INTERIM CONDENSED FINANSIAL STATEMENTS

FOURLIS HOLDINGS S.A.

REG. NO: 13110/06/B/86/01

GENERAL COMMERCIAL REGISTRY NO: 258101000

LEI Registration Number: 213800V54ASIMZREDX49

REGISTERED SEAT - HEADQUARTERS: 25, ERMOU STR. – 14564, KIFISSIA

For the period 1/1/2026 to 30/06/2026

(Translated from the Greek original)

(In accordance with Law 3556/2007)

Table of Contents


Fourlis
GROUP OF COMPANIES

Statements of the Members of the Board of Directors

(In accordance with article 4 par. 2 L. 3556/ 2007)

The undersigned below

1. Vassilis S. Fourlis, Chairman of the Board of Directors,
2. Dafni A. Fourlis, Vice Chair of the Board of Directors, and
3. Ioannis D. Vasilakos, Chief Executive Officer

We confirm that to the best of our knowledge:

a. The Interim Condensed Financial Statements (Consolidated and Separate) of FOURLIS HOLDINGS SA for the period 1/1 - 30/6/2026 which have been prepared in accordance with International Financial Reporting Standards (IAS 34), provide a true and fair view of the Assets, Liabilities and Shareholders' Equity along with the income statement of the Company as well as of the companies that are included in the consolidation taken as a whole, in accordance with provisions of paragraphs 3 to 5 of Art. 5 of L. 3556/2007 as it is in force.

b. The Interim Report of Board of Directors provides a true and fair view of information required based on paragraph 6 of Article 5 of L. 3556/2007.

Kifisia, September 7th, 2026

The Chairman of the BoD	The Vice Chair of the BoD	The Chief Executive Officer
Vassilis S. Fourlis	Dafni A. Fourlis	Ioannis D. Vasilakos

INTERIM REPORT OF THE BOARD OF DIRECTORS OF THE COMPANY FOURLIS HOLDINGS SA for the period 1/1 – 30/6/2026

(according to Law 3556/2007)

1. The GROUP – Business Segments

The parent company FOURLIS HOLDINGS S.A., with its direct and indirect subsidiaries, constitute the FOURLIS Group ("Group"), which is active in the retail of household equipment and furniture (IKEA Stores) and sports goods retailers (INTERSPORT & FOOT LOCKER Stores).

The Group's direct and indirect subsidiaries, included in the consolidated data for the period 1/1 – 30/6/2026, by sector and country of activity, are the following:

a) Full Consolidation Method

Retail Trading of Home Furniture and Household Goods (IKEA Stores)

The retail trading of home furniture and household goods segment includes the following companies:

- HOUSEMARKET S.A., registered in Greece, in which the parent company has a direct shareholding of 100%.
- H.M. HOUSEMARKET (CYPRUS) LTD, registered in Cyprus, in which the parent company has an indirect shareholding of 100%.
- TRADE LOGISTICS SINGLE MEMBER S.A., registered in Greece, in which the parent company has an indirect shareholding of 100%. The retail trading of home furniture and household goods segment includes warehousing services provided by the company TRADE LOGISTICS S.A.
- HOUSE MARKET BULGARIA EAD, registered in Bulgaria, in which the parent company has an indirect shareholding of 100%.
- WYLDES LIMITED with the distinctive title WYLDES LTD, registered in Cyprus, in which the parent company has an indirect shareholding of 100%. Through associated companies WYLDES LTD, VYNER LTD and SW SOFIA MALL ENTERPRISES LTD, the Group has a shareholding in the company SOFIA SOUTH RING MALL EAD, which operates one of the biggest malls in Sofia Bulgaria as well as its relevant business activities.

Retail Trading of Sporting Goods (INTERSPORT and FOOT LOCKER stores)

The retail trading of sporting goods segment includes the following companies:

- SPORTSWEAR MARKET SINGLE MEMBER SOCIÉTÉ ANONYME with the distinctive title SPORTSWEAR MARKET S.M.S.A., registered in Greece, in which the parent company participates with a percentage of 100% of its share capital.

- SPORTSWEAR MARKET SINGLE MEMBER LTD, registered in Greece, in which the parent company indirectly participates with a percentage of 100% of its share capital.
- S.M. SPORTSWEAR MARKET LTD with the distinctive title SPORTSWEAR MARKET (CYPRUS) LTD and registered office in Cyprus, in which the parent company indirectly participates with a percentage of 100% of its share capital.
- GENCO BULGARIA EOOD, registered in Bulgaria, in which the parent company indirectly participates with a 100% percentage of its share capital.
- TRADE LOGISTICS SINGLE MEMBER S.A., registered in Greece, in which the parent company indirectly participates with a percentage of 100% of its share capital. In the sports goods retail sector, the supply chain services provided by TRADE LOGISTICS S.M.S.A. are included.
- GENCO TRADE SRL, registered in Romania. The parent company participates directly with a percentage of 0.90% and indirectly with a percentage of 99.10% of its share capital.
- SPORTSWEAR MARKET ROMANIA, registered in Romania. The parent company indirectly participates with a percentage of 100% of its share capital.

Finally, the Group includes WELLNESS MARKET SINGLE MEMBER SOCIÉTÉ ANONYME, with the distinctive title WELLNESS MARKET S.A., having its registered office in Greece. The parent company directly holds 100% of its share capital. The company is engaged in the retail sale of health and wellness products.

On 31 March 2026, FOURLIS HOLDINGS S.A. announced that it had entered into a Memorandum of Understanding (MoU) with Golden Age Capital S.A.E.D.A.K.E.S., the majority shareholder of DrP Group IKE ("DrP Group"), to establish a strategic partnership aimed at accelerating the next phase of growth of the Holland & Barrett brand in Greece.

The partnership aims to accelerate the development of the Holland & Barrett brand through the pharmacy channel, leveraging DrP Group's pharmacy network and the complementary expertise of the two parties, thereby significantly expanding the brand's reach and accessibility. The brand's existing presence will be further strengthened through flexible retail formats within pharmacies, including shop-in-shop concepts and dedicated merchandising areas.

As part of the transaction, and subject to the satisfaction of the customary closing conditions, the Fourlis Group will contribute 100% of the shares of Wellness Market S.A., which represents the Holland & Barrett brand in Greece, to DrP Group and will acquire a 15% equity interest in DrP Group, with the remaining 85% to be held by the company's existing shareholders. In parallel, the Fourlis Group will obtain representation on the Board of Directors of DrP Group, while its equity interest will be accompanied by the customary minority shareholder protection rights. The transaction is expected to be completed within 2026.

As of 30 June 2026, ten (10) stores and one (1) e-shop are operating in Greece.

b) Net Equity method

The Group's consolidated data include the following affiliated companies:

- VYNER LTD, registered in Cyprus, in which WYLDES LIMITED participates with a percentage of 50% of its share capital.
- SW SOFIA MALL ENTERPRISES LTD, registered in Bulgaria, in which WYLDES LIMITED participates with a 50% interest in its share capital.
- TRADE ESTATES REAL ESTATE INVESTMENT COMPANY with the distinctive title TRADE ESTATES REIC, registered in Greece, in which the parent company and its subsidiaries participate directly and indirectly with a percentage of 46.84% of its share capital.
- RETS CONSTRUCTION S.A., registered in Greece, in which TRADE ESTATES REIC holds a 50% shareholding in its share capital.
- EVITENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION S.A., registered in Greece, in which TRADE ESTATES REIC participates with a percentage of 100% of its share capital.
- TRADE ESTATES BULGARIA EAD, registered in Bulgaria, in which TRADE ESTATES REIC participates with a percentage of 100% of its share capital.
- TRADE ESTATES CYPRUS LTD, registered in Cyprus, in which TRADE ESTATES REIC participates with a percentage of 100% of its share capital.
- H.M. ESTATES CYPRUS LTD, registered in Cyprus, in which TRADE ESTATES REIC participates with a percentage of 100% of its share capital.
- VOLYRENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION S.A., registered in Greece, in which TRADE ESTATES REIC participates with a percentage of 100% of its share capital.
- MANTENKO REAL ESTATE DEVELOPMENT AND EXPLOITATION S.A., registered in Greece, in which TRADE ESTATES REIC participates with a percentage of 100% of its share capital.
- PERSENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION SINGLE MEMBER S.A., registered in Greece, in which TRADE ESTATES REIC participates with a percentage of 100% of its share capital.

2. Consolidated Group Results

(Amounts are stated in thousands of euro, unless otherwise indicated)

Sales in the home furnishing and furniture retail segment (IKEA Stores) increased by 3.73% compared with the corresponding period of 2025, while sales in the sporting goods retail segment (INTERSPORT & FOOT LOCKER Stores) increased by 14.2%.

More specifically:

The home furnishing and furniture retail segment (IKEA Stores) reported sales of EUR 172.9 million for the first half of 2026 (first half of 2025: EUR 166.7 million). Total EBITDA of the segment, as defined in Section 8, amounted to EUR 18.4 million compared with EUR 20.6 million in 2025. Total adjusted EBITDA of the segment, as defined in Section 8, amounted to EUR 5.5 million compared with EUR 8.6 million in 2025. Total EBIT of the segment amounted to EUR 4 million compared with EUR 8.3 million in 2025, while profit before tax reached EUR 2.6 million compared with EUR 2.4 million in 2025.

In the sporting goods retail segment (INTERSPORT & FOOT LOCKER Stores), sales for the first half of 2026 amounted to EUR 109.5 million (first half of 2025: EUR 95.9 million). Total EBITDA of the segment, as defined in Section 8, amounted to EUR 13.3 million compared with EUR 13.5 million in 2025. Total adjusted EBITDA of the segment, as defined in Section 8, amounted to EUR 2.1 million compared with EUR 4.0 million in 2025. Total EBIT of the segment amounted to a loss of EUR 650 thousand compared with a profit of EUR 1.8 million in 2025, while the segment reported losses before tax of EUR 4.8 million compared with losses before tax of EUR 1.6 million in 2025.

The Group's consolidated losses before tax amounted to EUR 1.2 million, compared with profits before tax of EUR 2.0 million in 2025. Net losses amounted to EUR 1.7 million, compared with net profits of EUR 1.9 million in 2025.

The following section presents comparative figures for the periods from January 1st to June 30th, 2026, and from January 1st to June 30th, 2025, showing the Group's consolidated results by business segment, with the aim of providing a clearer view of the actual performance of the Group's operations during the reporting period.

(Amounts are stated in thousands of euro, unless otherwise indicated.)

Retail sale of household equipment and furniture (IKEA stores):

	H1 2026	H1 2025	2026/2025
Revenue	172,947	166,727	1.04
Earnings before interest, taxes, depreciation/amortization [EBITDA]*	18,425	20,636	0.89
Earnings before interest, taxes, depreciation and amortization, increased by lease expenses – [EBITDA] (adjusted)*	5,537	8,588	0.64
Earnings before interest, taxes [EBIT]	4,030	8,266	0.49
Profits Before Taxes [PBT]	2,608	2,430	1.07

(*) The selected alternative performance indicators are referred to in section 8.

Sports retail sector (INTERSPORT and FOOT LOCKER stores):

	H1 2026	H1 2025	2026/2025
Revenue	109,471	95,863	1.14
Earnings before interest, taxes, depreciation/amortization [EBITDA]*	13,351	13,530	0.99
Earnings before interest, taxes, depreciation and amortization, increased by lease expenses – [EBITDA] (adjusted)*	2,127	4,007	0.53
Earnings before interest, taxes [EBIT]	(650)	1,818	-
Profits Before Taxes [PBT]	(4,848)	(1,601)	-

(*) The selected alternative performance indicators are referred to in section 8 of the Management Report.

Group Consolidated:

	H1 2026	H1 2025	2026/2025
Revenue	284,031	263,984	1.08
Earnings before interest, taxes, depreciation/amortization [EBITDA]*	27,691	30,760	0.90
Earnings before interest, taxes, depreciation and amortization, increased by lease expenses – [EBITDA] (adjusted)*	3,031	8,658	0.35
Earnings before interest, taxes [EBIT]	(1,576)	5,984	-
Profits Before Taxes [PBT]	(1,181)	1,966	-
Net Profits after taxes on the continuing business activity	(1,673)	1,893	-

(*) The selected alternative performance indicators are referred to in section 8 of the Management Report.

We note that the total consolidated equity attributable to the shareholders of the parent company on 30/6/2026 amounts of EUR 209 million, compared to the amount of EUR 219 million on 31/12/2025.

3. Key ratios of the Group's consolidated financial statements

In this section, we set out key financial indicators relating to the Group's financial structure and profitability, in accordance with the consolidated data included in the Group's Interim Condensed Financial Statements.

Financial Structure Ratios:

	30/6/2026	31/12/2025
Total Current assets/Total Assets	23.50%	22.70%
Total Liabilities/TOTAL SHAREHOLDERS EQUITY & LIABILITIES	78.66%	76.02%
Total Shareholders Equity/TOTAL SHAREHOLDERS EQUITY & LIABILITIES	21.34%	23.98%
Total Current assets/ Total Current Liabilities	76.09%	92.09%

Performance and Efficiency basic Ratios:

	H1 2026	H1 2025
Operating Profit / Revenue	(0.55%)	2.27%
Profit before Tax / Total Shareholders Equity	(0.56%)	1.00%

4. Operating Performance – Important developments:

During the period from 1 January to 30 June 2026, the following share capital change took place in the Company.

Pursuant to the resolution of the General Meeting of Shareholders held on 12 June 2026, the Company's share capital was increased by EUR 242,785.00 through the capitalization of an equivalent amount from distributable reserves and the issuance of 242,785 new registered ordinary shares, each having a nominal value of EUR 1.00.

This share capital increase was implemented within the framework of the Performance Stock Grant Program under Article 114 of Law 4548/2018, as approved by the resolution of the General Meeting of

Shareholders of 16 June 2023 and subsequently amended by the resolutions of the General Meetings of Shareholders of 21 June 2024 and 20 June 2025.
As a result, the Company's share capital now amounts to EUR 52,132,455.00, divided into 52,132,455 registered ordinary shares, each with a nominal value of EUR 1.00.

The parent company, FOURLIS HOLDINGS S.A., does not maintain any branches.
The Group's subsidiaries, particularly the retail companies, have developed and continue to expand a significant store network both in Greece and abroad.

Retail Sale Segment of household equipment and furniture (IKEA stores):

The segment operates a network of nine (9) stores, comprising seven (7) stores in Greece, one (1) in Cyprus and one (1) in Bulgaria. Additionally, the segment operates four (4) new-generation IKEA stores in Greece (Rhodes, Piraeus, The Mall Athens and Alexandroupolis), two (2) Pick Up & Order Points in Greece (Chania and Kalamata), one (1) Planning Studio in Limassol, Cyprus, and five (5) complementary formats in Bulgaria, including two (2) Pick Up & Order Points (Burgas and Plovdiv), one (1) IKEA Small Store in Varna, one (1) IKEA Shop at the Mall of Sofia, and one (1) IKEA Shop in Veliko Tarnovo. The segment also operates three (3) e-commerce platforms in Greece, Cyprus and Bulgaria.

