statutory Body its findings and recommendations on granting a discharge to the member of the Statutory Body in charge of the economic and finance department for the duties he/she performed,
- performing other tasks determined by the Statutory Body depending on the needs arising from the Company's current situation,
- submitting to the Statutory Body semi-annual reports on the Audit Committee's operations

The Company has no internal auditor.

Description of diversity policy applies to governance bodies

Due to the fact that there is no binding diversity policy regime in the Czech Republic, which the Company has to comply with, the Company, as at the date of the semi-annual report, did not commit to comply with any specific diversity policy (as defined in Capital Markets Act section 118.4h). Regardless of age, gender or other indicators, the Company places main emphasis on search and appointment of the most suitable candidates into the governance bodies of the Company (Statutory Body or Audit Committee), taking account on their background, experience and qualification for performance of the position of a member of the relevant governance body of the Company. The Company also assesses candidates' knowledge in the business field of the Company or nature of activities of the relevant body. All people suitable for the positions in the governance bodies of the Company are chosen in a non-discriminatory manner. The Company's long-term effort is to build a culture that is professionally open to everyone, regardless of gender, race, color, nationality, ethnic, origin, worldview, religion, health, age or sexual orientation.

The Company is not required to prepare a sustainability report pursuant to Section 32f(1) of Act No. 563/1991 Coll., on Accounting.

Financial reporting process

Entities in the Accolade Group keep their accounting primarily in accordance with the local accounting standards. For consolidation purposes of the Group parallel general ledgers according to International Financial Reporting Standards as adopted by the European Union (IFRS Accounting Standards) are prepared. The Group management periodically evaluates results prepared in line with IFRS Accounting Standards.

Accounting, reporting or other finance processes are managed centrally by the Group Finance department in Accolade, s.r.o. placed in Prague.

Accounting information systems of Group companies are different, but Helios is used the most. Helios is used for the Company Accolade Finco Czech 2, s.r.o. The consolidation tool for data of all Group companies is Reporting.cz. The Company and the Group follow the internal guidelines with respect to e.g. the circulation of accounting documents, approval processes etc., and consolidation accounting and reporting rules. The approval procedures specify the transaction limits or other conditions that particular employees can approve. The payments are made only if approved by a specified employee, the treasury function is personally separated from accounting

function. The information system access rights are granted after approval by people specified in internal guidelines only to authorized employees and only to limited parts of the system valid for the employee's job specification.

The accounting is under an oversight of the consolidation and reporting department or controlling department that are separated from accounting department both personally and in terms of organization structure. The Statutory Body oversees the Company's and Group's results on a regular basis. The Company and Group results are regularly audited by external auditor. The Audit Committee oversees the audit process and findings of the Company.

1.4. ISSUED BONDS

The Company issued 5-year senior bonds (ISIN: CZ0003570608) covered by the financial guarantee of Accolade Holding, a.s. in the nominal value of 1,875,000,000 CZK on 3 April 2025. The nominal value of one Bond is CZK 3,000,000 and interest rate is fixed at 6.937% p.a. Bonds are traded on the Regulated Market of the Prague Stock Exchange.

The financial guarantee from Accolade Holding, a.s. covers all bonds issued under the Accolade Finco Czech 2 bond programme and is limited to an aggregate maximum amount of CZK 12,750,000,000, effective as of 28 May 2026. Interests are paid semi-annually starting on 3 October 2025.

The Company could repay bonds early as of 3 April 2029 and 3 October 2029, however the Company has no intention to do so.

The Security Agent may decide on the early repayment (acceleration) of the bonds in the event of a Breach of the Prospectus (e.g., non-payment, insolvency, liquidation, delisting or exclusion of the bonds from trading on a regulated market, termination or change of business), or convene a Bondholders' meeting to request such decision.

Any Bondholder may request the repurchase of all their bonds within 30 calendar days of a change of control in the Company, with the Company obliged to repurchase the bonds for 101% of their nominal value plus accrued interest.

Additional rights and obligations are specified in:

The Prospectus, available here:

<https://accolade.eu/assets/bond/files/Project-Sunrise-Base-Prospectus-2025-EN-FINAL-Publication-version.pdf>

The Join Terms and Conditions of the Bonds, available here:

<https://accolade.eu/assets/bond/files/Project-Sunrise-Base-Prospectus-2025-EN-FINAL-Publication-version.pdf>

The Final Terms, available here:

<https://accolade.eu/assets/bond/files/Project-Sunrise-Final-Terms-2025-EN-Publication-Version.pdf>

Issue costs decreased the nominal value of bonds and are part of the effective interest rate (EIR) calculated as of 7.5018%. There are costs for legal and consulting services. The majority of costs relate to management of bond issue by Česká spořitelna, Československá obchodní banka, Komerční banka and co-manager Conseq Investment Management.

The Company also issued 5.5-year senior bonds (ISIN: CZ0003576159) covered by the financial guarantee of Accolade Holding, a.s. in the nominal value of 2,500,000,000 CZK on 2 October 2025. The nominal value of one Bond is CZK 10,000 and interest rate is fixed at 6.875% p.a. Bonds are traded on the Regulated Market of the Prague Stock Exchange.

The financial guarantee from Accolade Holding, a.s. covers all bonds issued under the Accolade Finco Czech 2 bond programme and is limited to an aggregate maximum amount of CZK 12,750,000,000, effective as of 28 May 2026. Interests are paid semi-annually starting on 2 April 2026.

The Company could repay bonds early as of 2 October 2030, however the Company has no intention to do so.

The Security Agent may decide on the early repayment (acceleration) of the bonds in the event of a Breach of the Prospectus (e.g., non-payment, insolvency, liquidation, delisting or exclusion of the bonds from trading on a regulated market, termination or change of business), or convene a Bondholders' meeting to request such decision.

Any Bondholder may request the repurchase of all their bonds within 30 calendar days of a change of control in the Company, with the Company obliged to repurchase the bonds for 101% of their nominal value plus accrued interest.

Additional rights and obligations are specified in:

The Prospectus, available here:

<https://accolade.eu/assets/bond/files/Project-Sunrise-Base-Prospectus-2025-EN-FINAL-Publication-version.pdf>

The First Supplement, available here:

<https://accolade.eu/assets/bond/files/Project-Horizon-First-Supplement-to-the-Base-Prospectus-2025-EN-PUBLICATION-VERSION-1.pdf>

The Joint Terms and Conditions of the Bonds, available here:

<https://accolade.eu/assets/bond/files/Project-Sunrise-Base-Prospectus-2025-EN-FINAL-Publication-version.pdf>

The Final Terms, available here:

<https://accolade.eu/assets/bond/files/Project-Horizon-Final-Terms-EXECUTED.pdf>

Issue costs decreased nominal value of bonds and are part of the effective interest rate (EIR) calculated as of 7.4423%. There are costs for legal and consulting services. The majority of costs relates to management of bond issue by Česká spořitelna, Československá obchodní banka, Komerční banka and co-manager PPF banka and Raiffeisenbank.

The Company also issued 5-year senior bonds (ISIN: CZ0003580011) covered by the financial guarantee of Accolade Holding, a.s. in the nominal value of 1,625,000,000 CZK on 11 February 2026. The nominal value of one Bond is CZK 10,000 and interest rate is fixed of 6.75% p.a. Bonds are traded on the Regulated Market of the Prague Stock Exchange.

The financial guarantee from Accolade Holding, a.s. covers all bonds issued under the Accolade Finco Czech 2 bond programme and is limited to an aggregate maximum amount of CZK 12,750,000,000, effective as of 28 May 2026. Interests are paid semi-annually starting on 11 August 2026.

The Company could repay bonds early as of 11 August 2030, however the Company has no intention to do so.

The Security Agent may decide on the early repayment (acceleration) of the bonds in the event of a Breach of the Prospectus (e.g., non-payment, insolvency, liquidation, delisting or exclusion of the bonds from trading on a regulated market, termination or change of business), or convene a Bondholders' meeting to request such decision. Any Bondholder may request the repurchase of all their bonds within 30 calendar days of a change of control in the Company, with the Company obliged to repurchase the bonds for 101% of their nominal value plus accrued interest.

Additional rights and obligations are specified in:

The Prospectus, available here:

<https://accolade.eu/assets/bond/files/Project-Sunrise-Base-Prospectus-2025-EN-FINAL-Publication-version.pdf>

The First Supplement, available here:

<https://accolade.eu/assets/bond/files/Project-Horizon-First-Supplement-to-the-Base-Prospectus-2025-EN-PUBLICATION-VERSION-1.pdf>

The Second Supplement, available here:

<https://accolade.eu/assets/bond/files/Accolade-Finco-Czech-2-dodatek-c.2-zakladniho-prospektu.pdf>

The Final Terms, available here:

<https://accolade.eu/assets/bond/files/Project-Harmony-Final-Terms-3rd-drawdown-EXECUTED.pdf>

Issue costs decreased nominal value of bonds and are part of the effective interest rate (EIR). There are costs for legal and consulting services. The majority of costs relates to management of bond issue by Česká spořitelna and Raiffeisenbank.

CZK '000	ISIN: CZ0003570608	ISIN: CZ0003576159	ISIN: CZ0003580011
Nominal value	1 875 000	2 500 000	1 625 000
Unpaid interests	38 188	46 741	43 374
Cost of issue	-33 488	-48 613	-27 889
Bonds total	1 879 700	2 498 128	1 640 485
Current	130 069	171 875	109 688
Non-current	1 749 631	2 326 253	1 530 797
Bonds total	1 879 700	2 498 128	1 640 485

Short-term part of bonds relates to interests payable up to 12 months.

The fair value of the issued bonds does not differ from its carrying amount presented in the financial statements.

The bond issuance requires the fulfillment of financial indicators calculated from consolidated results of the parent company Accolade Holding, a.s. The consolidated Financial statements and required financial indicators are prepared and published semi-annually and annually.

Specifically, we need to meet the following indicators:

- Loan to Value
- Net Secured & Structurally Superior Indebtness Value
- Equity to Total Assets

These indicators can be used to evaluate the efficiency of Accolade Holding Group's operations and its ability to use its earnings to pay down debt, capital expenditures and working capital requirements.

1.5. IDENTIFICATION OF BASIC MARKET AND TRADING INFORMATION

Bond Trading Data Information is available under the following Prague Stock Exchange link:

[ACCOL.FC2 6,937/30 | Prague Stock Exchange](#)

Basic information

Issuer	Accolade Finco Czech 2, s.r.o.
Market	Regulated Market
Type Of Security	Bonds
Issue Volume	1,875,000,000
Nominal Value	3,000,000
Nominal Currency	CZK
Bond Type	Fixed
Interest Rate	6.937 %
Number of Coupons Yearly	2
Date Of Next Coupon	3.10.2026

Trading

Trading Procedure	Post Trade
Trading Unit	Percent
Trading Hours	11:00 - 16:00
Trading Currency	CZK
Issue Date	3.4. 2025
First Day of Trading	3.4. 2025
Bond maturity	3.4. 2030
Time to Maturity	3 years from now

Bond Trading Data Information is available under the following Prague Stock Exchange link:

[ACCOL.FC2 6,875/31 | Prague Stock Exchange](#)

Basic information

Issuer	Accolade Finco Czech 2, s.r.o.
Market	Regulated Market
Type Of Security	Bonds
Issue Volume	2,500,000,000
Nominal Value	10,000
Nominal Currency	CZK
Bond Type	Fixed
Interest Rate	6.875 %
Number of Coupons Yearly	2
Date Of Next Coupon	2.10.2026

Trading

Trading Procedure	Post Trade
Trading Unit	Percent
Trading Hours	11:00 - 16:00
Trading Currency	CZK
Issue Date	2.10. 2025
First Day of Trading	2.10. 2025
Bond maturity	2.4. 2031
Time to Maturity	4 years from now

Bond Trading Data Information is available under the following Prague Stock Exchange link:

[ACCOL.FC2 6,75/31 | Prague Stock Exchange](#)

Basic information	
Issuer	Accolade Finco Czech 2, s.r.o.
Market	Regulated Market
Type Of Security	Bonds
Issue Volume	1,625,000,000
Nominal Value	10,000
Nominal Currency	CZK
Bond Type	Fixed
Interest Rate	6.750 %
Number of Coupons Yearly	2
Date Of Next Coupon	11.8.2026
Trading	
Trading Procedure	Post Trade
Trading Unit	Percent
Trading Hours	11:00 - 16:00
Trading Currency	CZK
Issue Date	11.2. 2026
First Day of Trading	11.2. 2026
Bond maturity	11.2. 2031
Time to Maturity	4 years from now

2. INFORMATION ON BUSINESS ACTIVITIES

The principal activity of the issuer is the issuance of the bonds and the subsequent provision of intra-group financing to the sole shareholder by way of a loan, credit or other forms of financing from the proceeds of the issue of debt securities. The Company is not currently engaged in any other business activity.

2.1. THE MOST SIGNIFICANT RISKS THAT ARE SPECIFIC TO THE COMPANY AS BOND ISSUER

Risk of the Company as a SPV entity – this issuer of bonds is a company established for the purpose of issue the bonds and subsequently provide intra-group financing. The Issuer's cash flows and its ability to meet its debt obligations, including the bonds, will depend primarily on the operating results and financial condition of the guarantor (the sole shareholder) and its subsidiaries (i.e. the Group) and on whether the issuer receives funds from the Group in the form of repayments of intercompany loans or loans and related interest or otherwise.

2.2. FINANCIAL RISKS

The Company's operations are exposed to the following financial risks:

Currency risk

Currency risk is not relevant. The Company's transactions are mainly in CZK.

Interest rate risk

Interest rate risk is mitigated by fixed interest rates for intercompany loans, borrowings and issued bonds in the Company.

In general, the Group's objective for interest rate risk management is to reduce interest-rate risk through a combination of financial instruments, which lock in interest rates on debt and by matching a proportion of floating rate assets with floating rate liabilities.

Credit risk

Cash fund is deposited by a creditable bank. The Company reports any material trade or other receivables. The Company has only one significant receivable generated from the loan provided to the Group.

Credit risk is managed on a Group basis and the Group has no significant concentrations of credit risk. The amount of exposure to any individual counterparty is subject to a limit, which is reassessed periodically by the directors.

The credit risk is primarily assessed in connection with the tenants whom the Group is leasing space in its buildings. Prior to entering the lease contract, the tenant's credit worthiness is assessed with help of external credit rating reports. Apart from this the Group is performing its own financial analysis of the tenant which is then performed on a regular basis in the future as part of the credit monitoring process.

The lease contracts with tenants typically contain requirement for either a bank or parent company guarantee securing rental payments. Alternatively, a rental deposit might be in place.

The Group would consider a significant increase of the credit risk of the counterparty if it was overdue with a payment for more than 3 months. If the receivable was not paid in 6 months, it would be considered as a default of the counterparty.

The Group markets and sells to a relatively small number of customers with individually large value transactions. The Group performs credit checks on all customers (other than those paying in advance) in order to assess their creditworthiness and ability to pay its invoices as they become due. As such, the balance of accounts receivable not owed by large companies is still deemed by the directors to be of low risk of default due to the nature of the checks performed on them, and accordingly a relatively small allowance against these receivables is in place to cover this low risk of default.

The Group generally does not require collateral on accounts receivable, as many of its customers are large, well-established companies. The Group has not experienced any significant losses related to individual customers or groups of customers in any particular industry or geographic area. No credit limits were exceeded during the reporting period and the directors do not expect any significant losses from non-performance by these counterparties, other than those already provided for.

Liquidity risk

Liquidity risk is limited. The Company reports no significant 3rd - party liabilities except issued bonds as of 30 June 2026. The reported Trade and other payables are mainly Intercompany balances, which were paid in the following month.

Liquidity risk is connected to credit risk and depends on ability to receive interests from the loan provided to the parent company Accolade Holding, a.s. or other companies in the Group. Collections of these interests or other cash funds from the Group are linked to payments of interests from issued bonds. The Company does not expect any lack of cash to fulfil its obligations to investors.

Market risk

Market risk is immaterial, since the development of market values of financial instruments does not have a direct impact on the valuation of financial instruments reported in the financial statement.

The responsibility for monitoring financial risk management is with Group's CFO. The policies are implemented by the Group's finance departments. The Group has a treasury policy and procedures that set out specific guidelines to manage such market risks as currency risk, interest rate risk, credit risk and liquidity risk, and also sets out circumstances where it would be appropriate to use financial instruments to manage these. When assessing hedging effectiveness, the Group uses qualitative and quantitative methods.

Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to maintain sufficient financial resources to mitigate against risks and unforeseen events.

Risks associated with the legal, regulatory, and tax environment

The legal, regulatory, and tax environment in the Czech Republic is subject to frequent changes, and laws may not always be applied uniformly by courts and public authorities. However, given the narrow scope of its activities, the company assessed this risk as minimal.

2.3. SIGNIFICANT CHANGES DURING THE PERIOD

During the reported period, there was no change in the Company's status or business objectives, investment policy or strategy of the Company.

2.4. ALTERNATIVE PERFORMANCE INDICATORS

The Company is obligated to meet the following indicators for its first bond issue:

- *Loan to Value = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.937% p.a. with a total nominal value of up to CZK 1,875,000,000 maturing in 2030 ISIN CZ0003570608. The LTV indicator should not be higher than 65 %. **As at 30 June 2026 the LTV indicator is met.*** The calculation of LTV indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.
- *Net Secured & Structurally Superior Indebtness Value = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.937% p.a. with a total nominal value of CZK 1,875,000,000 maturing in 2030 ISIN CZ0003570608. The Net Secured & Structurally Superior Indebtness Value indicator should not be higher than 47.5 %. **As at 30 June 2026 the Net Secured & Structurally Superior Indebtness Value indicator is met.*** The calculation of Net Secured & Structurally Superior Indebtness Value indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.
- *Equity to Total Assets = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.937% p.a. with a total nominal value of CZK 1,875,000,000 maturing in 2030 ISIN CZ0003570608. The Equity to Total Assets indicator should not be lower than 25 %. **As at 30 June 2026 the Equity to Total Assets indicator is met.*** The calculation of Equity to Total Assets indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.

The Company is obligated to meet the following indicators for its second bond issue:

- *Loan to Value = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.875% p.a. with a total nominal value of up to CZK 2,500,000,000 maturing in 2031 ISIN CZ0003576159. The LTV indicator should not be higher than 65 %. **As at 30 June 2026 the LTV indicator is met.*** The calculation of LTV indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.
- *Net Secured & Structurally Superior Indebtness Value = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.875% p.a. with a total nominal value of CZK 2,500,000,000 maturing in 2031 ISIN CZ0003576159. The Net Secured & Structurally Superior Indebtness Value indicator should not be higher than 47.5 %. **As at 30 June 2026 the Net Secured & Structurally Superior Indebtness Value indicator is met.*** The calculation of Net Secured & Structurally Superior Indebtness Value indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.
- *Equity to Total Assets = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.875% p.a. with a total nominal value of CZK 2,500,000,000 maturing in 2031 ISIN CZ0003576159. The Equity to Total Assets indicator should not be lower than 25 %. **As at 30 June 2026 the Equity to Total***

Assets indicator is met. The calculation of Equity to Total Assets indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.