Sports Retailing Segment (INTERSPORT and FOOT LOCKER stores):

The sporting goods retail segment operated a network of 122 INTERSPORT stores as of 30 June 2026, comprising 66 stores in Greece, 38 in Romania, 12 in Bulgaria and 6 in Cyprus. No new INTERSPORT stores were opened during the first half of 2026, while two stores in Romania, located in Ploiești and Constanța, ceased operations on 4 May 2026 and 12 June 2026, respectively. The segment also maintains e-commerce operations in Greece, Romania, Cyprus and Bulgaria.

As of 30 June 2026, the segment operated 10 FOOT LOCKER stores in Greece, having added four new stores during the period, namely in Patras (30/4/2026), Volos (5/6/2026), Glyfada and Lamia (19/6/2026). The Group also strengthened its presence in Bulgaria, where it operates four FOOT LOCKER stores, the most recent of which opened on 22 May 2026 at Ring Mall in Sofia. In Romania, four FOOT LOCKER stores located in Controceni, Mega Mall, Brașov and Moldova Mall Iași have remained in operation since 2025. In addition, the segment maintains e-commerce operations in Greece, Romania and Bulgaria.

Holland & Barrett Stores

As of June 30, 2026, there are ten (10) HOLLAND & BARRET stores operating in Greece and one (1) e-shop. More specifically, there are stores in Kifissia (January 18, 2023), in Glyfada (January 18, 2023), in

Fourlis
GROUP OF COMPANIES

Marousi (February 13, 2023), in Halandri (November 23, 2023), in Elliniko (December 15, 2023), in Nea Smyrni (December 20, 2023), in Nea Erythraia, Attica (May 21, 2024), in Pylaia (May 25, 2024), at the Athens Airport Retail Park (June 1, 2024), and on Mitropoleos Street in Thessaloniki (May 24, 2025).

5. Stock awards Plan

1. A. The Extraordinary General Meeting of Shareholders of the Company "FOURLIS HOLDINGS S.A." held on July 22, 2021, resolved, in accordance with the provisions of Article 113 of Law 4548/2018, to implement a Stock Option Plan (Stock Options) for senior executives of the Company and its affiliated companies within the meaning of Article 32 of Law 4308/2014, as currently in force, and authorized the Board of Directors to regulate procedural matters and details. During the program and in accordance with its terms, the Board of Directors shall issue share subscription certificates to the beneficiaries who have exercised their rights and shall issue and deliver the shares to the aforementioned beneficiaries, thereby increasing the Company's share capital and certifying the capital increase. These increases in share capital do not constitute amendments to the Articles of Incorporation. The Board of Directors is required, during the last month of the fiscal year in which capital increases took place, as specified above, to amend, by resolution, the article of the Articles of Incorporation concerning capital, so as to specify the amount of capital resulting from the aforementioned increases, in compliance with the disclosure requirements of Article 13 of Law 4548/2018.

As part of the implementation of the aforementioned Program, 125,200 stock options (hereinafter "the Options") were exercised during the 2025 fiscal year.

B. The Annual General Meeting of the Company's shareholders "FOURLIS HOLDING S.A." held on June 16, 2023, approved, in accordance with the provisions of Article 113 of Law 4548/2018, the implementation of a Stock Option Plan (Stock Options) for senior executives of the Company and its affiliated companies within the meaning of Article 32 of Law 4308/2014, as currently in force, and authorized the Board of Directors to regulate procedural matters and details. During the program and in accordance with its terms, the Board of Directors shall issue share subscription rights certificates to the beneficiaries who have exercised their rights and shall issue and deliver the shares to the aforementioned beneficiaries, thereby increasing the Company's share capital and certifying the capital increase. These increases in share capital do not constitute amendments to the Articles of Incorporation. The Board of Directors is required, during the last month of the fiscal year in which capital increases took place, as specified above, to amend, by resolution, the article of the Articles of Incorporation concerning capital, so as to specify the amount of capital resulting from the aforementioned increases, in compliance with the disclosure requirements of Article 13 of Law 4548/2018.

As part of the implementation of the aforementioned Program, 629,200 stock options (hereinafter "the

Options") were exercised during the 2025 fiscal year.

2. By resolution of the Annual General Meeting of Shareholders of the Company "FOURLIS HOLDINGS S.A." dated June 16, 2023, as amended by the resolutions of the Annual General Meetings held on June 21, 2024, and June 20, 2025, and currently in effect, a program for the free allocation of performance stock grants (performance stock grants) to executives of the Company and its affiliated companies in accordance with Article 114 of Law 4548/2018, and the Board of Directors was authorized to regulate procedural matters and details.

Through this performance-based stock grant program, the company aims, in particular, to achieve the following:

A. The Program should incentivize and reward the implementation of the long-term business strategy and align shareholders' interests with the Company's long-term performance, by recognizing and rewarding long-term value creation, setting long-term performance targets, and granting shares. The Program focuses on achieving sustainable long-term performance for the Company, and the limits set forth in the Company's Compensation Policy for executive members of the Board of Directors apply in all cases.

B. The duration of the Program is fully aligned with the Group's Strategic Plan (Vision), as communicated to the investing public and shareholders, covering the period 2025–2027, setting ambitious targets for sales (750 million euros) and profitability (adjusted EBITDA of 8–10% of sales).

C. The targets that will be taken into account and will serve as the criteria for achieving the Strategic Plan for the period 2025 – 2027 (750 million euros in sales and adjusted EBITDA of 8–10% of sales) must be categorized and prioritized according to their importance, and objectively measurable either based on published financial and non-financial data (Annual Financial Reports and Sustainability Reports) or using internationally accepted evaluation methods. The calculation of target achievement is clearly set forth in the Annual Compensation Report. The categories and weightings of the targets to be approved by the General Meeting are as follows:

Category / Objective	**Gravity**
A. Financial Performance	**50%**
A1. Total Shareholder Return (TSR) relative to a benchmark (Relative TSR)	25%
A2. Earnings per Share (EPS)	25%
B. Customer Experience (CX)	**25%**
C. Sustainability	**25%**

The minimum threshold for achieving the targets in each category is 80%.

The targets will be quantified annually by the Board of Directors upon the recommendation of the Nomination and Compensation Committee, and performance against these targets will be evaluated annually.

D. To identify the senior executives of the Company and its affiliated companies, their roles, and their total number in accordance with the Group's structure, with the aim of engaging and motivating them to pursue the objectives of the Group's Strategic Plan. More specifically, in accordance with the current structure, 33 to 40 senior executives of the Company and its affiliated companies may participate in the Program, including the executive members of the Board of Directors, the Chief Executive Officers, and senior executives who report directly to the Chief Executive Officers.

The Performance Stock Grants Program will be implemented in four (4) annual Series, with a maximum number of free stock grants awarded in each Series as set forth in the Table below, and with the Board of Directors having the authority to decide to carry forward up to 15% of the stock grants to be awarded under Article 114 of Law 4548/2018 from the First, Second, and Third Series of the aforementioned Program to subsequent Series.

Series	Date of award of free shares based on performance (article 114 of Law 4548/2018)	Mandatory shareholding period based on performance (lock up period)	Maximum number of shares based on Series performance
First Row	4/2024	Two (2) years from the date of award.	433,333 with the possibility of transferring up to 65,000 shares to the next Series.
Second Series	4/2025	Three (3) years from the date of award.	433,333 with the possibility of transferring up to 65,000 shares to the next Series.
Third Series	4/2026	Three (3) years from the date of award.	216,667 plus any carry-over shares of previous Series, with the possibility of transferring up to 32,500 shares to the next Series.
Fourth Row	4/2027	Three (3) years from the date of award.	216,667 plus any transferred shares of previous Series.
MAXIMUM NUMBER OF PROGRAM SHARES			**1,300,000**

There is a three-year lock-up period beginning on the date of grant of the Second, Third, and Fourth Series, in order to ensure the long-term commitment and dedication of eligible executives to the objectives of the Strategic Plan.

Eligible recipients may only be selected senior executives of the Company and its affiliates, including the executive members of the Board of Directors, the Chief Executive Officers, and senior managers who report directly to the Chief Executive Officers and hold positions of responsibility for the day-to-day operations and strategic development of the Group's companies in accordance with its current organizational structure, specifically 33 to 40 senior executives who will be selected for each Cohort of the Program at the reasonable discretion of the Board of Directors, taking into account their contribution to the achievement of the FOURLIS Group's strategic plans for the period 2025 – 2027 (Vision) by setting ambitious sales targets (750 million euros) and profitability targets (adjusted EBITDA of 8–10% of sales). Specifically, with regard to the Third and Fourth Phases of the Program, the following targets will be taken into account when evaluating the contribution of senior executives of the Company and its affiliates, divided into three categories, with the corresponding weighting factors:

Category / Objective	**Gravity**
A. Financial Performance	**50%**
A1. Total Shareholder Return (TSR) relative to a benchmark (Relative TSR) [1]	25%
A2. Earnings per Share (EPS) [2]	25%
B. Customer Experience (CX) [3]	**25%**
C. Sustainability [4]	**25%**

1Total Shareholder Return (TSR): The metric that measures a stock's return over a specific time period (in this case, the annual period corresponding to a given annual Series of the Program) and reflects the total benefit a shareholder derives from a share. It includes both capital gains and dividends received by the shareholder. It is calculated as the percentage change (%) from (a) the Company's share price at the end of the previous year (starting price) to (b) the share price at the end of the current year, plus the sum of dividends per share or any other distributions made to shareholders (e.g., distribution of bonus shares, capital repayment, etc.) during the same period (expiration price).

In order to smooth out volatility in the event of circumstances beyond management's control (e.g., geopolitically driven fluctuations), the TRS formula will be calculated as follows in such cases: TSR is defined as the percentage change (%) from (a) the average price of the Company's stock during the month of December of the previous year (starting price) to (b) the average price of the stock during the month of December of the current year, adjusted upward by the sum of dividends per share or any other distribution made to shareholders (e.g., distribution of bonus shares, capital return, etc.) during the same period (closing price).

Selection of the Benchmark Index

The Company's performance based on TSR will be evaluated either:

• against a relevant stock market index, such as the FTSE/ATHEX Consumer Discretionary Index or the FTSE/ATHEX Mid Cap Index, or

• against a group of listed companies in the retail and consumer goods sectors.

The selection of the benchmark (index or group of companies) will be made by the Board of Directors and will remain fixed for the duration of the plan, subject to reasonable adjustments in the event of delistings, mergers, or other significant corporate actions.

Vesting Criteria

Vesting of the TSR-based portion of the plan will depend on the Company's relative performance compared to the selected benchmark index, based on a scale to be approved by the Board of Directors. This scale may be structured as follows:

• Percentile ranking within the comparison group, or

• Percentage-point outperformance relative to the selected stock market index.

In any case, the award is contingent upon achieving a minimum acceptable level of performance, which will be determined by the Board of Directors.

Discretion and Adjustments

The Board of Directors reserves the right to adjust the comparison group, the methodology, or the outcome of the evaluation, with the aim of ensuring fair application and avoiding undesirable results due to extraordinary or non-recurring events. The peer group will remain constant throughout the measurement period, subject to reasonable adjustments in the event of delistings, mergers, or other significant corporate actions.

2 Earnings per Share (EPS): The measure of the Company's profitability, calculated by dividing the Company's net income by the total number of shares, excluding treasury shares. For the purposes of the Program, earnings resulting from real estate revaluations are excluded (Earnings per Share excl. real estate revaluations).

3 Customer Experience (CX): Customer experience is measured using internationally accepted methodologies and key performance indicators (KPIs) designed to assess customer satisfaction and loyalty. The FOURLIS Group uses, for example: a) the "Happy Customer" methodology to evaluate the Customer Experience in the Home Furnishings and Furniture Retail Sector (IKEA stores), and b) to evaluate the Customer Experience in the Sports Goods Retail Sector (INTERSPORT and FOOT LOCKER stores), the "Net Promoter Score (NPS)" methodology, which measures the likelihood that customers will recommend the business to others.

4 Sustainability: To measure this indicator, the targets published in the Annual Sustainability Report in accordance with the CSRD are taken into account, as well as employee engagement, which is measured through employee satisfaction surveys.

The Program will run for sixty (60) months, beginning in March 2024.

To implement the Program and in accordance with its terms, the Company will carry out capital increases for the purpose of issuing new shares to be delivered to the beneficiaries. For these increases, the

Company has the option, pursuant to Article 114, paragraph 2 of Law 4548/2018, either to allocate treasury shares acquired or previously acquired in accordance with paragraph 49 of the same law, or to issue new shares through the capitalization of undistributed profits, distributable reserves, or the premium on the issue of shares.

By a decision of the Board of Directors dated April 7, 2025, the beneficiaries of the Second Series of the Program were designated based on the March 28, 2025, proposal of the Nomination and Compensation Committee, to whom 381,783 rights to receive free common voting shares (stock grants).

For the issuance of 381,783 new shares, pursuant to a resolution of the company's Annual General Meeting of Shareholders held on June 20, 2025, an increase in the share capital by the amount of three hundred eighty-one thousand seven hundred eighty-three euros (381,783.00), through the capitalization of an equivalent portion of distributable reserves (specifically: an amount of 381,783.00 euros from the share premium reserve).

It should be noted that the total number of performance shares that may be granted under the Performance Stock Grant Program (performance stock grants)—which was approved and implemented by a resolution of the Annual General Meeting of June 16, 2023, as proposed to be amended by the Annual General Meeting of June 20, 2025— and which have not yet been granted, corresponded as of June 20, 2025 (the date of the 2025 Annual General Meeting) to 1.80% of the Company's share capital (excluding any treasury shares held by the Company).

At the General Meeting held on June 12, 2026, a resolution was passed to increase the company's

by the amount of two hundred forty-two thousand seven hundred eighty-five euros (242,785.00), through the capitalization of an equivalent portion of distributable reserves (specifically: the amount of 242,785.00 from the share premium reserve). The aforementioned increase in

share capital, resulting from the capitalization of the aforementioned reserve, was carried out through the issuance of 242,785 new common registered voting of the Company, with a par value of 1.00 euro each.