The Company is obligated to meet the following indicators for its third bond issue:

- *Loan to Value = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.75% p.a. with a total nominal value of up to CZK 1,625,000,000 maturing in 2031 ISIN CZ0003580011. The LTV indicator should not be higher than 65 %. **As at 30 June 2026 the LTV indicator is met.*** The calculation of LTV indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.
- *Net Secured & Structurally Superior Indebtness Value = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.75% p.a. with a total nominal value of CZK 1,625,000,000 maturing in 2031 ISIN CZ0003580011. The Net Secured & Structurally Superior Indebtness Value indicator should not be higher than 47.5 %. **As at 30 June 2026 the Net Secured & Structurally Superior Indebtness Value indicator is met.*** The calculation of Net Secured & Structurally Superior Indebtness Value indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.
- *Equity to Total Assets = the indicator is defined in Issue Terms - Financial Obligations – Obligation to maintain Financial ratios of Prospectus of green bonds secured by a financial guarantee, with a fixed interest yield of 6.75% p.a. with a total nominal value of CZK 1,625,000,000 maturing in 2031 ISIN CZ0003580011. The Equity to Total Assets indicator should not be lower than 25 %. **As at 30 June 2026 the Equity to Total Assets indicator is met.*** The calculation of Equity to Total Assets indicator is verified by BDO Audit s.r.o. as part of the Group's consolidation audit and is disclosed in the audited consolidated financial statements of Accolade Holding, a.s.

3. SUMMARY OF RELATED PARTY TRANSACTIONS

Related party loans and borrowings

CZK '000	30 JUN 2026	31 DEC 2025
Principal	5 905 575	4 287 931
Unpaid interests	119 903	83 376
Total amount	6 025 478	4 371 307
Current	437 562	317 413
Non-current	5 587 916	4 053 895
Total amount	6 025 478	4 371 307

Funds received from the issue of bonds were lent to the Group (Accolade Holding, a.s.) based on loan contracts.

The fair value of the related-party receivables is CZK 6,933,547 thousand and is classified within Level 2 of the fair value hierarchy.

Accolade Holding, a.s. (receivable)

- nominal interest rate of 7.54% p.a.
- final repayment date is 31 December 2030
- nominal interest rate of 7.43% p.a.
- final repayment date is 31 December 2031
- nominal interest rate of 7.23% p.a.
- final repayment date is 30 December 2031

Short-term part of related party loans relates to principal and interests payable up to 12 months.

Based on the Company's assessment of the recoverability of receivables from related parties, including the regular assessment of financial indicators related to the bond issuance described in Note 11, management has not identified objective evidence of impairment that would require recognition of an expected credit loss allowance as at 30 June 2026. The loan from Accolade Holding, a.s. to the Company was provided prior to the issue of bonds to finance standard operating activities.

All transactions between related parties are provided for a remuneration being at arm's length.

4. INFORMATION ON ACTIVITIES IN THE FIELD OF RESEARCH AND DEVELOPMENT

The Company doesn't carry out any research and development activities. The Company did not make any significant investments in tangible and intangible fixed assets in the current or previous accounting period.

5. INFORMATION ON ACTIVITIES IN THE FIELD OF ENVIRONMENTAL PROTECTION AND LABOUR-LEGAL RELATIONS

The Company, like the entire Accolade Holding Group of which it is a part, complies with applicable legislation, takes into account the principles of environmental protection and actively monitors the impacts of its activities on the environment.

We want to set an example in business and in social responsibility. Part of our corporate culture is to be a trustworthy and responsible partner and a good neighbor.

6. INFORMATION REQUIRED UNDER SPECIAL REGULATIONS

Members of the administrative, management, and supervisory bodies and senior management are not in any conflict of interest in relation to the Company's activities, its business partners, or the decision-making process.

Audit Committee:

The members of the Audit committee are:

- Ing. Jana Fialová
- Ing. Tomáš Procházka
- Ing. Adam Hyršíl

No significant litigation or other legal proceedings were brought against the Company during the accounting period as at 30 June 2026.

Total costs for auditor services for the accounting period from 1 January to 30 June 2026, amounted to CZK 185,856. This amount includes the fee for the statutory audit of the annual financial report, including the financial statements.

This Semi-Annual Financial Report provides comprehensive overview of the development of the Company's performance, activities and current economic position.

7. FINANCIAL RESULTS AS AT 30 JUNE 2026

The Semi-Annual Financial Report for the period 1 January – 30 June 2026 includes the Financial Statements and Notes prepared in accordance with International Financial Reporting Standards as adopted by EU, which provides a comprehensive and complete description of the Company's financial results.

Key activities in the reported period were the bond issues, which fulfilled the Company's purpose. The funds from bond issues are used in the Group to finance or refinance new and/or existing Eligible Green Projects in real estate. Eligible Green Projects will display clear environmental benefits; these are determined by the Green Eligible Criteria defined in Green Finance Framework, which are in alignment with EU Taxonomy. This activity is important for fulfilling the long-term strategy of the Group.

Interim Financial statements and Notes for the period 1 January – 30 June 2026 prepared in accordance with IFRS as adopted by EU are in **Attachment 1** of this Financial Report.

8. EXPECTED DEVELOPMENT IN THE FOLLOWING PERIOD AND SUBSEQUENT EVENTS

In the following period, the Company will realize the next coupon payments in connection with the bond issues. The Company will collect the funds for the coupon payments from the loans granted to the Group, as defined in prospectus of the bond. The predicted Group results are very satisfactory, and there is no doubt about the timely collection of sufficient cash funds and any threat to the related payment of interest expense to bondholders.

This assumption is consistent with the Company's long-term business model and thus fulfills the purpose for which the Company was founded.

Except for the non-adjusting event described below no event materially affecting the financial position of the Company and the Group occurred between the balance sheet date and the date of preparation of the Semi-Annual Financial Report. No other events have occurred after the end of the reported period that would require adjusting the amounts recognized and disclosures made in the standalone interim financial statements.

Accolade Finco Czech 2, s. r. o. issued on 10 July 2026 4-year Green Bonds (ISIN: CZ0003584393) in the nominal value 2 500 000 ths CZK and interest rate is fixed at 7% p.a. Interests are paid semi-annually starting on 10 January 2027. The bonds are traded on the regulated market of the Prague Stock Exchange.

9. GOING CONCERN

The Semi-Annual Financial Report for the period 1 January – 30 June 2026 has been prepared assuming that the Company will continue to operate as a going concern.

10. AUDITORS REPORT

INDEPENDENT AUDITOR'S REPORT

to the Sole Shareholder Accolade Finco Czech 2, s.r.o.

Opinion

We have audited the accompanying interim financial statements of Accolade Finco Czech 2, s.r.o., with its headquarters at Sokolovská 394/17, Karlín, 186 00 Praha 8, Czech Republic, Registration Number 225 67 062 (hereafter the Company) prepared in accordance with IFRS Accounting Standards as adopted by the European Union, which comprise the statement of financial position as at 30 June 2026, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the period from 1 January 2026 to 30 June 2026, and notes to the interim financial statements, including a summary of significant accounting policies and other explanatory information. For details of the Company, see Note 1 to the interim financial statements.

In our opinion, the interim financial statements give a true and fair view of the financial position of the Company as at 30 June 2026, and of its financial performance and its cash flows for the period from 1 January 2026 to 30 June 2026, in accordance with IFRS Accounting Standards as adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with the Act on Auditors, Regulation (EU) No. 537/2014 of the European Parliament and of the Council and Auditing Standards of the Chamber of Auditors of the Czech Republic, which are International Standards on Auditing (ISAs), as amended by the related application clauses. Our responsibilities under these regulations are further described in the Auditor's Responsibilities for the Audit of the interim financial statements section of our report. We are independent of the Company in accordance with the Act on Auditors and the Code of Ethics adopted by the Chamber of Auditors of the Czech Republic as applicable to audits of interim financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the interim financial statements of the current period. These matters were addressed in the context of our audit of the interim financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Recoverability of loan provided to the sole shareholder Accolade Holding, a.s

As at 30 June 2026, the Company recognised an intercompany interest-bearing loan provided to its sole shareholder, Accolade Holding, a.s., amounting to 6 025 478 thousand CZK (as at 31 December 2025 at the amount of 4 371 307 thousand CZK). The related disclosures are included in Note 10 to the interim financial statements.

Key audit matter	How the matter was addressed in the audit
Accolade Finco Czech 2, s.r.o. is a financing company of the related party group of the sole shareholder, i.e. Accolade Holding, a.s. The Company issued publicly traded bonds placed on a regulated market of the European Union, namely the Prague Stock Exchange, and provided these funds in the form of an interest-bearing loan to the sole shareholder for further redistribution to finance the activities of the Accolade Group. Therefore, the Company's ability to repay its obligations as they fall due is entirely dependent on the timely future payment of interest and principal on the loan. In view of the above, the area of repayment of the loan facility has required our increased attention. We therefore consider this area to be a key audit matter.	We have considered whether the sole shareholder had sufficient resources as at reporting date and up to the date of the auditor's report to fulfil the stated intention of making proper repayment of interest and principal on the loan and meeting the financial covenants under the prospectus of the bonds issued. We have assessed the appropriateness of using the going concern assumption and have received confirmation from the Company of its intention to meet its contractual obligations. The confirmation obtained also includes a statement of compliance with the financial covenants arising from the prospectus of the bonds issued. We have evaluated the adequacy and sufficiency of the information in the notes to the interim financial statements related to these key audit matters.