The issuance of the new shares was carried out for the purpose of implementing the decision dated June 16, 2023, of the Company's Annual General Meeting of Shareholders to establish a

performance-based stock grants to senior executives of the Company and its affiliated companies pursuant to Article 114 of Law 4548/2018 (as currently as amended by the resolutions of the Ordinary General Meetings of the Company's shareholders held on June 21, 2024, and June 20, 2025) ("the Program"), in conjunction with the May 18, 2026, pursuant to which the beneficiaries of the Third Series of the Plan were designated based on the proposal dated May 15, 2026, of the Nomination and Compensation Committee.

6. Information on the Group's expected development (second half of 2026)

During the second half of 2026, the Group accelerated the implementation of a broader organizational and operational transformation program, which aims to strengthen its operating model, simplify and standardize key processes, improve productivity, and create a more flexible and efficient operating framework. These initiatives are part of the Group's strategic plan and are expected to contribute to a gradual increase in profitability and the generation of recurring operational benefits starting in 2027.

These initiatives include, among other things, the completion of the shared services platform and the further consolidation of support functions, the organizational restructuring of specific operations, as well as the centralization of operations in selected markets where the Group operates, including Romania. These measures aim to ensure a more efficient use of available resources, strengthen synergies among the Group's companies and markets, and establish uniform procedures and support mechanisms.

The total estimated cost of the relevant actions amounts to approximately 3.7 million euros, of which approximately €3.4 million relates to a voluntary employee separation program and approximately €0.3 million relates to organizational restructuring measures in Romania. Management is monitoring the implementation of these measures, with a view to ensuring a smooth transition to the new operating model and the gradual realization of the expected benefits.

As part of the restructuring of its retail network, the Group is closing stores that are not achieving the targeted financial returns. Specifically, it has been decided to close the IKEA Piraeus store (August 22, 2026) and INTERSPORT stores. This action is part of a broader plan to streamline the store network and does not alter the Group's strategic presence in the Greek market.

At the same time, the expansion of the Intersport and Foot Locker networks is expected to continue during the second half of 2026. Specifically, three (3) new Intersport stores are planned to open in Greece, including one (1) in Giannitsa (July 2, 2026), and two (2) additional retail locations that are currently being finalized. In Bulgaria, two (2) new Intersport stores are planned to open at West Mall and Estrea Park.

Similarly, four (4) new Foot Locker stores are expected to open in Greece during the second half of 2026, specifically in Kallithea, Attica (July 2026), in Nea Erythraia, Attica (September 2026), on Tsimiski Street in Thessaloniki (October 2026), and in Kavala (October 2026), as well as one (1) new store in Plovdiv, Bulgaria (September 2026) .

On August 7, 2026, FOURLIS S.A. HOLDINGS announced that it intends to enter into an agreement for the transfer of the Group's 50% indirect stake in SOFIA SOUTH RING MALL EAD, the owner and operator of the Sofia South Ring Mall shopping center in Bulgaria. The transaction will be carried out through the subsidiary Wyldes Ltd, which will transfer the relevant stake to Trade Estates Cyprus SSRM Ltd, a subsidiary of Trade Estates REIC, for a total consideration of 49.35 million euros. Based on the information available as of the date of approval of these condensed interim financial statements, Management estimates that the completion of the transaction will result in a gain of approximately 9.3

million euros for the Group. The final outcome of the transaction will be finalized on the date of its completion and may vary, as it will depend, among other factors, on the financial results of the investment up to the date of completion of the transfer.

Upon completion of the transaction, the Group's financial position and financial flexibility are expected to be strengthened, as well as generate additional available funds to finance investments and further develop its core business activities in Southeast Europe. Part of the proceeds from the transaction may also be used to reduce net debt, depending on the final assessment of the Group's financing and investment needs.

Finally, as part of the prudent management of its real estate portfolio, the Group took steps to resolve outstanding encumbrances on properties in Peristeri and approved the sale of a non-operational property for a consideration of 220,000 euros. These actions are part of the broader policy of monetizing assets not directly related to the Group's core business activities.

Based on the above, Management estimates that the implementation of the transformation program, the development and restructuring of the retail networks, more active management of investments and assets, as well as the maintenance of sufficient financial flexibility, will gradually enhance the Group's profitability and competitiveness and support its future growth.

7. Principal risks and uncertainties facing the Group

The Risk Management is fully carried out by the Finance Department, which operates according to specific rules set by the Board of Directors.

The Group has adopted the "Enterprise Risk Management" (ERM) methodology which facilitates and enables the organization to identify, assess and manage risks through a structured approach. The methodology is based on the Committee of Sponsoring Organizations of the Treadway Commission (COSO) ERM framework, which provides guidance on how to integrate ERM practices and outlines their implementation principles. In this context, risks recorded in the Group's Risk Register were identified and assessed.

More specifically, the risk categories are: Profitability & Liquidity, Reputation & Ethics, Regulatory Compliance, Strategy, Customers, Sustainability, People, Health and Safety, Development & Competition, Information Technology and Security and Operations. The most important risks identified for the Group are:

- *Risk related to the Sustainability* category: The possibility of the business strategy not aligning with ESG (Environmental, Social and Corporate Governance) obligations such as Climate & Sustainability and corporate governance expectations and the related impact on the Group's financial results and reputation.

* *Risk related to the Sustainability category:* The possibility of an increase in energy prices for any reason would have a negative impact on the Group's financial indicators.
* *Risk related to the People, Health and Safety category:* The likelihood of encountering difficulties in attracting, developing (including training) and retaining the required skills and talents (including new skills in digital technologies) and the related impact on the Group's performance.
* *Risk related to the Strategy category:* The possibility of failure to clearly define the strategy and align it with the Group's business objectives and related impact on the Group's growth.
* *Risk related to the Strategy category:* The likelihood of failure to adopt cutting-edge technology / align the IT strategy with the business strategy and new business models as well as the associated impact on the Group's reputation and revenues.
* *Risk related to the Profitability and Liquidity category:* The possibility of ineffective liquidity management, as well as the unclear liquidation strategy and the related impact on the Group's profits and liquidity.
* *Profitability and Liquidity* Related Risk: The Possibility of Adverse Global Macroeconomic Events and the Related Impact on the Group's Earnings
* *Risk related to the Growth & Competition* category: The probability of the emergence of new competitors (e-shops or physical stores) and the relative impact on the loss of market share.
* *Risk related to the category Growth & Competition*: The probability of entry of international digital markets (marketplaces) and the relative impact on the loss of market share.
* *Risk related to the category Information Systems Technology and Inadequacy:* The possibility of high costs of information systems platforms and the impact on the Group's profits.
* *Risk related to the Information Technology and Security category:* The likelihood of a cyber-attack and the associated impact on the Group's profits, performance and reputation.
* *Risk related to the Operations category:* The possibility of poor inventory management and the associated impact on the Group's performance and revenues
* *Category Related Risk Customers*: The likelihood of not meeting customer quality expectations and the associated effect on loss of reputation and market share.
* *Risk related to the Regulatory Compliance category:* The possibility of the absence of policies and procedures to prevent incidents such as corruption, harassment, human rights, child labor, diversity, inclusion and discrimination issues.

The Board of Directors shall provide written instructions and guidelines for the general management of risk as well as specific instructions for the management of specific risks, such as foreign exchange risk and interest rate risk.

A) Financial Risk Management

The Group is exposed to financial risks such as foreign exchange risk, interest rate risk and liquidity risk. The Financial Division determines, assesses and hedges financial risks in cooperation with the Group's subsidiaries.

Foreign Exchange Risks:

The Group is exposed to foreign exchange risks arising from commercial transactions in foreign currencies (RON, USD, SEK) with suppliers that invoice the Group in currencies other than the local currency. The Group, in order to minimise foreign exchange risks according to its needs, assesses the need for foreign exchange pre-purchases.

Interest rate and liquidity risks:

The Group is exposed to cash flow risks which, due to a possible future change in floating interest rates, may positively or negatively differentiate cash inflows and/or outflows related to the Group's assets and/or liabilities.

Liquidity risk is kept at low levels, through the maintenance of adequate bank credit lines and significant reserves. To address these risks, the Group also uses Forward Interest Rate Swaps.

The Group systematically monitors its cash flows and takes appropriate measures to ensure adequate liquidity. At the same time, management is evaluating restructuring measures, as well as strategic and financing options, which could lead to additional capital inflows and support the Group’s financial position and liquidity.

Property price and rental price risk:

The Group is exposed to real estate price and rent risks regarding the possibility of a decrease in the commercial value of real estate and/or rents, which may arise from developments in the real estate market in which it operates, the general conditions of the Greek and international macroeconomic environment, the characteristics of the properties in the Group's portfolio and events concerning the Group's existing tenants.

In order to reduce price risk, the Group makes sure to select properties that enjoy an excellent geographical location and visibility and in areas that are commercial enough to reduce its exposure to this risk. It seeks to conclude long-term operating lease agreements, with tenants with high credit ratings, in which annual adjustments of rents linked to the Consumer Price Index are provided, while in case of negative inflation there is no negative impact on rents.

Risk from the energy crisis and inflationary pressures:

The Group is closely monitoring developments related to the energy crisis, and inflationary pressures, in order to adapt to the specific circumstances that arise. It complies with the official instructions of the competent authorities for the operation of its physical stores and headquarters in the countries where it operates. It complies with the applicable legislation and continues its commercial transactions in physical stores in accordance with the instructions.

Energy costs for the operation of the Group's stores and warehouses are affected by the significant increases observed internationally; however, they account for a relatively small portion of the Group's operating costs. As part of its risk management policy, the Group evaluates energy risk hedging options to reduce volatility and ensure predictability in its energy expenses.

The Group continues its strictly selected investments in both retail sectors in which it operates.

With regard to developments in Ukraine and the Middle East, the Group states that it has no subsidiaries, parent companies, or affiliates based in Russia, Ukraine, or the Middle East, nor does it have any significant transactions with related parties from those countries. Furthermore, the Group declares that it has no significant customers, suppliers, subcontractors, or partners from Russia, Ukraine, or the Middle East. The Group states that it does not maintain accounts with or have loans from Russian banks. Management is closely monitoring developments and is prepared to take all necessary measures to address any consequences to its operating activities.

B) Non-financial risks:

Parallel to the financial risks, the Group also focuses on non-financial risks related to specific issues that have been identified as material in the context of sustainable development. These issues relate to full compliance with legislation and the implementation of corporate governance policies, human resources, the environmental impact of companies' activities, the supply chain and the evolution of companies in the context of the market in which they operate. The Risk Management is based on the definition of objective purposes based on which the most significant events that may affect the Company are identified, the relevant risks are assessed and the Company's response to them is decided.

C) Important Legal Proceedings

There are no litigious cases whose outcome may have a significant impact on the Annual Financial Statements of the Group or the Company for the financial year from 1/1 to 30/6/2026.

8. Selected alternative performance measurement indicators

The Group has adopted Alternative Performance Measures (APMs), including EBITDA (Earnings Before Interest, Taxes, Depreciation and Amortisation/Impairment) and Adjusted EBITDA, as key performance indicators.

Adjusted EBITDA has been introduced to provide a clearer presentation of the Group's operating performance by excluding the accounting effects arising from the application of IFRS 16 Leases. Specifically, Adjusted EBITDA represents earnings before interest, taxes, depreciation and amortisation, adjusted to eliminate the accounting impacts related to lease arrangements recognised under IFRS 16.

This measure reincorporates lease expenses into the calculation, thereby providing a clearer view of the

Group's profitability and cost structure, independent of the accounting treatment prescribed by IFRS 16. As such, Adjusted EBITDA enhances the comparability of operating performance across reporting periods and facilitates a more meaningful assessment of the Group's underlying business performance.

Definition of **EBITDA - Earnings Before Interest, Taxes, Depreciation & Amortization & Impairment** = Earnings before taxes +/- Financial and investment results (Total financial expenses + Total financial income + Share in the losses of associated companies) + Total depreciation/amortisation/impairment (tangible, intangible assets and right-of-use assets).

Definition of **EBITDA (adjusted) - Earnings Before Interest, Taxes, Depreciation & Amortization & Impairment, included lease expenses under IFRS 16:** = Profit before tax +/- Financial and investment results (Total finance costs + Total finance income + Share in losses of associates) + Total depreciation/amortisation/impairment (tangible, intangible assets and right-of-use assets) + Lease expenses (IFRS 16).

The most directly correlated fund item with the specific APMI (EBITDA) is the operating profit (EBIT) and the depreciation/amortisation/impairment. The Operating profits are presented in the line of the Income Statement and depreciation/amortisation/impairment is presented in total in the line of the Cash Flow Statement.

In more detail, the agreement of the selected APMI with the Group's financial statements for the corresponding period is as follows:

	Group	
	1/1-30/6/2026	**1/1-30/6/2025**
Profit /(Loss) before tax from continuing operations	**(1,181)**	**1,966**
Financial income/(expenses)	12,424	11,312
Gains/(losses) from associates	(12,819)	(7,293)
Total depreciation/impairment	29,267	24,776
Earnings before interest, taxes, depreciation/amortization (EBITDA)	**27,691**	**30,760**
(Plus) Lease Expenses (IFRS 16)	(24,660)	(22,102)
Operating results before taxes, financial and investment results, and total depreciation/impairment, increased by lease expenses (IFRS 16) / EBITDA-adjusted	**3,031**	**8,658**

	Sports Retail Sector (INTERSPORT and FOOTLOCKER Stores)	
	1/1-30/6/2026	**1/1-30/6/2025**
Profit /(Loss) before tax from continuing operations	**(4,848)**	**(1,601)**
Financial income/(expenses)	4,198	3,419
Gains/(losses) from associates	0	0
Total depreciation/impairment	14,001	11,712
Earnings before interest, taxes, depreciation/amortization (EBITDA)	**13,351**	**13,530**
(Plus) Lease Expenses (IFRS 16)	(11,224)	(9,522)
Operating results before taxes, financial and investment results, and total depreciation/impairment, increased by lease expenses (IFRS 16) / EBITDA-adjusted	**2,127**	**4,007**

	Retail Sector of Household Equipment and Furniture (IKEA Stores)	
	1/1-30/6/2026	**1/1-30/6/2025**
Profit /(Loss) before tax from continuing operations	**2,608**	**2,430**
Financial income/(expenses)	8,121	7,697
Gains/(losses) from associates	(6,699)	(1,861)
Total depreciation/impairment	14,395	12,369
Earnings before interest, taxes, depreciation/amortization (EBITDA)	**18,425**	**20,636**
(Plus) Lease Expenses (IFRS 16)	(12,889)	(12,048)
Operating results before taxes, financial and investment results, and total depreciation/impairment, increased by lease expenses (IFRS 16) / EBITDA-adjusted	**5,537**	**8,588**

Fourlis
GROUP OF COMPANIES

9. Sustainable Development (ESG - Environment/Society/Corporate Governance)

This Non-Financial Statement is part of the Annual Report of the Board of Directors and contains information on all the activities of FOURLIS Group, during the period 01/01/2026-30/06/2026, on the following thematic aspects:

- Business model,
- Main non-financial risks,
- Sustainability and ESG strategic priorities,
- Environmental issues/Climate change,
- Social and labor issues,
- Respect for human rights,
- Anti-corruption and issues related to bribery,
- Supply chain issues,
- Corporate Governance issues

9.1 Brief description of the business model

Fourlis Group maintains a strong presence in the retail sector across Southeastern Europe, operating a diversified business model based on exclusive franchise and licensing agreements with internationally recognized brands, including IKEA, INTERSPORT, Foot Locker and Holland & Barrett. Through these partnerships, the Group secures a strong geographical footprint, a diversified product portfolio and a high-quality customer experience.

Further information regarding the business environment, strategy, objectives, key developments and factors that may affect the Group's future performance is provided in the following section of the Board of Directors' Management Report:

Section 4. Operating performance-Important developments.

Section 6. Information about the Company’s prospected plan of development.

Section 7. Major threats and uncertainties faced by the Company, as well as in the following paragraphs.

Sustainable Development Policy and Strategy

The Fourlis Group has established a Sustainability Policy and Strategy, both approved by the Board of Directors, which are embedded in the Group’s strategic planning and decision-making processes. The Group’s approach is aligned with the requirements of the Corporate Sustainability Reporting Directive (CSRD), the European Sustainability Reporting Standards (ESRS), and the findings of the Double Materiality Assessment conducted in 2024 and updated in 2025. Through this process, the Group assesses its most significant impacts, risks, and opportunities relating to environmental, social, and governance (ESG) matters, both across its own operations and throughout its value chain.

Sustainable Development Oversight

The Board of Directors serves as the highest oversight body for the Group's sustainability matters. To further strengthen the governance of ESG matters, the Board has established a Sustainability Committee, which supports the Board in overseeing sustainability-related impacts, risks, and opportunities. The Committee is regularly updated on the progress of ESG initiatives, the outcomes of the due diligence process, and the achievement of relevant sustainability targets. In parallel, the Sustainability and Corporate Social Responsibility Department coordinates the relevant initiatives and works closely with the Group's companies to implement its sustainability strategy.

Shareholdingholder engagement

The FOURLIS Group defines its stakeholders as individuals or groups whose interests are affected, or may be affected, by its activities. The Group's key stakeholder groups are as follows: employees; shareholders, institutional investors and financial analysts; customers; suppliers and business partners; civil society; local communities; public authorities, regulatory bodies and the State; the business community; the media; and non-governmental organisations (NGOs).

Having identified and prioritised its stakeholders, the Group is committed to maintaining continuous and two-way engagement and communication with them, with the aim of ensuring a consistent flow of information to and from the Group regarding their needs, concerns and expectations. The role and views of the Group's stakeholders are key inputs into its efforts to improve its products and services, as well as to support its sustainable operations and long-term growth. Accordingly, the management of these matters and the setting of relevant objectives are discussed at Board of Directors level.

Materiality analysis

The Group conducts a Double Materiality Assessment in accordance with the requirements of the Corporate Sustainability Reporting Directive (CSRD) and the European Sustainability Reporting Standards (ESRS). In 2025, the assessment was updated through an evaluation of the material impacts, risks and opportunities (IROs), taking into consideration the Group's activities and its value chain. The findings of the assessment provide the basis for defining sustainability objectives, actions and disclosures. Further information is available in the 2025 Sustainability Report (www.fourlis.com).

9.2 Key non-financial risks

Risk Management

The Risk Management Unit is independent and reports operationally to the Board of Directors and administratively to the CEO. The Risk Manager has sufficient knowledge and experience and the ability to access all required sources of information. The Group has adopted the "Enterprise Risk Management" (ERM) methodology which facilitates and enables the organisation to identify, assess and manage risks through a structured approach. The methodology is based on the COSO (Committee of Sponsoring Organizations of the Treadway Commission) ERM framework, which provides guidance on how to incorporate ERM practices and captures the principles of implementation. Within this framework, risks were identified and assessed and recorded in the Company's Risk Register.

More specifically, the categories of risks are: Profitability & Liquidity, Reputation & Ethics, Society & People, Regulatory Compliance, Strategy, Customers, Health & Safety, Growth & Competition, Technology and Operations.

In addition to the aforementioned business risks, the Group systematically assesses risks related to climate change, rising energy costs, data privacy and cybersecurity, compliance with sustainability requirements, business ethics, and risk management across the value chain.

The most important non-financial risks identified within the Group are indicated below:

- The risk of non-compliance with the applicable sustainability agenda, as required by EU regulations, local regulations and/or the Group’s corporate policies, and the related impact on profitability and reputation.
- The risk of maintaining an ineffective Sustainability Strategy and the related impact on profitability and reputation.
- The risk of inadequate protection of employees and assets against hazardous events and the related reputational impact.
- The risk of unethical business practices and the related impact on reputation and profitability.
- The risk of human rights violations, including discrimination and unequal opportunities and treatment, and the related impact on reputation and profitability.
- The risk of failing to fulfil the Group’s corporate social responsibilities and the related impact on reputation and growth.
- The risk of failing to maintain an effective succession plan and the inability to attract and retain top talent, and the related impact on performance and growth.
- The risk of misalignment between the Group’s business strategy and its ESG (Environmental, Social and Governance) obligations, including Climate and Sustainability considerations, as well as corporate governance expectations, and the related impact on the Group’s financial performance and reputation.
- The risk arising from climate change, natural disasters and increasingly extreme weather conditions, and the related impact on growth, profitability and reputation.

- The risk that the action plan for reducing greenhouse gas (GHG) emissions may not be aligned with international targets or relevant scientific frameworks and sources, such as the Science Based Targets initiative (SBTi) and the Intergovernmental Panel on Climate Change (IPCC), thereby increasing the risk of non-compliance.
- The risk of increases in energy prices, for any reason, which could have an adverse impact on the Group's financial performance and key financial metrics.

9.3 Strategic Sustainable Development/ESG

The Group has established specific sustainability targets covering the Environmental, Social and Governance (ESG) pillars. These include the reduction of greenhouse gas (GHG) emissions, increased use of renewable energy sources, improved waste management, human capital development, the promotion of diversity and inclusion, as well as the integration of ESG criteria into the assessment of key suppliers.

The achievement of these targets is monitored on an annual basis and forms an integral part of the Group's overall sustainability strategy. Further information is provided in the Group's 2025 Sustainability Report (https://www.fourlis.com).

9.4 Environmental issues/Climate change

Fourlis Group implements initiatives to reduce Scope 1 and Scope 2 emissions through investments in renewable energy sources and energy efficiency upgrades to its facilities. Its targets and initiatives are aligned with the international ambition to achieve substantial emissions reductions by 2030, while the further integration of value chain emissions (Scope 3) into the target-setting process remains an area for future development.

Further information on the Group's strategy, policies, targets, initiatives and performance indicators relating to environmental matters and climate change is included in the 2025 Sustainability Report, which has been prepared in accordance with the requirements of the Corporate Sustainability Reporting Directive (CSRD) and the European Sustainability Reporting Standards (ESRS), and is available on the Group's corporate website (https://www.fourlis.com).

Resource Use and Circular Economy

The Fourlis Group seeks to use natural resources efficiently and to progressively strengthen the principles of the circular economy through initiatives aimed at waste prevention, recycling, the reuse of materials and responsible management of resources. In parallel, the Group implements initiatives to reduce food waste, including the Waste Watchers system operated in IKEA restaurants, and collaborates with certified service providers for the management and recovery of waste generated by its operations. Further information is provided in the 2025 Sustainability Report (https://www.fourlis.com).

9.5 Social and employee-related matters

People are a key factor in the Group's long-term growth. The Double Materiality Assessment identified talent attraction and retention, employee training and development, occupational health and safety, diversity, equal opportunities and employee well-being as material topics. The Group implements policies and initiatives that support professional development, continuous training, the creation of a safe and inclusive working environment, and the promotion of equality and respect for human rights. Further information on the relevant policies, initiatives and performance indicators is presented in the 2025 Sustainability Report (https://www.fourlis.com).
With the aim of raising employees' awareness of health and well-being matters and encouraging them to adopt a healthier lifestyle, the Group's Sustainable Development and Corporate Social Responsibility Division has been implementing the "EF ZIN" programme since 2010.

Employee Well-being at Work – "EF ZIN" Programme

The "EF ZIN" programme was launched by the Sustainable Development and Corporate Social Responsibility Division in 2010, with the primary objective of raising employees' awareness of health and well-being matters and encouraging them to adopt a healthy lifestyle. Under the "EF ZIN" programme, initiatives are implemented each year covering health and prevention, mental health, healthy nutrition, physical exercise and other related topics. The following provides a brief overview of some of the key initiatives implemented under the programme during the first half of 2026.
• Dietitian/Nutritionist Helpline: The free Dietitian/Nutritionist Helpline for the Group's employees in Greece and Cyprus continued to operate. Employees can contact the Helpline to receive personalised nutrition plans for weight management, guidance and tailored information on nutrition-related matters, as well as dietary approaches for health conditions requiring specialised nutritional management.
• Counselling Support Helpline: The Counselling/Psychological Support Helpline for the Group's employees in Greece and Cyprus continued to operate. The Helpline has been in operation since March 2020. This mental health service is provided free of charge to the Group's employees, in cooperation with specialised counsellors/psychologists. Employees and their family members (spouses and adult children) can call the Helpline anonymously to speak with counsellors/psychologists and receive

immediate counselling support and guidance, in complete confidentiality, on matters affecting their personal, family and professional lives. The Helpline operates 24/7/365.

• Online individual sessions with psychologists: The online individual psychological counselling sessions for employees in Greece and Cyprus, launched in 2022, continued to be available.

• Risk and crisis management training (Mental Health First Aid): The risk and crisis management training programmes (Mental Health First Aid), launched in 2024 for employees, continued. The training focuses on mental health in the workplace and is delivered by specialised and experienced mental health professionals. The objective of the training is to raise awareness and understanding of mental health issues in the workplace, highlight the role of managers and promote their commitment to supporting employees' mental health in their role as Leaders.

• Online fitness programme: The online Pilates fitness programme for the Group's employees in Greece continued. The programme is held twice a week in cooperation with experienced fitness instructors.

• Health/Well-being: In May, "Well-being Month" was held for the third consecutive year. As part of the initiative, employees in Greece had the opportunity to participate in a series of activities held at the Group companies' facilities, including therapeutic massage sessions, body composition analysis, yoga and meditation sessions, foot and leg relaxation sessions, an ergonomics seminar and other activities. The initiatives were implemented in cooperation with experienced and specialised partners.

• Sports Events: Group employees in Thessaloniki, Larissa, Patras and Bucharest participated in sporting events, namely the 20th International Thessaloniki Marathon "Alexander the Great", the 4th Patras Half Marathon, the 4th Run for Autism race and the Bucharest Half Marathon. Group employees in Attica also participated in the Commercial League basketball championship, while Group employees in Larissa participated in a hiking activity in Pavliani.

<u>Other initiatives for our people</u>

The following initiatives also continued:

• Lending libraries for FOURLIS Group employees at the facilities of the Group's companies. In June, a book competition was also held, giving employees the opportunity to win a book of their choice.

• Two scholarship programmes for students who are children of employees.

• Employee benefits supporting families and children (e.g. wedding and birth/adoption gift cards, additional paid leave for parents of children with disabilities, and one-off coverage of part of the expenses related to the purchase of necessary equipment).

• Summer employment programmes for employees' children.

• Employee recognition, contribution and reward programmes.

Consumers and End-users

The Fourlis Group is committed to providing safe products and services, a high level of customer service and effective protection of personal data. The Group has identified consumer health and safety, product quality and compliance, personal data protection, accessibility and the overall customer experience as material topics. In this context, procedures are implemented to ensure product safety, protect personal data, promote responsible communication and continuously improve customer service, with the aim of creating value and building relationships of trust with consumers. Further information is provided in the 2025 Sustainability Report (https://www.fourlis.com).

Active Social Contribution and Volunteering

The Group has identified its contribution to local communities and affected communities as a material topic. Its social responsibility initiatives focus on supporting vulnerable social groups, children and their families, combating food insecurity, strengthening social cohesion and promoting volunteering among employees.

Social responsibility is an integral part of the Group’s philosophy. The FOURLIS Group is committed to supporting the communities in which it operates through initiatives that promote education, health and social cohesion. In response to societal needs, the Group aims to be a force for positive change in people’s lives and aspires to create conditions of well-being for all, making a happy and sustainable life, filled with fulfilment, a reality for every individual and society.

In this context, the Group seeks to maintain an ongoing connection with citizens and the wider society in the countries in which it operates through established communication and consultation channels, with the aim of being informed about and understanding their needs.

The Group subsequently assesses and prioritises these needs and designs and implements programmes and initiatives based on criteria including the fulfilment of genuine and significant needs of each local community, as well as those most closely aligned with the Group’s Social Responsibility strategy (support for vulnerable social groups, particularly children), the number of beneficiaries and the nature of its activities.

Furthermore, in cases involving special circumstances (e.g. a pandemic or natural disasters), the Group either adapts its programmes or incorporates initiatives aimed at addressing such emergency needs, with the objective of providing relief to society and citizens.

The Sustainable Development and Corporate Social Responsibility Division maintains ongoing and close communication and cooperation with executives across all Group companies in order to jointly design, coordinate and implement these initiatives.

The following presents some of the key programmes and initiatives implemented during the first half of 2026 to support society:

• IKEA continued the implementation of the "Stations of Joy" programme, fully equipping municipal infant and childcare centres in the Municipalities of Thessaloniki and Igoumenitsa with IKEA products.
• IKEA continued to provide free equipment to help fulfil the wishes of children supported by Make-A-Wish Greece.
• As part of its cooperation with BOROUME, a non-profit organisation whose mission is to reduce food waste and combat food insecurity throughout Greece, the daily donation of unconsumed meals from IKEA store restaurants to institutions and organisations, for the provision of food to people in need, continued. A similar initiative is also implemented at the IKEA Cyprus store, where meals are donated to the Pancyprian Association of Single-Parent Families and Friends.

• INTERSPORT supported the 4th Midnight 3on3 Streetball, the wheelchair basketball mini-tournament organised by OSEKA in Monastiraki.
• INTERSPORT donated clothing and footwear to the "Mission Man" organisation to meet the needs of vulnerable populations.