Other information included in the Semi-Annual Financial Report

In compliance with Section 2 of the Act no. 256/2004 Coll., Capital Market Undertakings Act, the other information comprises the information included in the Semi-Annual Financial Report other than the interim financial statements and auditor's report thereon. The Company's Statutory Body is responsible for this other information.

Our opinion on the interim financial statements does not cover the other information. In connection with our audit of the interim financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the interim financial statements or our knowledge of the Company obtained from the audit or otherwise appears to be materially misstated. In addition, we assess whether the other information has been prepared, in all material respects, in accordance with the applicable laws and regulations, in particular, whether the other information complies with the laws and regulations in terms of formal requirements and procedures for preparing the other information in the context of materiality, i.e. whether any non-compliance with these requirements could influence judgments made on the basis of the other information.

Based on the procedures performed, to the extent we are able to assess it, we report that

- the other information describing the facts that are also presented in the interim financial statements is, in all material respects, consistent with the interim financial statements; and

- the other information is prepared in compliance with the applicable laws and regulations.

In addition, our responsibility is to report, based on our knowledge and understanding of the Company obtained from the audit, on whether the other information contains any material misstatement of fact. Based on the procedures we have performed on the other information obtained, we have not identified any material misstatement of fact.

Responsibilities of the Company's Statutory Body and Audit Committee for the interim financial statements

The Company's Statutory Body is responsible for the preparation and fair presentation of the interim financial statements in accordance with IFRS Accounting Standards as adopted by the European Union, and for such internal control as the Statutory Body determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the interim financial statements, the Statutory Body is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to the going concern and using the going concern basis of accounting unless the Statutory Body either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Audit Committee is responsible for monitoring the process of preparing the financial statements and for monitoring the effectiveness of the internal control and risk management system.

Auditor's Responsibilities for the Audit of the interim financial statements

Our objectives are to obtain reasonable assurance about whether the interim financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the above regulations will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these interim financial statements.

As part of an audit in accordance with the above regulations, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the interim financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Statutory Body.
- Conclude on the appropriateness of the Statutory Body's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the interim financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the interim financial statements, including the disclosures, and whether the interim financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the Company's Statutory Body and Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide Statutory Body and the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with Statutory Body and the Audit Committee, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Prague, 31 August 2026

Audit firm:

BDO Audit s. r. o.

Certificate No 018

Engagement Partner:



Podepsal Jana
Zentrich
Datum:
31/August/2026

Jana Zentrich

Certificate No. 2501

11. MANAGING DIRECTOR DECLARATION

We declare that, to the best of our knowledge, the Semi-Annual Financial Report for the period from 1 January to 30 June 2026 gives a true and fair view of the assets, liabilities, financial position and results of operations of the issuer. The report also includes a description of significant events that occurred during the reported period, and their impact on the financial statements, and a description of the principal risks and uncertainties for the following period, as well as a description of related party transactions that materially affect the issuer's results of operations, and provides a fair review of such required information.

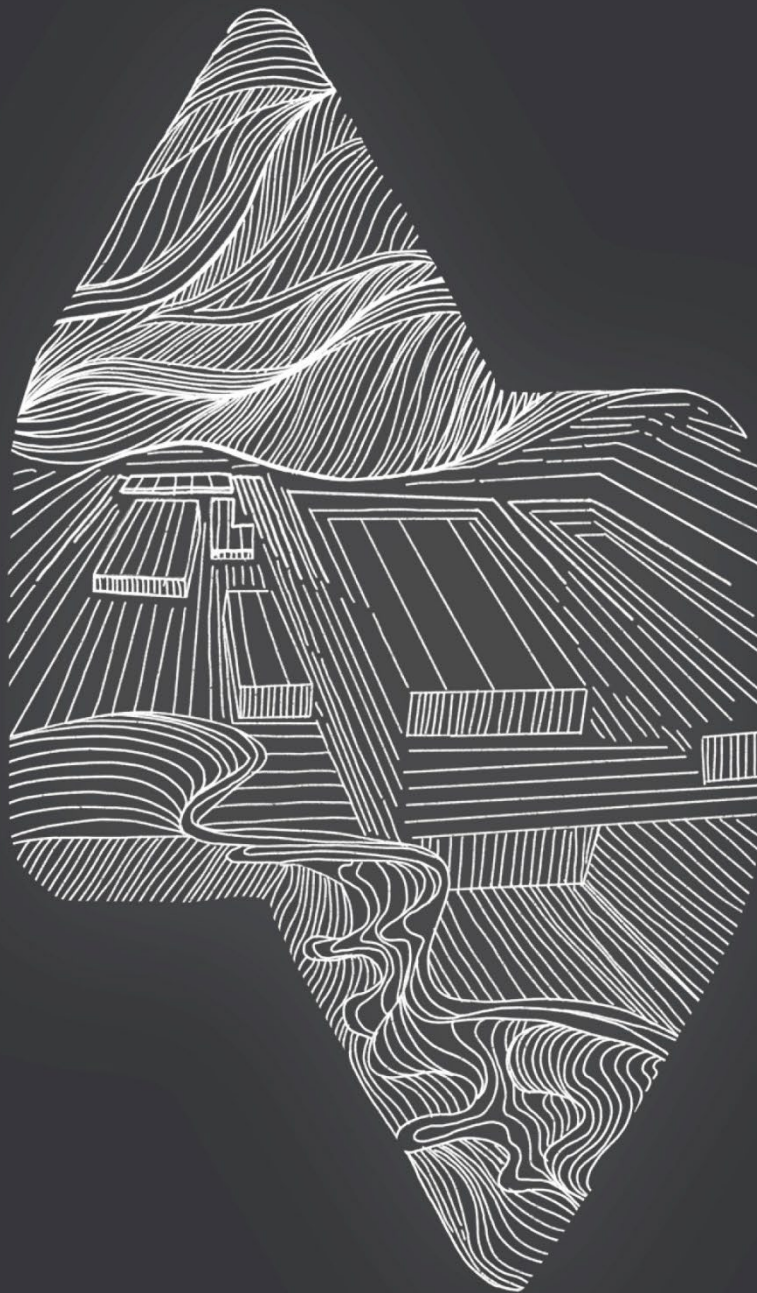
This Semi-Annual Financial Report has been prepared and approved for issue on 31 August 2026.

**Milan
Kratina** Digitálně podepsal
Milan Kratina
Datum: 2026.08.31
09:40:45 +02'00'

Milan Kratina

Managing Director of Accolade Finco Czech 2, s.r.o.

**12. ATTACHMENT 1: INTERIM FINANCIAL STATEMENTS AND NOTES FOR THE PERIOD 1
JANUARY – 30 JUNE 2026 PREPARED IN ACCORDANCE WITH IFRS AS ADOPTED BY EU**



ACCOLADE FINCO CZECH 2, S.R.O.

Interim Financial Statements for the period 1 January – 30 June 2026 prepared in accordance with International Financial Reporting Standards as adopted by EU

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME THE PERIOD
1 JANUARY – 30 JUNE 2026

(CZK '000)	Notes	30 JUN 2026	30 JUN 2025
Revenues		0	0
Cost of revenues	7	-21	-178
Gross profit		-21	-178
General and administrative expenses		0	0
Other income/expense		-1	0
Profit/Loss from operations		-22	-178
Interest income	7,10	203 641	34 354
Interest expense	7,11	-199 697	-32 400
FX gain and loss		-15	11
Other financial income and expense		-7	-6
Profit before tax		3 900	1 781
Income taxes	13	773	-76
PROFIT FOR THE PERIOD		4 673	1 705
Other comprehensive income		0	0
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		4 673	1 705

The notes on pages 30 to 46 are an integral part of these financial statements.

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

(CZK '000)	Notes	30 JUN 2026	31 DEC 2025
ASSETS			
NON-CURRENT ASSETS			
Related party receivables	10	5 587 916	4 053 895
Deferred tax asset	13	1 104	308
TOTAL NON-CURRENT ASSETS		5 589 020	4 054 203
CURRENT ASSETS			
Cash and cash equivalents	8	36	76
Prepayments and other current assets	14	408	0
Related party receivables	10	437 562	317 413
TOTAL CURRENT ASSETS		438 006	317 489
TOTAL ASSETS		6 027 026	4 371 691

(CZK '000)	Notes	30 JUN 2026	31 DEC 2025
EQUITY			
Share capital	12	24	24
Retained earnings		3 529	0
Profit (Loss) for the period		4 673	3 529
TOTAL EQUITY		8 226	3 553
NON-CURRENT LIABILITIES			
Loans and Borrowings	10,11	5 606 680	4 065 533
TOTAL NON-CURRENT LIABILITIES		5 606 680	4 065 533
CURRENT LIABILITIES			
Trade and other payables	15	0	196
Loans and Borrowings	11	411 631	301 944
Income tax payable	13	489	466
TOTAL CURRENT LIABILITIES		412 120	302 606
TOTAL LIABILITIES AND EQUITY		6 027 026	4 371 691

The notes on pages 30 to 46 are an integral part of these financial statements.

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2026

(CZK '000)	Share capital	Retained earnings and losses	Net result of the period	Total equity
Balance on 6 February 2025	0	0	0	0
Issue of Share capital	24			24
Profit (Loss) for the period			1 705	1 705
Other comprehensive income			0	0
Total comprehensive income for the period			1 705	1 705
Balance on 30 June 2025	24	0	1 705	1 729
Profit (Loss) for the period			1 824	1 824
Other comprehensive income			0	0
Total comprehensive income for the period	0	0	1 824	1 824
Balance on 31 December 2025	24	0	3 529	3 553
Profit (Loss) for the period			4 673	4 673
Transfer of profit (loss) to retained		3 529	-3 529	0
Other comprehensive income			0	0
Total comprehensive income for the period	0		4 673	4 673
Balance on 30 June 2026	24	3 529	4 673	8 226

STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2026

(CZK '000)	Notes	30 JUN 2026	30 JUN 2025
Profit for the period after tax	7	4 673	1 705
Interests for the year	10	-3 944	-1 954
Unpaid tax	13	-773	76
Increase/(decrease) in trade and other receivables	9	-1 045	-338
Increase/(decrease) in trade and other payables		-765	56 599
Other non-cash operations	10	1 318	0
Net cash flows from operating activities		-536	56 089
Proceeds from related party receivables	10	-1 617 707	-1 897 610
Collection of interest on receivables from related parties and other interests	10	167 015	0
Net cash flows from investing activities		-1 450 692	-1 897 610
Proceeds from issue of bonds	11	1 601 540	1 841 510
Repayment of interest on bonds issued	11	-150 403	0
Proceeds from related party payables	9	50	0
Increase in cash due to an increase in equity	12	0	24
Net cash flows from financing activities		1 451 187	1 841 534
Net increase in cash and cash equivalents		-40	13
Cash and cash equivalents at beginning of the period	8	76	0
Cash and cash equivalents at end of the period	8	36	13

The notes on pages 30 to 46 are an integral part of these financial statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE PERIOD 1 JANUARY- 30 JUNE 2026

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1. REPORTING ENTITY

Company structure and identification

Accolade Finco Czech 2, s.r.o. ("the Company") is a limited liability company incorporated and registered in the Czech Republic with registered address at Sokolovská 394/17, Karlín, 186 00 Praha 8, Czech Republic. The Company was formed on 6 February 2025 and registered in Commercial Register kept by the Municipal court in Prague, section C, file 418562.

Registration number: 22567062

The registered subject of the Company's business is rental of property, residential and non-residential premises. Currently the Company is not actively involved in this activity.

The Company is established for the purpose of issuing the bonds and subsequently providing intra-group financing.

Accolade Group (hereinafter stated as "Group" or "Accolade Group" or "Accolade Holding Group") means the Company, the sole shareholder Accolade Holding, a.s. and the Subsidiaries of the Company or the sole shareholder Accolade Holding, a.s., as the structure of the Group may change over time following acquisitions and divestments. For the avoidance of doubt, the Group does not include the Accolade Fund, the Accolade Sub-Fund, or any other Fund or sub-fund or sub-sub-fund thereof, any Subsidiary thereof or any company included in the assets of the Accolade Fund, the Accolade Sub-Fund or any other Fund or sub-fund or sub-fund thereof, unless such entities become Subsidiaries of the sole shareholder Accolade Holding, a.s. in the future.

Ownership

As of 30 June 2026, the ownership structure of the Company was as follows:

Company	Registered address	Interest on share capital
Accolade Holding, a.s. Registration number: 28645065 Section B file 19102 kept by the Municipal court in Prague	Sokolovská 394/17, Karlín, 186 00 Praha 8, Czech Republic	100%

Statutory authority

Executive	Date
Milan Kratina	6 February 2025
Zdeněk Šoustal	6 February 2025

Beneficial owners

Beneficial owners of the Controlling Entity are:

- Mgr. Milan Kratina with a 50% share in the Controlling Entity; and
- Ing. Zdeněk Šoustal with a 50% share in the Controlling Entity.

The Company has no organizational unit abroad.

Information on independent auditor

The Financial Statements of the Company were audited by an independent auditor BDO Audit s.r.o.

2. GOING CONCERN

The Interim Financial Statements for the period 1 January – 30 June 2026 have been prepared assuming that the Company will continue to operate as a going concern.

3. BASIS OF PREPARATION

Statement of compliance

The Company prepares the Interim Financial Statements in accordance with International Financial Reporting Standards (IFRS) as adopted by European Union. These financial statements have been prepared as stand-alone the period 1 January – 30 June 2026.

The significant accounting policies adopted in the preparation of the financial statements are described below. These accounting policies have been consistently applied in all material respects to all periods presented.

Basis of measurement

The Financial Statements have been prepared on a historical cost basis. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Functional and presentation currency

The Interim Financial Statements are presented in Czech crowns (CZK), which is the Company's functional and presentation currency. All amounts have been rounded to the nearest thousand (CZK '000), unless otherwise indicated.

Reporting by segments

All revenue is generated within the Czech Republic, and the Company does not divide its operations into different operating segments. Revenue is solely of a financial nature and arises from financial instruments, which are described in more detail in this Note.

4. APPLICATION OF NEW AND AMENDED STANDARDS

1.1. New standards, interpretations and amendments adopted from 1 January 2026

For interim reporting periods beginning on or after 1 January 2026, the following are newly effective requirements:

- Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)
- Annual Improvements to IFRS Accounting Standards – Volume 11
- Contracts Referencing Nature-dependent Electricity (previously Power Purchase Agreements) (Amendments to IFRS 9 and IFRS 7)

Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)

In response to matters that had been raised to the IFRS Interpretations Committee as well as matters that arose during the post-implementation review of classification and measurement requirements of IFRS 9 Financial Instruments, in May 2024, the IASB issued Amendments to the Classification and Measurement of Financial Instruments. The Amendments modify the following requirements in IFRS 9 and IFRS 7:

Derecognition of financial liabilities

- Derecognition of financial liabilities settled through electronic transfers.

Classification of financial assets

- Elements of interest in a basic lending arrangement (the solely payments of principle and interest assessment – 'SPPI test')
- Contractual terms that change the timing or amount of contractual cash flows
- Financial assets with non-recourse features
- Investments in contractually linked instruments.

Disclosures

- Investments in equity instruments designated at fair value through other comprehensive income
- Contractual terms that could change the timing or amount of contractual cash flows.

The Amendments may significantly affect how entities account for the derecognition of financial liabilities and how financial assets are classified.

Annual Improvements to IFRS Accounting Standards – Volume 11

Annual improvements are limited to changes that either clarify the wording in an IFRS Accounting Standard, or correct relatively minor unintended consequences, oversights or conflicts between requirements of the Accounting Standards. The proposed improvements are packaged together in one document. This cycle of annual improvements addresses the following:

- Hedge Accounting by a First-time Adopter (Amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards)
- Disclosure of Deferred Difference between Fair Value and Transaction Price (Amendments to Guidance on implementing IFRS 7)
- Gain or Loss on Derecognition (Amendments to IFRS 7)
- Introduction and Credit Risk Disclosures (Amendments to Guidance on implementing IFRS 7)
- Derecognition of Lease Liabilities (Amendments to IFRS 9)
- Transaction Price (Amendments to IFRS 9)
- Determination of a 'De Facto Agent' (Amendments to IFRS 10)
- Cost Method (Amendments to IAS 7).

Contracts Referencing Nature-dependent Electricity (previously Power Purchase Agreements) (Amendments to IFRS 9 and IFRS 7)

On 18 December 2024 the IASB issued amendments to improve the reporting by companies of the financial effects of nature-dependent electricity contracts that are often structured as power purchase agreements (PPAs).

Nature-dependent electricity contracts assist companies to secure their electricity supply from wind and solar power sources. Since the amount of electricity generated under these contracts may vary based on uncontrollable factors related to weather conditions, current accounting requirements may not adequately capture how these contracts affect a Company's performance. In response, the IASB has made targeted amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures to improve the disclosure of these contracts in the financial statements. The amendments include:

- Clarifying the application of the 'own-use' requirements;
- Permitting hedge accounting if these contracts are used as hedging instruments; and
- Adding new disclosure requirements to enable investors to understand the effect of these contracts on a Company's financial performance and cash flows.

These amendments had no effect on the interim financial statements of the Company.

1.2. New standards, interpretations and amendments not yet effective

There are a number of standards, amendments to standards, and interpretations which have been issued by the IASB that are effective in future accounting periods that the Company has decided not to adopt early. The summary below lists all pronouncements with a mandatory effective date in future accounting periods.

Mandatorily effective for periods beginning on or after 1 January 2027:

- IFRS 18 Presentation and Disclosure in Financial Statements
- IFRS 19 Subsidiaries without Public Accountability: Disclosures
- Translation to a Hyperinflationary Presentation Currency (IAS 21 The Effects of Changes in Foreign Exchange Rates)

Mandatorily effective for periods beginning on or after 1 January 2029:

- IFRS 20 Regulatory Assets and Regulatory Liabilities
- Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)
- Contracts Referencing Nature-dependent Electricity (previously Power Purchase Agreements) (Amendments to IFRS 9 and IFRS 7)

The Company is currently assessing the effect of these new accounting standards and amendments.

IFRS 18 Presentation and Disclosure in Financial Statements

IFRS 18 Presentation and Disclosure in Financial Statements replaces IAS 1 Presentation of Financial Statements. IFRS 18 sets out significant new requirements for how financial statements are presented, with particular focus on:

- The statement of profit or loss, including requirements for mandatory sub-totals to be presented. IFRS 18 introduces requirements for items of income and expense to be classified into one of five categories in the statement of profit or loss. This classification results in certain sub-totals being presented, such as the sum of all items of income and expense in the operating category comprising the new mandatory 'operating profit or loss' sub-total.
- Aggregation and disaggregation of information, including the introduction of overall principles for how information should be aggregated and disaggregated in financial statements.
- Disclosures related to management-defined performance measures (MPMs), which are measures of financial performance based on a total or sub-total required by IFRS Accounting Standards with adjustments made (e.g. 'adjusted profit or loss'). Entities will be required to disclose MPMs in the financial statements with disclosures, including reconciliations of MPMs to the nearest total or sub-total calculated in accordance with IFRS Accounting Standards.