Corporate Volunteering
• Voluntary blood donation drives were held in January and June 2026 at the facilities of the Group's companies in Greece and Cyprus.
• Group employees participated in volunteering initiatives supporting vulnerable social groups. Specifically, on the occasion of the Easter holidays, employees of IKEA Thessaloniki donated food, essential supplies and Easter candles to the Association of Friends of the Thessaloniki Psychiatric Hospital (PSNTH), as well as food and Easter eggs to the Greek Organisation for Welfare & Equality – Pnoi Elpidas. Employees of IKEA Alexandroupolis also donated food to the SOS Children's Villages in Alexandroupolis, while employees of IKEA Ioannina visited the Ioannina Unit for Persons with Disabilities, "Neomartyras Georgios" (Social Welfare Centre of the Epirus Region), where they made Easter candles together with the adults with disabilities hosted at the Centre and presented them with gifts.
Further information on the Group's social initiatives and their outcomes is presented in the 2025 Sustainability Report (https://www.fourlis.com).

9.6 Respect for Human Rights

The Fourlis Group recognises respect for human rights as a fundamental prerequisite for its sustainable operations and development. As part of the Double Materiality Assessment, topics relating to equal opportunities, diversity and inclusion, the prevention of discrimination and harassment, occupational health and safety, the protection of privacy and personal data, as well as respect for human rights throughout the supply chain, have been identified. The Group implements relevant policies and procedures, including the Human Rights Policy, the Equal Opportunities and Diversity Policy, the Code of Conduct and the whistleblowing mechanism, while also implementing initiatives that promote inclusion, employee awareness and equal access to development and career advancement opportunities. Further information is provided in the 2025 Sustainability Report (https://www.fourlis.com).

The Group has adopted:

- Code of Conduct / Code of Conduct Helpline – Anonymous Reporting System (whistleblowing)
- Supplier Code of Conduct
- Policy on Combating Discrimination, Violence and Harassment in the Workplace
- Rules of Operation
- Open Resourcing Policy and Procedure
- Health and Safety Policy
- The principles of the United Nations Global Compact (UN GLOBAL COMPACT):
    - safeguarding freedom of association,
    - eliminating child labour and forced labour,
    - eliminating discrimination in the workplace and throughout the supply chain.

The Group's Code of Conduct Helpline / Anonymous Reporting System (whistleblowing) operates on a 24/7 basis, enabling individuals to report, anonymously or by name, any concerns regarding violations of the Code of Conduct or non-compliance with applicable legislation, including matters relating to human rights.

The FOURLIS Group has an Equal Opportunities and Diversity Policy and a Suitability Policy for members of the Board of Directors, for which further information is available in the Corporate Governance Statement (https://www.fourlis.com).

In addition, during the first half of 2026, the FOURLIS Group continued to focus on Diversity & Inclusion matters by implementing the following initiatives:

- International Women's Day: The Group invited female employees in all countries in which it operates to participate in the celebration of International Women's Day (8 March) by sharing, through an internal communication platform, an achievement that made them feel proud. All participants received gifts. In addition, female FOURLIS Group employees in Attica attended a guided tour of the Frida Kahlo exhibition at the "Hellenic Cosmos" Cultural Centre.
- Mentoring Programme: With the aim of promoting women's empowerment, the six-month MENTORING programme for female employees of the Group in Greece continued with its third cycle. The programme provides an opportunity for the exchange of experiences, guidance and support, aiming to help women with a desire for professional development build confidence, showcase their talents and achieve their professional and personal goals. The third cycle of the MENTORING programme was addressed to 29

female employees of Group companies in Greece who are mothers, with the aim of supporting them in addressing challenges in the workplace and progressing in their careers. The programme was implemented in cooperation with the WHEN organisation.

• Employee awareness session on autism and inclusion, in cooperation with former international basketball player Dimitris Papnikolaou, a prominent autism awareness advocate in Greece.

• Cooperation with the Social Responsibility Association for Children and Youth (SKEP) and commencement of the development of an e-learning training programme for employees at the stores of the Group's companies, aimed at raising awareness of disability and improving customer service for people with disabilities. The e-learning programme is expected to be completed within 2026 and to commence implementation in 2027.

9.7 Anti-Corruption and bribery matters

The Fourlis Group implements policies and procedures that support business ethics, transparency and compliance with the applicable regulatory framework. The corporate governance framework includes, among other matters, policies for the prevention and combating of corruption and bribery, whistleblowing mechanisms, personal data protection procedures and the assessment of sustainability matters as part of the risk management framework. Further information on the relevant policies, initiatives and performance indicators is presented in the 2025 Sustainability Report.

The Group has identified business ethics, the prevention of corruption and bribery, compliance with the regulatory framework and transparency in business practices as material topics. To address the related risks, the Group implements corporate governance policies and procedures, whistleblowing mechanisms, regulatory compliance and internal control procedures, as well as training initiatives for employees.

With the aim of preventing and combating corruption, bribery and fraud, the Group has established and implements the following codes, regulations, policies and procedures, which also cover its subsidiaries and for which further information is available to all stakeholders at https://www.fourlis.com:

• Corporate Governance Code.

• Code of Conduct, which includes the Code of Conduct Helpline / Anonymous Reporting System (whistleblowing).

• Supplier Code of Conduct.

• Policy and Procedure for the Prevention, Identification and Management of Conflicts of Interest.

• Rules of Operation of the Board of Directors.

• Rules of Operation.

• Remuneration Policy and Report.

• Equal Opportunities and Diversity Policy.

• Suitability Policy.

• Policy for the Prevention and Combating of Money Laundering and the Financing of Terrorism.

• Due Diligence Procedure for Business Partners.

• Internal Control System Assessment Procedure.

• Compliance Procedure for Related-Party Transactions.

• Procedure for the Management of Fraud, Corruption or Bribery Incidents and for notifying Senior Management, the Internal Audit Division and the Regulatory Compliance Division.

In parallel, the Group has established the following committees and units to support both the Board of Directors and the Internal Control System. Further information is also available at https://www.fourlis.com:

• Audit Committee.

• Nomination and Remuneration Committee.

• Internal Audit Division.

• Regulatory Compliance Unit.

• Risk Management Unit.

• Information Systems Security Unit.

The above policies, regulations and procedures have been approved by the Group's Board of Directors and take into account the precautionary principle. The relevant information is available at www.fourlis.com, ensuring accessibility to all stakeholders. In addition, the Group has established a procedure for the management of each incident of fraud, corruption or bribery, with Senior Management, the Internal Audit Division and the Regulatory Compliance Division being informed in each case.

9.8 Supply chain issues

The Group recognises that the supply chain may generate significant impacts, risks and opportunities relating to environmental, social and governance matters. For this reason, it has implemented a Supplier Code of Conduct and business partner due diligence procedures, while progressively integrating sustainability criteria into the assessment and monitoring of its key suppliers. This approach aims to manage risks, enhance transparency and promote responsible business practices throughout the value chain.

The Fourlis Group manages its relationships with suppliers through an integrated framework of policies, procedures and assessment mechanisms aimed at ensuring transparency, integrity, fair treatment and responsible operations throughout the supply chain. The Procurement Policy, approved by the Board of Directors on 26 January 2026, applies to all procurement categories and establishes key principles including transparency, equal treatment, professionalism, compliance and sustainability. It is complemented by the Supplier Code of Conduct and the Ethical Compliance Statement, which commit both employees and business partners to avoiding conflicts of interest, refraining from accepting prohibited benefits and protecting confidential information.

The senior management function responsible for the implementation of the Group's Procurement Policy is the Procurement Division, which is responsible for overseeing, implementing and monitoring compliance with the Group's relevant procedures, requirements and standards.

9.9 Corporate Governance issues

In Greece, the corporate governance framework applicable to Greek companies with securities listed on a regulated market comprises, on the one hand, mandatory legal provisions and, on the other hand, the application of corporate governance principles and the adoption of best practices and recommendations through self-regulation. Specifically, it includes Law 4706/2020 (the "Corporate Governance Law"), the decisions of the Hellenic Capital Market Commission issued pursuant to the Corporate Governance Law, certain provisions of Law 4548/2018 on sociétés anonymes, as well as self-regulatory principles, best practices and recommendations incorporated into the Corporate Governance Code.

The Company complies with the Corporate Governance framework applicable to listed companies in Greece and has adopted additional corporate governance practices beyond the requirements of the law, as presented in the 2026 Corporate Governance Statement (Corporate Governance Statements – https://www.fourlis.com).

By resolution of its Board of Directors dated 16 July 2021, the Company voluntarily decided to apply the Hellenic Corporate Governance Code (June 2021), which was developed by the National Council for Corporate Governance (NCCG), a recognised and reputable body, based on a relevant decision of the Hellenic Capital Market Commission, in compliance also with the obligation arising from Article 17 of Law 4706/2020.

The Company has established and implements a procedure for the preparation and issuance of the consolidated and separate financial statements and the Financial Report.

The Board of Directors is composed as follows:

Chairman of the Board of Directors, Executive Member	Vasileios Fourlis, son of Stylianos
Vice Chairman of the Board of Directors, Executive Member	Dafni Fourli, daughter of Anastasios
Director, Independent Vice Chairman, Independent Non-Executive Member, Chairman of the Audit Committee and Member of the Nomination and Remuneration Committee	Stylianos Stefanou, son of Markos

Chief Executive Officer, Executive Member, Member of the Digital Transformation Committee and Member of the Sustainability Committee	Ioannis Vasilakos, son of Dimitrios
Director, Executive Member, Director of Sustainable Development and Corporate Social Responsibility, Chairwoman of the Sustainability Committee	Lida Fourli, daughter of Stylianos
Director, Independent Non-Executive Member, Member of the Audit Committee	Maria Georgalou, daughter of Sofoklis
Director, Independent Non-Executive Member, Member of the Audit Committee and Member of the Digital Transformation Committee	Stavroula Kampouridou, daughter of Alexandros
Director, Independent Non-Executive Member, Chairman of the Nomination and Remuneration Committee and Member of the Digital Transformation Committee	Nikolaos Lavidas, son of Panagiotis
Director, Independent Non-Executive Member, Chairman of the Digital Transformation Committee, Member of the Nomination and Remuneration Committee and Member of the Sustainability Committee	Konstantinos Paikos, son of Petros-Ilias

As at 30 June 2026, the Board of Directors comprises 9 members, 5 (56%) of whom were independent, while the gender representation was 44% female and 56% male.

The executive members of the Board of Directors are responsible for the day-to-day management of the Company and for overseeing the implementation of the decisions of the Board of Directors.

The non-executive members of the Board of Directors are responsible for overseeing the implementation of the decisions of the Board of Directors and for overseeing matters and areas assigned to them by resolution of the Board of Directors.

A non-executive member of the Board of Directors is considered independent provided that, at the time of appointment and throughout their term of office, they do not directly or indirectly hold voting rights exceeding 0.5% of the Company's share capital and are free from any financial, business, family or other relationships of dependence that may influence their decisions and their independent and objective judgement.

The Chairman of the Board of Directors coordinates the activities of the Board of Directors and presides over it.

The Vice Chairman of the Board of Directors deputises for the Chairman in all executive responsibilities in the event of the Chairman's absence or incapacity.

The Independent Vice Chairman supports the Chairman and acts as a liaison between the Chairman and the members of the Board of Directors. The Independent Vice Chairman oversees and ensures smooth and effective communication between the Board Committees and the Board of Directors. The Independent Vice Chairman coordinates the non-executive members of the Board of Directors, including the independent members, in fulfilling their duties.

The Chief Executive Officer is responsible for ensuring the smooth, efficient, lawful and effective operation of the Company, in accordance with the strategic objectives, business plans and action programme established by resolutions of the Board of Directors and the General Meeting, as well as the applicable legal and regulatory framework. The Chief Executive Officer participates in and reports to the Company's Board of Directors and implements the Company's strategic priorities and significant decisions.

The Board of Directors and its Committees are supported by a competent, specialised and experienced Corporate Secretary. The role of the Corporate Secretary is to provide practical support to the Chairman and the other members of the Board of Directors, collectively and individually, with a view to ensuring that the Board of Directors operates in compliance with the Company's internal rules and the applicable laws and regulations.

The operation of the Board of Directors is described in detail in the Rules of Operation of the Company's Board of Directors.

The operation of the Board of Directors is supported by four Committees: the Audit Committee, the Nomination and Remuneration Committee, the Digital Transformation Committee and the Sustainability Committee.

Audit Committee

The Audit Committee is composed as follows:

Independent Vice Chairman, Independent Non-Executive Member, Chairman of the Audit Committee and Member of the Nomination and Remuneration Committee	Stylianos Stefanou, son of Markos
Director, Independent Non-Executive Member, Member of the Audit Committee	Maria Georgalou, daughter of Sofoklis
Director, Independent Non-Executive Member, Member of the Audit Committee and Member of the Digital Transformation Committee	Stavroula Kampouridou, daughter of Alexandros

The Audit Committee operates in accordance with Article 44 of Law 4449/2017, as amended by Article 74 of Law 4706/2020, Articles 10, 15, and 16 of Law 4706/2020 and EU Regulation No. 537/2014, the Greek Corporate Governance Code, which the Company has voluntarily adopted (https://www.esed.org.gr), and the provisions of the Company's Operating Regulations.

The operation of the Audit Committee is described in detail in the Audit Committee Charter, which is approved by the Company's Board of Directors and published on the Company's website (https://www.fourlis.com).

Nomination and Remuneration Committee

The Nomination and Remuneration Committee is composed as follows:

Vice Chairman, Independent Non-Executive Member, Chairman of the Nomination and Remuneration Committee and Member of the Digital Transformation Committee	Nikolaos Lavidas, son of Panagiotis
Director, Independent Non-Executive Member, Chairman of the Audit Committee and Member of the Nomination and Remuneration Committee	Stylianos Stefanou, son of Markos
Director, Independent Non-Executive Member, Chairman of the Digital Transformation Committee, Member of the Nomination and Remuneration Committee and Member of the Sustainability Committee	Konstantinos Paikos, son of Petros-Ilias

The Company's Nomination and Compensation Committee has been established to support the Board of Directors in fulfilling its obligations to the shareholders, regarding ensuring that the nomination of candidates for the Board of Directors is conducted on a merit-based basis and according to objective criteria, so as to ensure the smooth succession of its members as well as senior executives for the long-term success of the Company. As part of its role, the Nomination and Compensation Committee identifies and recommends to the Board of Directors individuals suitable for appointment as Board members, based on a procedure set forth in its Operating Regulations. In selecting candidates, it takes into account the factors and criteria established by the Company, in accordance with the Suitability Policy it has adopted.

The Nomination and Compensation Committee makes recommendations to the Board of Directors regarding the Compensation Policy, which is submitted to the General Meeting for approval (Law 4548/2018, Art. 112) and the compensation of individuals falling within the scope of the Compensation Policy and the Company's executive officers, in particular the head of the internal audit unit, and reviews the information included in the final draft of the annual compensation report, providing its opinion to the Board of Directors prior to the report's submission to the General Meeting. The Company's compensation policy and practices are characterized by fairness and accountability and clearly link the Company's performance to that of the individual.