The aim of the IASB in publishing IFRS 18 is to improve comparability and transparency of companies' performance reporting. IFRS 18 has also resulted in narrow changes to the statement of cash flows.

IFRS 18 Presentation and Disclosure in Financial Statements will result in major consequential amendments to IFRS Accounting Standards including IAS 8 Basis of Preparation of Financial Statements. Even though IFRS 18 will not have any effect on the recognition and measurement of items in the consolidated financial statements, it is expected to have a significant effect on the presentation and disclosure of certain items. These changes include categorization and sub-totals in the statement of profit or loss, aggregation/disaggregation and labelling of information, and disclosure of management-defined performance measures.

IFRS 18 is effective for annual reporting periods beginning on or after 1 January 2027. The Company has not early adopted this standard.

The implementation project is currently at an early stage. Management has initiated a preliminary assessment of the requirements of IFRS 18 and is analysing the potential impact on the presentation and disclosure of information in the financial statements. The assessment is focused primarily on the revised structure of the statement of profit or loss, the presentation of mandatory subtotals, the classification of income and expenses, and the disclosure requirements relating to management-defined performance measures.

Based on the work performed to date, the Company expects that the application of IFRS 18 will mainly affect the presentation and disclosure of information and is not expected to have a significant impact on the recognition or measurement of assets, liabilities, income, or expenses. However, the assessment is ongoing, and the Company is evaluating potential impacts on financial reporting processes, systems, internal controls, and comparative information required upon transition.

As the implementation analysis has not yet been completed, the Company is currently unable to reasonably estimate the full impact of adopting IFRS 18 on its financial statements. The Company will continue its assessment and provide additional disclosures as the implementation project progresses.

IFRS 19 Subsidiaries without Public Accountability: Disclosures

Stakeholders have asked the IASB to permit a subsidiary reporting to a parent applying IFRS Accounting Standards in its financial statements to apply IFRS Accounting Standards with reduced disclosure requirements in its own financial statements. Considering this feedback, the IASB added a project to its research pipeline to provide reduced disclosure requirements for subsidiaries without public accountability. The project has culminated in the issuance of IFRS 19, which permits eligible subsidiaries to apply reduced disclosure requirements while applying the recognition, measurement and presentation requirements in IFRS Accounting Standards.

For example, under IFRS 19, an entity that has transactions within the scope of IFRS 2 Share-based Payment would not apply the disclosure requirements in IFRS 2.44-52, which are extensive. Instead, an entity would disclose only the information contained in paragraphs 31-34 of IFRS 19, which include a description of share-based payment arrangements, the number and weighted average exercise prices of share options, how an entity measures the fair value of equity-settled share-based payment transactions and other general information about transactions in the scope of IFRS 2.

As an indication of the scope of the reduction in disclosure requirements, IFRS 2 currently contains 991 words in its disclosure requirements, whereas IFRS 19 contains only 250 words relating to IFRS 2 disclosures.

The eligibility criteria for an entity to apply IFRS 19 are:

- The entity is a subsidiary (as defined in Appendix A of IFRS 10 Financial Statements);
- The entity does not have public accountability; and
- The entity has an ultimate or intermediate parent that produces financial statements available for public use that comply with IFRS Accounting Standards.

An entity has public accountability if:

- Its debt or equity instruments are traded in a public market or it is in the process of issuing such instruments for trading in a public market; or
- It holds assets in a fiduciary capacity for a broad Company of outsiders as one of its primary businesses.

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

In November 2025, the IASB issued Translation to a Hyperinflationary Presentation Currency (Amendments to IAS 21). The amendments clarify the translation requirements when an entity presents its financial statements in the currency of a hyperinflationary economy and has foreign operations whose functional currency is not hyperinflationary. The amendments also introduce specific requirements for comparative information and situations in which a presentation currency ceases to be hyperinflationary.

IFRS 20 Regulatory Assets and Regulatory Liabilities

On 27 May 2026, IASB issued IFRS 20, a new IFRS Accounting Standard aimed at improving financial reporting for entities subject to rate regulation, such as entities providing utilities like electricity, water and gas. IFRS 20 deals with 'differences in timing' arising when the total allowed compensation to an entity under rate regulation for goods or services supplied in one reporting period is included in determining the regulated rates to be charged to customers in a different reporting period. The Standard requires recognition of regulatory assets and regulatory liabilities to address these differences in timing. The Standard may significantly affect financial reporting for entities in industries such as electricity, public transport, telecommunication

5. SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of Financial Statements in accordance with IFRS requires the directors to make critical accounting estimates and judgments that affect the amounts reported in the Financial Statements and accompanying notes. These estimates and judgments are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The preparation of Financial Statements in accordance with IFRS requires the use of estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities at the date of the Financial Statements. Uncertainty about these assumptions and estimates could result in outcomes that require material adjustment to the carrying amount of assets or liabilities affected in future periods.

There are no estimates and assumptions that have a significant effect on the amounts recognized in the Financial Statements or the risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

6. SIGNIFICANT ACCOUNTING POLICIES

6.1. Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held with banks. The carrying amount is the same as the nominal value.

The cash flow statement has been prepared using the indirect method. Cash equivalents represent short-term liquid assets that can be easily converted to a known amount of cash. Cash flows from operating, investing or financing activities are reported in the statement of cash flows uncompensated.

6.2. Trade and other receivables

Trade and other receivables are carried at the original invoice amount, including value-added tax and other sales taxes, and less allowance for doubtful receivables. The carrying value of trade and other receivables classified at amortised cost approximates fair value.

Trade and other receivables do not include a significant financing component because they are due usually within 30 days of the invoice date, definitely no longer than within 12 months.

6.3. Prepayments and other current assets

The carrying value of prepayments and other current assets classified at amortised cost approximates fair value.

The other current assets represent prepaid expenses that relate to periods after the date of the financial statements.

6.4. Impairment of financial assets

The Company measures impairment allowances using the expected credit loss (“ECL”) model for financial assets measured at amortised cost, primarily loans provided. Impairment allowances for loans are determined on the basis of 12-month expected credit losses. Where there is a significant increase in credit risk, the Company recognises lifetime expected credit losses (i.e., expected credit losses that result from all possible default events over the expected life of the financial instrument). The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial instrument.

At each balance sheet date, the Company assesses whether financial assets measured at amortized cost are impaired. A financial asset is impaired if one or more events have occurred that have an adverse effect on the estimated future cash flows associated with that financial asset. The Company considers a financial asset to be impaired if:

- (a) the financial asset or a significant portion thereof is more than 90 days past due; or
- (b) legal proceedings have been initiated against the debtor, the outcome or the process of which may affect the debtor’s ability to repay the debt; or
- (c) insolvency proceedings or other similar proceedings under foreign law have been initiated against the debtor, which may lead to a declaration of bankruptcy, and the petition to initiate such proceedings has not been dismissed or such proceedings have not been stayed within 30 days of initiation (b) and (c) are considered “default”); or
- (d) the probability of default of the debtor increases by 100% compared to the previous rating; or (e) other significant events requiring individual assessment (e.g., changes in the external rating of major credit risks).

6.5. Trade and other payables

Trade and other payables are carried at the original invoice amount. The carrying value of trade and other payables classified at amortised cost approximates fair value.

Trade and other payables do not include a significant financing component because they are due in short-term period, definitely no longer than within 12 months.

6.6. Financial assets and liabilities

Loans and borrowings, liability from issued bonds are classified as financial assets and liabilities initial recognized and measured at amortised cost. Subsequently they are measured at amortized cost using the effective interest (“EIR”) method. Interest income and expense and foreign exchange gains and losses and impairments are recognized in profit or loss.

Amortised cost is calculated by considering any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit or loss.

The Company derecognizes a financial asset or liability when its contractual rights or obligations to the cash flows are discharged, cancelled or expire. Any gain or loss on derecognition is also recognized in profit or loss.

6.7. Equity

Issued capital represents the amount of capital registered in the Shareholders Register and is classified as equity. External costs directly attributable to the issuance of share capital, other than upon a business combination, are shown as a deduction from the proceeds, net of tax, in equity.

6.8. Current versus non-current classification

The Company presents assets and liabilities in statement of financial position based on current/non-current classification.

An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

6.9. Taxes

Current income tax assets and liabilities for an accounting period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rate and tax law used to compute the amount are those that are enacted or substantively enacted at the reporting date in the country where the Company operates and generates taxable income.

The income tax expense is calculated using the statutory tax rate and based on the net profit for the year increased or decreased by permanently or temporarily non-deductible expenses and non-taxable income (e.g. addition and release of non-deductible provisions, entertainment expenses, difference between accounting and tax depreciation charges etc.). Furthermore, items reducing the tax base (gifts), deductions (tax loss, costs incurred on research and development projects) and income tax reliefs are taken into consideration.

The deferred tax asset/liability is calculated using the balance sheet liability method and reflects the net tax effects of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and income tax calculation purposes with respect to the period of reversal. Financial statements were prepared before the final calculation of income tax, the entity recognizes an income tax provision.

6.10. Foreign currency transactions

Monetary assets and liabilities denominated in foreign currencies have been translated at closing rates of exchange at the balance sheet date. Exchange differences have been included in financial income and expenses.

7. INCOME STATEMENT DISCLOSURES

Revenues

The Company did not generate any revenue for the disclosed period.

Expenses

CZK '000	30 JUN 2026	30 JUN 2025
Professional services	21	178
Other income/expense	1	0
Total	22	178

Financial expenses

CZK '000	30 JUN 2026	30 JUN 2025
Interest expense from issued bonds	199 697	32 398
Interest expense from loans in the Group	0	2
Other financial expenses	7	6
Total	199 704	32 406

See more details about interest expense from issued bonds in Note 11.

Financial income

CZK '000	30 JUN 2026	30 JUN 2025
Interest income from loans in the Group	203 542	34 354
Other interest income	99	
Other financial income	0	11
Total	203 641	34 365

See more details about interest income from loans in the Group in Note 10.

Cumulative impact of foreign exchange gains/losses

The cumulative impact of foreign exchange gain/loss is -15 ths. CZK.

8. CASH AND CASH EQUIVALENTS

CZK '000	30 JUN 2026	31 DEC 2025
Cash at bank	36	76
Total Cash and cash equivalents	36	76

Bank balances are available on demand. Cash consists of funds held in current bank accounts denominated in CZK. The Company assessed the potential impairment of cash deposited with the bank as very low, given the published credit risk assessments by external agencies; consequently, the Company's management evaluated the expected credit losses estimated against the bank account balances as immaterial.

9. FINANCIAL ASSETS AND LIABILITIES

CZK '000	Issued bonds	Related party payables	Related party receivables	Total (net)
At 6 February 2025	0	0	0	0
CASH FLOWS	-1 841 512	-100	1 897 711	56 099
<i>Proceeds</i>	<i>-1 841 512</i>	<i>-100</i>	<i>1 929 691</i>	<i>88 079</i>
<i>Repayments</i>	<i>0</i>	<i>0</i>	<i>- 31 980</i>	<i>-31 980</i>
<i>Interests</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
NON-CASH FLOWS	0	0	0	0
<i>Set-offs</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Other non-cash flows (FX)</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
INTERESTS FOR THE PERIOD	-32 398	-2	34 354	1 954
At 30 June 2025	-1 873 910	-102	1 932 065	58 053
CASH FLOWS	-2 381 352	0	2 324 553	-56 799
<i>Proceeds</i>	<i>-2 451 386</i>	<i>0</i>	<i>2 500 001</i>	<i>48 615</i>
<i>Repayments</i>	<i>5 000</i>	<i>0</i>	<i>-109 688</i>	<i>-104 688</i>
<i>Interests</i>	<i>65 034</i>	<i>0</i>	<i>-65 759</i>	<i>-725</i>
NON-CASH FLOWS	0	103	-96	7
<i>Set-offs</i>	<i>0</i>	<i>103</i>	<i>-103</i>	<i>0</i>
<i>Other non-cash flows (FX)</i>	<i>0</i>	<i>0</i>	<i>7</i>	<i>7</i>
INTERESTS FOR THE PERIOD	-112 215	-1	114 786	2 570
At 31 December 2025	-4 367 477	0	4 371 308	3 831
CASH FLOWS	-1 451 137	-50	1 450 692	-495
<i>Proceeds</i>	<i>-1 596 540</i>	<i>-50</i>	<i>1 620 000</i>	<i>24 410</i>
<i>Sale of own bonds</i>	<i>-5 000</i>	<i>0</i>	<i>0</i>	<i>-5 000</i>
<i>Repayments</i>	<i>0</i>	<i>0</i>	<i>-2 293</i>	<i>-2 293</i>
<i>Interests</i>	<i>150 403</i>	<i>0</i>	<i>-167 015</i>	<i>-16 612</i>
NON-CASH FLOWS	0	50	-63	-13
<i>Set-offs</i>	<i>0</i>	<i>50</i>	<i>-50</i>	<i>0</i>
<i>Other non-cash flows (FX)</i>	<i>0</i>	<i>0</i>	<i>-14</i>	<i>-14</i>
INTERESTS FOR THE PERIOD	-199 697	0	203 542	3 845
At 30 June 2026	-6 018 311	0	6 025 478	7 167

Net gain for financial assets is 203 542 ths. CZK, foreign exchange difference is -14ths. CZK.

Net loss for financial liabilities is 199 697 ths. CZK.

Financial assets (loan provided in the Group) see in Note 10.

Financial liability (bonds) see in Note 11.

The Company holds financial assets and financial liabilities that bear interest. Interest income and interest expense arising from these instruments are presented below.

CZK '000	30 JUN 2026	31 DEC 2025
Loans provided (balance period end)	6 025 478	4 371 307
Term deposit (balance period end)	0	0
Interest-bearing financial assets	6 025 478	4 371 307
Interest income	203 542	149 155
Loans received (balance period end)	0	0
Bonds issued (balance period end)	6 018 331	4 367 477
Interest-bearing financial liabilities	6 018 311	4 367 477
Interest expense	199 697	144 616

Other financial assets and liabilities do not generate interest expense or income.

10. RELATED PARTY DISCLOSURE

Related party loans and borrowings (parent company)

CZK '000	30 JUN 2026	31 DEC 2025
Principal	5 905 575	4 287 931
Unpaid interests	119 903	83 376
Total amount	6 025 478	4 371 307
Current	437 562	317 413
Non-current	5 587 916	4 053 895
Total amount	6 025 478	4 371 307

Funds received from the issue of bonds were lent to the Group (Accolade Holding, a.s.) based on a loan contract.

The fair value of the related-party receivables is CZK 6,933,547 thousand and is classified within Level 2 of the fair value hierarchy.

Accolade Holding, a.s. (receivable)

- nominal interest rate of 7.54% p.a.
- final repayment date is 31 December 2030
- nominal interest rate of 7.43% p.a.
- final repayment date is 31 December 2031
- nominal interest rate of 7.23% p.a.
- final repayment date is 30 December 2031

Short-term part of related party loans relates to principal and interests payable up to 12 months.

Based on the Company's assessment of the recoverability of receivables from related parties, including the regular assessment of financial indicators related to the bond issuance described in Note 11 below, management has not identified objective evidence of impairment that would require recognition of an expected credit loss allowance as at 30 June 2026. The loan from Accolade Holding, a.s. to the Company was provided prior to the issue of bonds to finance standard operating activities.

All transactions between related parties are provided for a remuneration being at arm's length.

11. ISSUED BONDS

The Company issued 5-year senior bonds (ISIN:CZ0003570608) covered by the financial guarantee of Accolade Holding, a.s. in the nominal value of 1,875,000,000 CZK at 3 April 2025. The nominal value of one Bond is CZK 3,000,000 and interest rate is fixed at 6.937% p.a. Bonds are traded on the Regulated Market of the Prague Stock Exchange.

The financial guarantee from Accolade Holding a.s. covers all bonds issued under the Accolade Finco Czech 2 bond programme and is limited to an aggregate maximum amount of CZK 12,750,000,000, effective as of 28 May 2026. Interests are paid semi-annually starting at 3 October 2025.

The Company could repay bonds early as of 3 April 2029 and 3 October 2029, however the Company has no intention to do so.

Issue costs decreased nominal value of bonds and are part of the effective interest rate (EIR) calculated as of 7.5018%. There are costs for legal and consulting services. The majority of costs relates to management of bond issue by Česká spořitelna, Československá obchodní banka, Komerční banka and co-manager Conseq Investment Management.

CZK '000	30 JUN 2026	31 DEC 2025
Nominal value	1 875 000	1 875 000
Unpaid interests	38 188	35 801
Cost of issue	-33 488	-33 488
Bonds total	1 879 700	1 877 313
Current	130 069	130 069
Non-current	1 749 631	1 747 244
Bonds total	1 879 700	1 877 313

Short-term part of bonds relates to interests payable up to 12 months.

The bond issuance requires the fulfillment of financial indicators calculated from consolidated results of the parent company Accolade Holding, a.s. The consolidated Financial statements and required financial indicators are prepared and published semi-annually and annually.

Specifically, we need to meet the following indicators:

- Loan to Value
- Net Secured & Structurally Superior Indebtness Value
- Equity to Total Assets

These indicators can be used to evaluate the efficiency of Accolade Holding Group's operations and its ability to use its earnings to pay down debt, capital expenditures and working capital requirements.

Further the Company issued 5.5-year senior bonds (ISIN: CZ0003576159) covered by the financial guarantee of Accolade Holding, a.s. in the nominal value of 2,500,000,000 CZK at 2 October 2025. The nominal value of one Bond is CZK 10,000 and interest rate is fix of 6.875% p.a. Bonds are traded on the Regulated Market of the Prague Stock Exchange.

The financial guarantee from Accolade Holding, a.s. covers all bonds issued under the Accolade Finco Czech 2 bond programme and is limited to an aggregate maximum amount of CZK 12,750,000,000, effective as of 28 May 2026. Interests are paid semi-annually starting at 2 April 2026.

The Company could repay bonds early as of 2 October 2030, however the Company has no intention to do so.

Issue costs decreased nominal value of bonds and are part of the effective interest rate (EIR) calculated as of 7.4423%. There are costs for legal and consulting services. The majority of costs relates to management of bond issue by Česká spořitelna, Československá obchodní banka, Komerční banka and co-manager PPF banka and Raiffeisenbank.

CZK '000	30 JUN 2026	31 DEC 2025
Nominal value	2 500 000	2 500 000
Unpaid interests	46 741	43 776
Cost of issue	-48 613	- 48 613
Bonds total	2 498 128	2 495 163
Current	171 875	171 875
Non-current	2 326 253	2 323 288
Bonds total	2 498 128	2 495 163

Short-term part of bonds relates to interests payable up to 12 months.

The bond issuance requires the fulfillment of financial indicators calculated from consolidated results of the parent company Accolade Holding, a.s. The consolidated Financial statements and required financial indicators are prepared and published semi-annually and annually.