The operation of the Nomination and Remuneration Committee of the Board of Directors is described in detail in the Committee's Charter, which is approved by the Company's Board of Directors and published on the Company's website (https://www.fourlis.com).

Digital Transformation Committee

The Digital Transformation Committee is composed as follows:

Director, Independent Non-Executive Member, Chairman of the Digital Transformation Committee, Member of the Nomination and Remuneration Committee and Member of the Sustainability Committee	Konstantinos Paikos, son of Petros-Ilias
Vice Chairman, Independent Non-Executive Member, Chairman of the Nomination and Remuneration Committee and Member of the Digital Transformation Committee	Nikolaos Lavidas, son of Panagiotis
Director, Independent Non-Executive Member, Member of the Audit Committee and Member of the Digital Transformation Committee	Stavroula Kampouridou, daughter of Alexandros
Chief Executive Officer, Executive Member and Member of the Digital Transformation Committee	Ioannis Vasilakos, son of Dimitrios

The primary mission of the Digital Transformation Committee is to act as an advisory body to the Board of Directors on matters relating to monitoring developments in the fields of digital technology, security and innovation, and their application across the Group, leveraging the benefits they offer to facilitate the achievement of the Group's strategic objectives.

Sustainability Committee

The Sustainability Committee is composed as follows:

Director, Executive Member, Director of Sustainable Development and Corporate Social Responsibility and Chairwoman of the Sustainability Committee	Lida Fourli, daughter of Stylianos
Chief Executive Officer, Executive Member and Member of the Digital Transformation Committee	Ioannis Vasilakos, son of Dimitrios
Director, Independent Non-Executive Member, Chairman of the Digital Transformation Committee, Member of the Nomination and Remuneration Committee and Member of the Sustainability Committee	Konstantinos Paikos, son of Petros-Ilias

The Sustainability Committee is responsible for overseeing the Group's significant impacts, risks and opportunities relating to sustainability matters and is informed about the implementation of sustainability due diligence processes, as well as the effectiveness of the Group's policies, initiatives, measurements and ESG targets. The Sustainability Committee recommends sustainability objectives and strategy to the Board of Directors, monitors the preparation process of the Sustainability Report and cooperates with the Audit Committee in recommending its approval by the Board of Directors. The Sustainability Committee monitors sustainability indicators and presents them to the Board of Directors.

Executive Committee

In addition to the above Board Committees, an Executive Committee has been established and operates within the Company, with an advisory and recommendatory role, as well as an executive role to the extent that specific executive responsibilities are assigned to it by the Board of Directors.

Corporate Governance System

The Company's Corporate Governance System includes:

• Policy on Combating Discrimination, Violence and Harassment in the Workplace

• Supplier Code of Conduct

• Human Rights Policy

• Equal Opportunities and Diversity Policy (Diversity Policy)

• Sustainability Strategy and Policy (Sustainability Policy)

• Sustainability Due Diligence Policy

• Related-Party Transactions Policy

• Policy and Procedure for the Prevention, Identification and Management of Conflicts of Interest

• Remuneration Policy

• Fit and Proper Policy for Members of the Board of Directors (Fit and Proper Policy)

• Health and Safety Policy

• Code of Conduct

• Ethical Statement of Compliance

• Rules of Operation

• Risk Management System

• Internal Control System (ICS)

• Regulatory Compliance System

• Supplier Acceptance Due Diligence Policy

• Internal Audit Unit

• Shareholders' Services and Corporate Announcements Unit

• Information Security Unit

The Corporate Governance System (CGS) assessment is conducted periodically at least once every three years. The first assessment period covered the period from July 17, 2021, to December 31, 2022, and was conducted from May through August 2023. The second evaluation period covered the period from January 1, 2023, to December 31, 2025, and was completed in February 2026. The adequacy of the CGS is assessed based on the International Professional Practices Framework for Internal Auditing (Institute of Internal Auditors: The International Professional Practices Framework).

The CGS assessment is performed internally by the Company's Internal Audit Division (hereinafter "IAD"), with the support of any other relevant Divisions as required and under the supervision of the Audit Committee. Every six years, the assessment may be performed by an external assessor following an external engagement.

The Company has established and implements a Policy and Procedure for Conflicts of Interest in accordance with Article 14 of Law 4706/2020, any amendments to which are approved by the Company's Board of Directors.

The Company's policy and principles for determining the remuneration of executive and non-executive members of the Board of Directors, as well as the methodology for determining remuneration, including the quantitative and qualitative criteria taken into consideration, are set out in the Remuneration Policy. The latest revision of the Remuneration Policy was approved by the Annual General Meeting held on 20 June 2025 and has been published on the Company's website https://www.fourlis.com.

Code of Conduct Helpline – Anonymous Reporting System (Whistleblowing)

The Company complies with Directive (EU) 2019/1937 of the European Parliament and of the Council, as transposed into Greek Law 4990/2022, concerning the protection of persons who report breaches of Union law. The framework provides for the establishment of internal and external reporting channels for breaches of Union law, the protection of persons reporting such breaches, the organisation of the reporting and follow-up process, and the sanctions applicable in the event of violations.

With due regard to the fundamental rights to freedom of expression and information, protection of personal data, freedom of enterprise and good administration, consumer protection, public health and environmental protection, and with the aim of ensuring a high level of protection for persons reporting breaches of law and regulations, the Company has established the Code of Conduct Helpline – Anonymous Reporting System (Whistleblowing). This system comprises internal reporting channels and procedures for the follow-up of reports concerning breaches relating to:

o Product safety and compliance,

o Environmental protection,

o Food safety,

o Public health protection,

o Consumer protection,

o Privacy and personal data protection,

o Rules and provisions of corporate tax legislation.

The Company has an updated Rules of Operation in accordance with Article 14 of Law 4706/2020.

The Company applies an Enterprise Risk Management Methodology for the management of its risks, which is based on the COSO Framework.

The Company's Internal Control System (ICS) comprises all policies, procedures, duties, behaviours and other elements that characterise the Company and are implemented by the Board of Directors, Management and other employees. The Company has established a specific procedure for the periodic assessment of the Internal Control System (ICS) by an objective, independent, duly certified and adequately experienced assessor, as provided for under Articles 9 and 14 of Law 4706/2020 and further specified by Hellenic Capital Market Commission Decision 1/891/30.9.2020.

The Company has a Regulatory Compliance Division whose primary responsibility is to ensure the Company's compliance with the applicable institutional and supervisory framework governing its business activities and operations.

The Company performs legality and integrity checks on its external business partners.

The Internal Audit Unit operates in accordance with Articles 15 and 16 of Law 4706/2020, the Hellenic Corporate Governance Code voluntarily adopted by the Company (http://www.helex.gr/el/esed) and the provisions of the Company's Rules of Operation. The operation of the Internal Audit Unit is described in detail in the Internal Audit Unit's Rules of Operation (Audit Committee Charter), which is approved by the Company's Board of Directors and published on the Company's website (https://www.fourlis.com).

The Company has an Information Security Policy. The purpose of the policy is to document the general rules established by the Group for the implementation of its information security strategy. These general rules, as defined in the Information Security Policy, are further formalised through individual policies established for each specific area.

The Company has a Fit and Proper Policy for members of the Board of Directors, which is approved by its Board of Directors and submitted for final approval to the Company's General Meeting of Shareholders. The second version of the Fit and Proper Policy for members of the Board of Directors, in accordance with the requirements of Law 4706/2020, was approved by the Annual General Meeting of Shareholders held on 20 June 2025 and is published on the Company's website (https://www.fourlis.com).

10. Related parties transactions

Transactions with related parties are referred to in detail in Note 20 of the Interim Condensed Financial Statements for the period 1/1 – 30/6/2026.

11. Human resources employed

The number of the Group's employed human resources on 30/6/2026 is 4,487 people (4,387 on 30/6/2025). Correspondingly, the Company's human resources on 30/6/2026 are 160 people (132 on 30/6/2025).

12. Transactions and remuneration of managers and members of the Management

The transactions and remuneration of the directors and members of the Management are referred to in detail in Note 20 of the Interim Condensed Financial Statements for the period 1/1 – 30/6/2026.

13. Own shares

The Company did not hold any treasury shares as at 30 June 2026 and did not purchase or sell any treasury shares during the respective period.

14. Significant events after the reporting date of the Interim Financial Statements for the period from 1 January to 30 June 2026

There are no other events subsequent to 30 June 2026 that have a significant impact on the financial position and results of the Group, other than the following:

At the Extraordinary General Meeting of WELLNESS MARKET, a Single-Member Public Limited Company, held on July 22, 2026, it was resolved to increase the Company's share capital by the amount of two million one hundred thousand euros (2,100,000.00) from the sole shareholder, FOURLIS S.A. HOLDINGS through the issuance of two million one hundred thousand new common registered voting shares, with a par value of one euro (1.00) each.

In an announcement to the Athens Stock Exchange on August 3, 2026, FOURLIS S.A. HOLDINGS announced that, as part of its share buyback program, it acquired a total of 35,000 treasury shares on Euronext Athens during the period from July 27 to July 31, 2026, for a total consideration of one hundred forty-three thousand five hundred eighteen euros and forty-seven cents (143,518.47). Following the aforementioned purchase, the Company holds 56,000 treasury shares, representing 0.11% of the Company's total shares.

On August 7, 2026, FOURLIS S.A. HOLDINGS announced that it intends to enter into an agreement to transfer the Group's 50% indirect stake in SOFIA SOUTH RING MALL EAD, the owner and operator of the Sofia South Ring Mall shopping center in Bulgaria. The transaction will be carried out through the subsidiary Wyldes Ltd, which will transfer the relevant stake to Trade Estates Cyprus SSRM Ltd, a subsidiary of Trade Estates REIC, for a total consideration of 49.35 million euros. Based on the information available as of the date of approval of these condensed interim financial statements, Management estimates that the completion of the transaction will result in a gain of approximately 9.3 million euros for the Group. The final outcome of the transaction will be finalized on the date of its completion and may vary, as it will depend, among other factors, on the financial results of the investment up to the date of completion of the transfer.

After June 30, 2026, the Group accelerated the implementation of strategic initiatives aimed at strengthening its operating model, improving productivity, and achieving recurring benefits starting in 2027 and beyond. These initiatives include the completion of the shared services platform, organizational restructuring, and the centralization of operations in selected markets, including Romania. The total estimated cost of these measures amounts to approximately 3.7 million euros, of which approximately 3.4 million euros relate to a voluntary employee separation program and approximately 0.3 million euros relate to the reorganization in Romania.

Finally, as part of the rational management of its real estate assets, the Group took steps to resolve outstanding encumbrances on properties in Peristeri and approved the sale of a non-operational property for a consideration of 220,000 euros. These actions are part of the broader policy of monetizing assets that are not directly related to the Group's core business activities.

Kifisia, 7 September 2026

The Board of Directors

The Interim Condensed Financial Statements (Consolidated and Corporate) set out on pages 52 to 99 have been prepared in accordance with the International Financial Reporting Standards as adopted by the European Union, approved by the Board of Directors on 7/9/2026 and signed by:

The President of the Board of Directors	The Chief Executive Officer
Vassilios St. Fourlis	Ioannis Dim. Vassilakos
ID/ AM - 587167	ID/AB-602945

The Chief Financial Officer	Head of Finance Opertations
Anastasia – Stavroula Latsou	Efstathios Stefas
ID/ AA-128208	ID/ AI - 988547
	NO. DD. O.E.E. 0091205 Class A

Report on Review of Interim Financial Information

To the Board of Directors of "FOURLIS HOLDINGS S.A."

Introduction

We have reviewed the accompanying condensed company and consolidated statement of financial position of Fourlis Holdings SA, as of 30 June 2026 and the related condensed company and consolidated statements of Income Statement, Comprehensive income, Changes in Equity and Cash Flow statements for the six-month period then ended, and the selected explanatory notes that comprise the interim condensed financial information and which form an integral part of the six-month financial report as required by L.3556/2007.

Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Financial Reporting Standards as they have been adopted by the European Union and applied to interim financial reporting (International Accounting Standard "IAS 34"). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing, as they have been transposed into Greek Law and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Report on Other Legal and Regulatory Requirements

Our review has not revealed any material inconsistency or misstatement in the statements of the members of the Board of Directors and the information of the six-month Board of Directors Report, as defined in articles 5 and 5a of Law 3556/2007, in relation to the accompanying condensed interim financial information.

Athens, 7 September 2026

The Certified Chartered Accountant

Manolis Michalios

SOEL Reg No. 25131

Chartered Accountants Management Consultants
58, Katehaki Av., 115 25 Athens, Greece
Registry Number SOEL 127

Fourlis
GROUP OF COMPANIES

Interim Condensed Statement of Financial Position (Consolidated and Separate) as at June 30, 2026 and as at December 31, 2025

(In thousands of Euros, unless otherwise stated)

		Group		Company	
Assets	**Note**	**30/06/2026**	**31/12/2025**	**30/06/2026**	**31/12/2025**
Non-current Assets					
Property plant and equipment	6,7	94,472	91,652	2,718	2,294
Right of use assets	6,8	416,659	380,389	2,690	2,955
Investment Property		207	207	0	0
Intangible Assets	10	10,176	10,749	429	359
Goodwill from acquisition of subsidiary		6,818	6,818	0	0
Investments		202,216	196,802	174,993	175,853
Net investment in the subleases	8	2,918	3,103	0	0
Long Term receivables		3,328	2,925	158	157
Deferred Taxes		13,510	12,803	204	218
Total non-current assets		**750,303**	**705,446**	**181,193**	**181,837**
Current assets					
Inventory		157,315	143,179	0	0
Income tax receivable		884	791	3	3
Trade receivables		4,998	4,357	1,607	2,363
Other receivables		20,360	15,623	3,427	842
Cash & cash equivalent		46,980	43,242	2,834	1,011
Total current assets		**230,537**	**207,192**	**7,872**	**4,217**
Total Assets		**980,841**	**912,639**	**189,065**	**186,055**
SHAREHOLDERS EQUITY & LIABILITIES					
Shareholders equity					
Share Capital	11	52,132	51,890	52,132	51,890
Share premium reserve		6,106	6,351	6,676	6,921
Reserves		48,624	47,808	33,182	31,906
Retained earnings		102,545	112,757	72,893	82,982
Total Equity (a)		**209,407**	**218,806**	**164,883**	**173,698**
LIABILITIES					
Non Current Liabilities					
Non - current loans	6,14	44,956	77,168	19	22
Lease liabilities	6,15	420,060	383,869	2,249	2,514
Employee retirement benefits		7,858	7,657	656	716
Other non-current liabilities		189	140	130	82
Total non current Liabilities		**473,063**	**468,835**	**3,055**	**3,333**
Current Liabilities					
Short term loans for working capital	14	16,343	7,073	0	0
Current portion of non-current loans and borrowings	14	109,784	52,224	0	0
Short term portion of long term lease liabilities	15	35,145	30,905	622	607
Current tax liabilities		2,991	3,474	0	556
Accounts payable and other current liabilities		134,106	131,322	20,504	7,861
Total current Liabilities		**298,370**	**224,999**	**21,126**	**9,024**
Total liabilities (b)		**771,433**	**693,833**	**24,182**	**12,357**
Total Equity & Liabilities (a) + (b)		**980,840**	**912,639**	**189,065**	**186,055**

The accompanying notes are an integral part of the Interim Condensed Financial Statements.