Specifically, we need to meet the following indicators:

- Loan to Value
- Net Secured & Structurally Superior Indebtness Value
- Equity to Total Assets

These indicators can be used to evaluate the efficiency of Accolade Holding Group's operations and its ability to use its earnings to pay down debt, capital expenditures and working capital requirements.

The Company also issued 5-year senior bonds (ISIN: CZ0003580011) covered by the financial guarantee of Accolade Holding, a.s. in the nominal value of 1,625,000,000 CZK at 11 February 2026. The nominal value of one Bond is CZK 10,000 and interest rate is fixed at 6.75% p.a. Bonds are traded on the Regulated Market of the Prague Stock Exchange.

The financial guarantee from Accolade Holding, a.s. covers all bonds issued under the Accolade Finco Czech 2 bond programme and is limited to an aggregate maximum amount of CZK 12,750,000,000, effective as of 28 May 2026. Interests are paid semi-annually starting at 11 August 2026.

The Company could repay bonds early as of 11 August 2030, however the Company has no intention to do so. Issue costs decreased nominal value of bonds and are part of the effective interest rate (EIR) calculated as of 7.2896%. There are costs for legal and consulting services. The majority of costs relates to management of bond issue by Česká spořitelna, and Raiffeisenbank.

CZK '000	30 JUN 2026
Nominal value	1 625 000
Unpaid interests	43 374
Cost of issue	- 27 889
Bonds total	1 640 485
Current	109 688
Non-current	1 530 797
Bonds total	1 640 485

Short-term part of bonds relates to interests payable up to 12 months.

The bond issuance requires the fulfillment of financial indicators calculated from consolidated results of the parent company Accolade Holding, a.s. The consolidated Financial statements and required financial indicators are prepared and published semi-annually and annually.

Specifically, we need to meet the following indicators:

- Loan to Value
- Net Secured & Structurally Superior Indebtness Value
- Equity to Total Assets

These indicators can be used to evaluate the efficiency of Accolade Holding Group's operations and its ability to use its earnings to pay down debt, capital expenditures and working capital requirements.

The Security Agent may decide on the early repayment (acceleration) of the bonds in the event of a Breach of the Prospectus (e.g., non-payment, insolvency, liquidation, delisting or exclusion of the bonds from trading on a regulated market, termination or change of business), or convene a Bondholders' meeting to request such decision. Any Bondholder may request the repurchase of all their bonds within 30 calendar days of a change of control in the Company, with the Company obliged to repurchase the bonds for 101% of their nominal value plus accrued interest.

CZK '000	30 JUN 2026	31 DEC 2025
Amounts paid up to 1 year	411 632	301 944
Amounts paid between 1 - 3 years	823 263	603 888
Amounts paid between 3 - 5 years	6 693 194	2 413 853
Amounts paid after 5 years		2 585 938
Bonds total	7 928 089	5 905 623

12. SHARE CAPITAL

Name of parent company	Interest on share capital	30 JUN 2026	31 DEC 2025
Accolade Holding, a.s.	100%	24	24

The Company issued single equity share, which is held by the parent company Accolade Holding, a.s. The nominal value of this share is 24,000 CZK and has been paid in full. Accolade Holding a.s. is ultimate controlling party and prepares the consolidated financial statements in which Accolade Finco Czech 2, s.r.o. is included.

There has been no change in the number of equity shares issued during the period. The Company does not bear any other capital requirements apart from the three indicators mentioned above.

The Company doesn't hold any own shares.

13. TAXES

Reconciliation of effective income tax expense computed at the statutory rate and actual income tax expense incurred for the period ended 30 June 2026 is as follows:

CZK '000	30 JUN 2026	31 DEC 2025
Accounting profit before income tax	3 900	3 687
At statutory rate of 21%	819	773
Temporary differences	773	308
Permanent differences	-819	-466
Income tax expense(-)/benefit(+)	773	158
Effective tax rate	19.8%	4.3%

Temporary difference relates to bonds and it is the difference between tax value of liability according to statutory legislation and accounting value at amortized cost using the effective interest ("EIR") method.

There are no components of other comprehensive income net of related tax effects to be presented.

Total tax expense split:

CZK '000	30 JUN 2026	31 DEC 2025
Current tax on profits for the year	-23	-466
Adjustment for under provision in prior periods	0	0
Total current tax	-23	-466
Origination and reversal of temporary differences	796	308
Recognition of previously unrecognised deferred tax assets	0	0
Total deferred tax	796	308
Total tax expense(-)/benefit(+)	773	-158

The movement on the deferred tax account:

CZK '000	30 JUN 2026	31 DEC 2025
At 1 January/6 February	308	0
Recognized in profit and loss	796	308
Recognized in other comprehensive income	0	0
Arising on business combination	0	0
At 30 June/31 December	1 104	308

14. PREPAYMENTS AND OTHER CURRENT ASSETS

There are reported prepaid consulting services.

15. TRADE AND OTHER PAYABLES

The balance as of 30 June 2026 does not include any Intercompany liabilities for intragroup recharges.

CZK '000	30 JUN 2026	31 DEC 2025
Intercompany payables	0	191
3rd party payables	0	5
Total amount	0	196

There are no overdue balances.

16. SUBSEQUENT EVENTS

Except for the non-adjusting event described below no event materially affecting the financial position of the Group occurred between the balance sheet date and the date of preparation of the Financial Statements. No other events have occurred after the end of the reported period that would require adjusting the amounts recognized and disclosures made in the separate financial statements.

Accolade Finco Czech 2, s. r. o. issued on 10 July 2026 4-year Green Bonds (ISIN: CZ0003584393) in the nominal value 2 500 000 ths CZK and interest rate is fixed at 7% p.a. Interests are paid semi-annually starting on 10 January 2027. The bonds are traded on the regulated market of the Prague Stock Exchange.

17. FINANCIAL RISK MANAGEMENT

The Company's operations are exposed to the following financial risks:

Currency risk

Currency risk is not relevant. The Company's transactions are mainly in CZK.

Interest rate risk

Interest rate risk is mitigated by fixed interest rates for intercompany loans, borrowings and issued bonds in the Company.

In general, the Group's objective for interest rate risk management is to reduce interest-rate risk through a combination of financial instruments, which lock in interest rates on debt and by matching a proportion of floating rate assets with floating rate liabilities.

Credit risk

Cash fund is deposited by a creditable bank. The Company reports any material trade or other receivables. The Company has only one significant receivable generated from the loan provided to the Group.

Credit risk is managed on a Group basis and the Group has no significant concentrations of credit risk. The amount of exposure to any individual counterparty is subject to a limit, which is reassessed periodically by the directors.

The credit risk is primarily assessed in connection with the tenants whom the Group is leasing space in its buildings. Prior to entering the lease contract, the tenant's credit worthiness is assessed with help of external credit rating reports. Apart from this the Group is performing its own financial analysis of the tenant which is then performed on a regular basis in the future as part of the credit monitoring process.

The lease contracts with tenants typically contain requirement for either a bank or parent company guarantee securing rental payments. Alternatively, a rental deposit might be in place.

The Group would consider a significant increase of the credit risk of the counterparty if it was overdue with a payment for more than 3 months. If the receivable was not paid in 6 months, it would be considered as a default of the counterparty.

The Group markets and sells to a relatively small number of customers with individually large value transactions. The Group performs credit checks on all customers (other than those paying in advance) in order to assess their creditworthiness and ability to pay its invoices as they become due. As such, the balance of accounts receivable not owed by large companies is still deemed by the directors to be of low risk of default due to the nature of the checks performed on them, and accordingly a relatively small allowance against these receivables is in place to cover this low risk of default.

The Group generally does not require collateral on accounts receivable, as many of its customers are large, well-established companies. The Group has not experienced any significant losses related to individual customers or groups of customers in any particular industry or geographic area. No credit limits were exceeded during the reporting period and the directors do not expect any significant losses from non-performance by these counterparties, other than those already provided for.

Liquidity risk

Liquidity risk is limited. The Company reports no significant 3rd - party liabilities except issued bonds as of 30 June 2026.

Liquidity risk is connected to credit risk and depends on ability to receive interests from the loan provided to the parent company Accolade Holding, a.s. or other companies in the Group. Collections of these interests or other cash funds from the Group are linked to payments of interests from issued bonds. We don't expect any lack of cash to fulfil our obligations to investors.

Market risk

Market risk is immaterial, since the development of market values of financial instruments does not have a direct impact on the valuation of financial instruments reported in the financial statement.

The responsibility for monitoring financial risk management is with Group's CFO. The policies are implemented by the Group's finance departments. The Group has a treasury policy and procedures that set out specific guidelines to manage such market risks as currency risk, interest rate risk, credit risk and liquidity risk, and also sets out circumstances where it would be appropriate to use financial instruments to manage these. When assessing hedging effectiveness, the Group uses qualitative and quantitative methods.

Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to maintain sufficient financial resources to mitigate against risks and unforeseen events.

18. MANAGING DIRECTOR DECLARATION

We declare that, to the best of our knowledge, the interim financial statements included in this Semi-Annual Financial Report for the period from 1 January 2026 to 30 June 2026 give a true and fair view of the assets, liabilities, financial position and profit or loss of the issuer. We further declare that the Semi-Annual Financial Report includes a fair review of the significant events that occurred during the first six months of the financial year and their impact on the interim financial statements, together with a description of the principal risks and uncertainties for the remaining six months of the financial year, and a fair review of related party transactions that materially affected the financial position or performance of the issuer during the period.

Date: 31 August 2026

**Milan
Kratina** Digitálně podepsal
Milan Kratina
Datum: 2026.08.31
09:40:56 +02'00'

Milan Kratina

Managing Director of Accolade Finco Czech 2, s.r.o.



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