Fourlis
GROUP OF COMPANIES

Interim Condensed Income Statement (Consolidated) for the period 1/1 to 30/6/2026 and 1/1 – 30/6/2025

(In thousands of Euros, unless otherwise stated)

		Group	
	Note	1/1-30/6/2026	1/1-30/6/2025
Revenue	6	284,031	263,984
Cost of Goods Sold	6	(151,463)	(137,617)
Gross Profit		**132,568**	**126,367**
Other income	6	7,878	8,562
Distribution expenses	6	(115,794)	(103,377)
Administrative expenses	6	(25,352)	(25,280)
Other operating expenses	6	(876)	(288)
(Loss)/Operating Profit from continued operations		**(1,576)**	**5,984**
Total finance cost	6	(12,948)	(11,480)
Total finance income	6	524	168
Contribution associate companies profit and loss		2,693	7,603
Profit/(Losses) on disposal and measurement of subsidiaries		10,126	(309)
(Loss)/Profit before Tax		**(1,181)**	**1,966**
Tax	16	(492)	(72)
Net Profit from continued operations (A)		**(1,673)**	**1,893**
Discontinued Operations			
Net Profit from discontinued operations (B)		**0**	**7,556**
Net Profit (A+B)		**(1,673)**	**9,450**
Attributable to :			
Equity holders of the parent		(1,673)	9,038
Non controlling interest		0	412
Net Profit (A+B)		**(1,673)**	**9,450**
Earnings per Share			
Basic Earningsper Share (in Euro)	17	(0.0321)	0.1767
Diluted Earnings per Share (in Euro)	17	(0.0317)	0.1702
Earnings per Share from continued operations			
Basic Earningsper Share (in Euro)	17	(0.0321)	0.0370
Diluted Earnings per Share (in Euro)	17	(0.0317)	0.0357
Earnings per Share from discontinued operations			
Basic Earningsper Share (in Euro)	17	0.00	0.1397
Diluted Earnings per Share (in Euro)	17	0.00	0.1345

Sales revenue is understood as revenue from contracts with customers.
The attached notes are an integral part of the Interim Condensed Financial Statements.

Fourlis
GROUP OF COMPANIES

Interim Condensed Statement of Comprehensive Income (Consolidated) for the period 1/1 to 30/6/2026 and 1/1 – 30/6/2025

(In thousands of Euros, unless otherwise stated)

		Group	
	Note	**1/1-30/6/2026**	**1/1-30/6/2025**
Net (Loss)/ Profit (A)		**(1,673)**	**9,450**
Other comprehensive income/(loss)			
Other comprehensive income transferred to the income statement after taxes			
Exchange rate differences		(460)	(233)
Effective portion of changes in fair value of cash flow hedges		0	(776)
Total Other comprehensive income transferred to the income statement		**(460)**	**(1,009)**
Other comprehensive income not transferred to the income statement after taxes			
Actuarial (losses) on defined benefit pension plan		0	(41)
Total Other comprehensive income not transferred to the income statement		**0**	**(41)**
Comprehensive (Losses) / Income after Tax (B)		**(460)**	**(1,051)**
Total Comprehensive (Losses) / income after tax (A) + (B)		**(2,133)**	**8,399**
Attributable to:			
Equity holders of the parent		(2,133)	7,987
Non controlling interest		0	412
Total Comprehensive (Losses) / Income after tax (A) + (B)		**(2,133)**	**8,399**

The accompanying notes are an integral part of the Interim Condensed Financial Statements.

Interim Condensed Income Statement (Separate) for the period 1/1 to 30/6/2026 and 1/1 – 30/6/2025

(In thousands of Euros, unless otherwise stated)

		Company	
	Note	**1/1-30/6/2026**	**1/1-30/6/2025**
Revenue	6	2,441	2,508
Cost of Goods Sold	6	(1,248)	(2,323)
Gross Profit		**1,193**	**185**
Other income	6	1,730	1,765
Administrative expenses	6	(5,866)	(4,369)
Depreciation/Amortisation (Administration)	6	(463)	(461)
Other operating expenses	6	(236)	(10)
Operating losses		**(3,641)**	**(2,889)**
Total finance cost	6	(76)	(88)
Total finance income		3	0
Dividends		3,438	24,691
Contribution to losses of subsidiary sale		(1,220)	(309)
Profit/(Loss) before Tax		**(1,497)**	**21,404**
Income tax		(14)	(8)
Net(Loss)/Profit		**(1,511)**	**21,397**

Revenue is defined as income from contracts with customers.
The accompanying notes are an integral part of the Interim Condensed Financial Statements.

Fourlis GROUP OF COMPANIES

Interim Condensed Statement of Comprehensive Income (Separate) for the period 1/1 to 30/6/2026 and 1/1 – 30/6/2025

(In thousands of Euros, unless otherwise stated)

		Company	
	Note	**1/1-30/6/2026**	**1/1-30/6/2025**
Net Profit (A)		**(1,511)**	**21,397**
Other comprehensive (loss)/ income			
Other comprehensive income not transferred to the income statement after taxes			
Actuarial (losses) / gains on defined benefit pension plan		0	0
Total other comprehensive income not transferred to the income statement		**0**	**0**
Comprehensive (losses)/income after Tax (B)		**0**	**0**
Total comprehensive income/(losses) after tax (A) + (B)		**(1,511)**	**21,397**
Attributable to :			
Equity holders of the parent		(1,511)	21,397
Total comprehensive income/(losses) after Tax (A) + (B)		**(1,511)**	**21,397**

The accompanying notes are an integral part of the Interim Condensed Financial Statements.

Fourlis
GROUP OF COMPANIES

Interim Condensed Statement of Changes in Equity (Consolidated)
for the period 1/1 to 30/6/2026 and 1/1 - 30/6/2025

(In thousands of Euros, unless otherwise stated)

	Note	Share Capital	Share premium reserves	Reserves	Revaluation Reserves	Foreign exchange diff. from Statement of Financial Position transl. reserves	Retained earnings / (Accumulated losses)	Total (a)	Non controlling interest (b)	Total Equity
Balance at 1.1.2025		**53,360**	**13,798**	**45,949**	**722**	**(5,023)**	**89,441**	**198,248**	**105,481**	**303,729**
Total comprehensive income/(loss) for the period										
Profit							9,038	9,038	412	9,450
Foreign currency translation from foreign operations				(233)				(233)		(233)
Effective portion of changes in fair value of cash flow hedges				(776)				(776)		(776)
Actuarial (losses) gains on defined benefit pension plan							(41)	(41)		(41)
Total comprehensive income/(loss)		**0**	**0**	**(1,009)**	**0**	**0**	**(41)**	**(1,051)**	**0**	**(1,051)**
Total comprehensive income/(loss) after taxes		**0**	**0**	**(1,009)**	**0**	**0**	**8,996**	**7,987**	**412**	**8,399**
Transactions with shareholders recorded directly in equity										
Share Capital Increase		382	(382)	0	0	0	0	0	0	0
SOP Reserve		0	0	989	0	0	0	989	18	1,006
Formation of reserve		0	0	(3,114)	0	0	37	(3,077)	(105,911)	(108,988)
Share Capital Reduction		(2,607)	(7,022)	9,629	0	0	0	0	0	0
Net Income directly booked in the statement movement in Equity		0	(38)	(1,362)	0	0	1,034	(365)	0	(365)
Dividends		0	0	0	0	0	(8,022)	(8,022)	0	(8,022)
Total transactions with shareholders		**(2,225)**	**(7,441)**	**6,142**	**0**	**0**	**(6,952)**	**(10,476)**	**(105,893)**	**(116,369)**
Balance at 30.6.2025		**51,135**	**6,357**	**51,081**	**722**	**(5,023)**	**91,486**	**195,758**	**0**	**195,758**
Balance at 1.1.2026		**51,890**	**6,351**	**53,221**	**0**	**(5,413)**	**112,757**	**218,806**	**0**	**218,806**
Total comprehensive income for the period										
Profit		0	0	0	0	0	(1,673)	(1,673)	0	(1,673)
Foreign exchange differences		0	0	0	0	(460)	0	(460)	0	(460)
Total comprehensive income/(loss)		**0**	**0**	**0**	**0**	**(460)**	**0**	**(460)**	**0**	**(460)**
Total comprehensive income/(loss) after taxes		**0**	**0**	**0**	**0**	**(460)**	**(1,673)**	**(2,133)**	**0**	**(2,133)**
Transactions with shareholders, recorded directly in equity										
Share Capital Increase		243	(243)	0	0	0	0	0	0	0
SOP Reserve		0	0	482	0	0	0	482	0	482
Formation of reserve		0	0	794	0	0	(794)	0	0	0
Net Income directly booked in the statement movement in Equity		0	(2)	0	0	0	38	36	0	36
Dividends	12	0	0	0	0	0	(7,783)	(7,783)	0	(7,783)
Total transactions with shareholders		**243**	**(245)**	**1,276**	**0**	**0**	**(8,539)**	**(7,265)**	**0**	**(7,265)**
Balance at 30.6.2026		**52,132**	**6,106**	**54,497**	**0**	**(5,873)**	**102,545**	**209,407**	**0**	**209,407**

The accompanying notes are an integral part of the Interim Condensed Financial Statements.

Interim Condensed Statement of Changes in Equity (Separate) for the period 1/1 to 30/6/2026 and 1/1 - 30/6/2025

(In thousands of Euros, unless otherwise stated)

	Note	Share Capital	Share premium reserves	Reserves	Retained earnings / (Accumulated losses)	Total (a)
Balance at 1.1.2025		**53,360**	**14,327**	**21,217**	**75,700**	**164,604**
Total comprehensive income/(loss) for the period						
Profit		0	0	0	21,397	21,397
Actuarial (losses) gains on defined benefit pension plan		0	0	0	0	0
Total comprehensive income/(loss)		**0**	**0**	**0**	**0**	**0**
Total comprehensive income/(loss) after taxes		**0**	**0**	**0**	**21,397**	**21,397**
Transactions with shareholders recorded directly in equity						
Share Capital Increase		382	(382)	0	0	0
SOP Reserve		0	0	1,006	0	1,006
Formation of reserve		0	0	409	0	409
Net Income directly booked in the statement movement in Equity		0	(2)	0	0	(2)
Share Capital Reduction		(2,607)	(7,022)	9,629	0	0
Dividends		0	0	0	(8,022)	(8,022)
Sales/(Purchases) of own shares		0	0	(1,362)	0	(1,362)
Total transactions with shareholders		**(2,225)**	**(7,405)**	**9,682**	**(8,022)**	**(7,970)**
Balance at 30.6.2025		**51,135**	**6,922**	**30,900**	**89,074**	**178,031**
Balance at 1.1.2026		**51,890**	**6,921**	**31,906**	**82,982**	**173,698**
Profit		0	0	0	(1,511)	(1,511)
Total comprehensive income/(loss)		**0**	**0**	**0**	**(1,511)**	**(1,511)**
Total comprehensive income/(loss) after taxes		**0**	**0**	**0**	**(1,511)**	**(1,511)**
Transactions with shareholders, recorded directly in equity						
SOP Reserve		0	0	482	0	482
Share Capital Increase	13	243	(243)	0	0	0
Formation of reserve		0	0	794	(794)	0
Net Income directly booked in the statement movement in Equity		0	(2)	0	0	(2)
Dividends		0	0	0	(7,783)	(7,783)
Total transactions with shareholders		**243**	**(245)**	**1,276**	**(8,577)**	**(7,303)**
Balance at 30.6.2026		**52,133**	**6,676**	**33,182**	**72,893**	**164,883**

The accompanying notes are an integral part of the Interim Condensed Financial Statements.

Interim Condensed Statement of Cash Flows (Consolidated and Separate) for the period 1/1 to 30/6/2026 and 1/1 - 30/6/2025

(In thousands of Euros, unless otherwise stated)

	Note	Group 1/1 - 30/6/2026	Group 1/1- 30/6/2025	Company 1/1 - 30/6/2026	Company 1/1- 30/6/2025
Operating Activities					
(Loss)/Profit before taxes from continued operations	6	(1,181)	1,966	(1,497)	21,404
(Loss)/Profit before taxes from discontinued operations			7,791	0	0
Adjustments for					
Depreciation/ valuation of investment	6	29,267	23,893	463	461
Provisions		687	1,331	62	215
Foreign exchange differences		952	789	0	0
Results (Income, expenses, profit and loss) from investment activity		(12,885)	(13,967)	(2,220)	(24,691)
Interest Expense		11,911	11,040	76	88
Plus/less adj for changes in working capital related to the operating activities					
(Increase) / decrease in inventory		(14,764)	(26,741)	0	0
(Increase) / decrease in trade and other receivables		(5,700)	5,654	(1,831)	326
Increase / (decrease) in liabilities (excluding banks)		(4,593)	(559)	4,909	2,697
Less					
Interest paid		(12,648)	(11,411)	(76)	(88)
Income taxes paid		(1,708)	(2,418)	(556)	0
Net cash generated from operations (a)		**(10,664)**	**(2,633)**	**(671)**	**412**
Investing Activities					
Purchase or Share capital increase of subsidiaries and related companies		(0)	(5,580)	0	(8,029)
Purchase of tangible and intangible fixed assets		(12,051)	(12,947)	(635)	(544)
Proceeds from disposal of tangible and intangible assets		54	68	0	0
Addition of other investments		0	(933)	0	0
Interest Received		52	86	3	0
Proceeds from the sale of subsidiaries and associates		0	28,450	0	0
Proceeds from dividends		7,444	3,772	3,438	16,990
Loans provided to subsidiaries and associates		0	(2,000)	0	0
Investing Activities		0	2,768	0	0
Total (outflow) / inflow from investing activities (b)		**(4,500)**	**13,684**	**2,806**	**8,417**
Financing Activities					
Payments for purchase of own shares		0	(1,362)	0	(1,362)
Outflow from share capital increase		(2)	(38)	(2)	(2)
Proceeds from issued loans		71,344	36,280	0	0
Repayment of loans	14	(36,766)	(31,850)	(2)	(2)
Repayment of leasing		(15,579)	(12,402)	(306)	(302)
Total inflow / (outflow) from financing activities (c)		**18,997**	**(9,372)**	**(311)**	**(1,668)**
Net increase/(decrease) in cash and cash equivalents for the period (a)+(b)+(c)		**3,833**	**1,680**	**1,824**	**7,162**
Cash and cash equivalents at the beginning of the period		43,242	49,425	1,011	1,027
Effect of exchange equivalents at the beginning of the period		(96)	(30)	0	0
Closing balance, cash and cash equivalents		**46,980**	**51,074**	**2,834**	**8,189**

The accompanying notes are an integral part of the Interim Condensed Financial Statements.

Notes to the Interim Condensed Financial Statements (Consolidated and Separate) as at June 30, 2026

1. Establishment and activities of the Group

1.1 General Information

FOURLIS HOLDINGS S.A. with the common use title of FOURLIS S.A. (hereinafter the Company) was incorporated in 1950 as A. FOURLIS AND CO., and from 1966 operated as FOURLIS BROS S.A. (Government Gazette S.A. and LTD issue 618/ 13.6.1966). It was renamed to FOURLIS HOLDING COMPANY S.A. by a decision of an Extraordinary General Shareholders' Assembly on 10/3/2000, which was approved by decision K2 - 3792/ 25.04.2000 of the Ministry of Development. The Shareholders' General Assembly also approved the conversion of the Company to a holding company and thus also approved the change in its scope.

The headquarters of the Company are located at 25 Ermou Street, Kifissia. It is registered in the Companies Registry of the Ministry of Development with registration number 13110/06/B/86/01 and general electronic commercial registry number 258101000 and web address www.fourlis.com.

The Company has been listed on the Main Market of the Euronext Athens since April 1988.

The Company's duration, in accordance with its Articles of Association, was originally set for 30 years. In accordance with a decision of the Extraordinary Assembly of the Shareholders on 19/2/1988, the term was extended for a further 30 years i.e. to 2026. Following the decision of the Extraordinary Assembly of the Shareholders on 14/6/2019, the term was extended for a further 24 years i.e. to 2050.

The current Board of Directors of the parent Company is as follows:

1. Vassilis St. Fourlis, Chairman, executive member.
2. Dafni A. Fourlis, Vice Chairman, executive member.
3. Stylianos M. Stefanou, Independent Vice-Chairman, Independent Non-executive Member, Chairman of the Audit Committee and Member of the Nomination and Remuneration Committee.
4. Ioannis D. Vassilakos, Chief Executive Officer, Executive Member.
5. Lyda St. Fourlis, Executive Member, Director of Social Responsibility and Sustainable Development.
6. Nikolaos P. Lavidas, Independent Non-executive Member, Member of the Nomination and Remuneration Committee.
7. Maria S. Georgalou, Independent Non-executive Member, Member of the Audit Committee
8. Stavroula A. Kabouridou, Independent Non-executive Member, Member of the Audit Committee
9. Konstantinos P.I. Paikos, Independent Non-executive member, Member of the Nomination and Remuneration Committee.

Fourlis
GROUP OF COMPANIES

The number of employees of the Group as at 30 June 2026 was 4,487, compared to 4,387 as at 30 June 2025. Accordingly, the number of employees of the Company was 160 as at 30 June 2026, compared to 132 as at 30 June 2025.

1.2 Activities

The Company's principal activity is to hold interests in domestic and foreign companies of any legal form, irrespective of their purpose and corporate structure.

The activities of FOURLIS S.A. HOLDINGS also include the provision of services to businesses of all types in the areas of general management, financial management and information technology. In order to leverage synergies and achieve better coordination in decision-making and the implementation of decisions, the Group's support functions in Greece have been centralised, specifically financial planning and control, human resources, information technology, treasury management, corporate governance, regulatory compliance, risk management, personal data protection and sustainable development. The centralised services are provided by FOURLIS S.A. HOLDINGS to the Group companies on an arm's length basis.

The direct and indirect subsidiaries and associates of the Group included in the Financial Statements are as follows:

Direct subsidiaries	**Parent**	**Location**	**% Holding**
HOUSEMARKET S.A.	FOURLIS HOLDINGS S.A.	Greece	100
SPORTSWEAR MARKET S.A.	FOURLIS HOLDINGS S.A.	Greece	100
GENCO TRADE S.R.L.	FOURLIS HOLDINGS S.A.	Romania	0.90
WELLNESS S.A.	FOURLIS HOLDINGS S.A.	Greece	100
Indirect subsidiaries			
HOUSE MARKET BULGARIA EAD	HOUSEMARKET S.A.	Bulgaria	100
HM HOUSEMARKET (CYPRUS) LTD	HOUSEMARKET S.A.	Cyprus	100
TRADE LOGISTICS S.A.	HOUSEMARKET S.A.	Greece	100
WYLDES LIMITED LTD	HOUSEMARKET S.A.	Cyprus	100
GENCO TRADE SRL	SPORTSWEAR MARKET S.A.	Romania	99.10
GENCO BULGARIA EOOD	SPORTSWEAR MARKET S.A.	Bulgaria	100
SPORTSWEAR MARKET LTD	SPORTSWEAR MARKET S.A.	Greece	100
S.M. SPORTWEAR MARKET LTD	SPORTSWEAR MARKET S.A.	Cyprus	100
SPORTSWEAR MARKET ROMANIA SRL	SPORTSWEAR MARKET S.A.	Romania	100
Affiliates			
VYNER LTD	WYLDES LIMITED LTD	Cyprus	50.00
SW SOFIA MALL ENTERPRISES LTD	WYLDES LIMITED LTD	Bulgaria	50.00

TRADE ESTATES REIC	FOURLIS HOLDINGS S.A.	Greece	21.63
TRADE ESTATES REIC	HOUSEMARKET S.A.	Greece	20.37
TRADE ESTATES REIC	HM HOUSEMARKET (CYPRUS) LTD	Greece	4.84
TRADE ESTATES CYPRUS LTD	H.M. ESTATES CYPRUS LTD	Cyprus	46.84
TRADE ESTATES BULGARIA EAD	TRADE ESTATES REIC	Bulgaria	46.84
H.M. ESTATES CYPRUS LTD	TRADE ESTATES REIC	Cyprus	46.84
VOLYRENCO S.A.	TRADE ESTATES REIC	Greece	46.84
EVITENCO S.A.	TRADE ESTATES REIC	Greece	46.84
MANTENKO S.A.	TRADE ESTATES REIC	Greece	46.84
PERSENCO S.A.	TRADE ESTATES REIC	Greece	46.84
RETS CONSTRUCTIONS SA	TRADE ESTATES REIC	Greece	50.00

During the period from 1 January 2026 to 30 June 2026, the following change in the share capital of FOURLIS S.A. HOLDINGS took place:

FOURLIS HOLDINGS S.A.

By resolution of the Company's General Meeting of Shareholders held on 12 June 2026, the Company's share capital was increased by an amount of euros 242,785.00 through the capitalization of an equivalent amount of distributable reserves and the issuance of 242,785 new registered shares with a nominal value of euro 1.00 each. The increase was carried out within the framework of the performance stock grant program pursuant to Article 114 of Law 4548/2018, which was approved by resolution of the Company's General Meeting of Shareholders dated 16 June 2023 and subsequently amended by resolutions of the Company's General Meetings of Shareholders dated 21 June 2024 and 20 June 2025.

Following the above increase, the Company's share capital amounts to euros 52,132,455.00, divided into 52,132,455 registered shares with a nominal value of euro 1.00 each.

2. Basis of presentation of the Financial Statements

The attached Interim Condensed Consolidated and Corporate Financial Statements (hereinafter "Interim Condensed Financial Statements") have been prepared in accordance with International Accounting Standard (IAS) 34 on Interim Financial Statements as adopted by the European Union and therefore do not contain all the information required for the annual financial statements and should be read in conjunction with the published financial statements of the Group of 31/12/2025 that have been posted on the internet, at the email address http://www.fourlis.com. The Board of Directors of the Company approved the Interim Condensed Financial Statements on 7/9/2026.

The Interim Condensed Financial Statements have been prepared on the basis of the principle of historical costs, except for the valuation of specific assets and liabilities (investment real estate, hedging instruments, investments/financial assets available for sale) made at fair values and based on the principle of continuity of the Group's operations. The Management has examined the impact of geopolitical developments, the energy crisis and the maintenance of inflation and prices at high levels up to the date of adoption of the Interim Condensed Consolidated and Corporate Financial Statements and has concluded that the principle of continuing business is the appropriate basis for their preparation. The Management is closely monitoring the developments and is ready to take all necessary measures to dealing with any consequences on its operational activities from both geopolitical developments and the energy crisis.

With regard to developments in Ukraine and the Middle East, the Group declares that it has no subsidiaries, parent or affiliated companies based in Russia, Ukraine or the Middle East, nor significant transactions with related parties from these countries. Also, the Group declares that it has no significant customers or suppliers or subcontractors or partners from Russia; Ukraine or the Middle East. The Group declares that it does not maintain accounts or have loans with Russian banks. The Management is closely monitoring developments and is ready to take all necessary measures to deal with any consequences to its operating activities.

The Management has concluded that the Group is able to meet all its obligations in a timely manner, at least for a period of 12 months from the date of the Balance Sheet and that there are no material uncertainties that may call into question its ability to operate on the basis of the principle of continuing business. The Interim Condensed Financial Statements are presented in thousands of euros, unless otherwise stated and variations in amounts are due to rounding.

3. Changes in accounting policies and disclosures

The accounting policies adopted are consistent with those adopted during the previous financial year and the following standards which the Group and the Company have adopted as of January 1, 2026.

3.1 New Standards, Interpretations, Revisions and Amendments to existing Standards that are effective and have been adopted by the European Union

The following new Standards, Interpretations and amendments of IFRSs have been issued by the International Accounting Standards Board (IASB), are adopted by the European Union, and their application is mandatory from or after 01/01/2026.

IFRS 9 & IFRS 7: "Amendments to the Classification and Measurement of Financial Instruments" (effective for annual periods starting on or after 01/01/2026)

In May 2024, the International Accounting Standards Board (IASB) issued amendments to the Classification and Measurement of Financial Instruments which amended IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures". Specifically, the new amendments clarify when a financial liability should be derecognized when it is settled by electronic payment. Also, the amendments provide additional guidance for assessing contractual cash flow characteristics to financial assets with features related to ESG-linked features (environmental, social, and governance). IASB amended disclosure requirements relating to investments in equity instruments designated at fair value through other comprehensive income and added disclosure requirements for financial instruments with contingent features that do not relate directly to basic lending risks and costs. The above have been adopted by the European Union with effective date of 01/01/2026. The amendments do not affect the consolidated and separate Financial Statements.

Amendments to IFRS 9 and IFRS 7: "Contracts Referencing Nature-dependent Electricity" (effective for annual periods starting on or after 01/01/2026)

On 18 December 2024 the International Accounting Standards Board (IASB) issued amendments to IFRS 9 "Financial Instruments" and IFRS 7 "Financial Instruments: Disclosures" to help companies better report the financial effects of nature-dependent electricity contracts, which are often structured as power purchase agreements (PPAs). Nature-dependent electricity contracts help companies to secure their electricity supply from sources such as wind and solar power. The amount of electricity generated under these contracts can vary based on uncontrollable factors such as weather conditions. The amendments allow companies to better reflect these contracts in the financial statements, by a) clarifying the application of the 'own-use' requirements, b) permitting hedge accounting if these contracts are used as hedging instruments and c) adding new disclosure requirements to enable investors to understand the effect of these contracts on a company's financial performance and cash flows. The amendments are effective for accounting periods on or after 1 January 2026, with early application permitted. The above have been adopted by the European Union with effective date of 01/01/2026. The amendments do not affect the consolidated and separate Financial Statements.

Annual Improvements to IFRS Standards-Volume 11 (effective for annual periods starting on or after 01/01/2026)

In July 2024, the IASB issued the Annual Improvements to IFRS Accounting Standards-Volume 11 addressing minor amendments to the following Standards: IFRS 1 'First-time Adoption of International Financial Reporting Standards', IFRS 7 'Financial Instruments: Disclosures', IFRS 9 'Financial Instruments': IFRS 10 'Consolidated Financial Statements', and IAS 7 'Statement of Cash Flows'. The above have been adopted by the European Union with effective date of 01/01/2026. The amendments do not affect the consolidated and separate Financial Statements.

Fourlis
GROUP OF COMPANIES

3.2 New Standards, Interpretations, Revisions and Amendments to existing Standards that have not been applied yet or have not been adopted by the European Union

The following new Standards, Interpretations and amendments of IFRSs have been issued by the International Accounting Standards Board (IASB), but their application has not started yet or they have not been adopted by the European Union.

IFRS 18 "Presentation and Disclosure in Financial Statements" (effective for annual periods starting on or after 01/01/2027)

In April 2024 the International Accounting Standards Board (IASB) issued a new standard, IFRS 18, which replaces IAS 1 'Presentation of Financial Statements'. The objective of the Standard is to improve how information is communicated in an entity's financial statements, particularly in the statement of profit or loss and in its notes to the financial statements. Specifically, the Standard will improve the quality of financial reporting due to a) the requirement of defined subtotals in the statement of profit or loss, b) the requirement of the disclosure about management-defined performance measures and c) the new principles for aggregation and disaggregation of information. The Group and the Company will assess the impact of the Standard on its Financial Statements.

The above has been adopted by the European Union with effective date of 01/01/2027.

IFRS 19 "Subsidiaries without Public Accountability: Disclosures" (effective for annual periods starting on or after 01/01/2027)

In May 2024 the International Accounting Standards Board issued a new standard, IFRS 19 "Subsidiaries without Public Accountability: Disclosures". The new standard allows eligible entities to elect to apply IFRS 19 reduced disclosure requirements instead of the disclosure requirements set out in other IFRS. IFRS 19 works alongside other IFRS, with eligible subsidiaries applying the measurement, recognition and presentation requirements set out in other IFRS and the reduced disclosures outlined in IFRS 19. This simplifies the preparation of IFRS financial statements for the subsidiaries that are in-scope of this standard while maintaining at the same time the usefulness of those financial statements for their users. IFRS 19 is effective from annual reporting periods beginning on or after 1 January 2027, with early adoption permitted. The Group and the Company will assess the impact of the Standard on its Financial Statements. The above has not been adopted by the European Union.

Amendments to IFRS 19 "Subsidiaries without Public Accountability: Disclosures" (effective for annual periods starting on or after 01/01/2027)

IFRS 19 Subsidiaries without Public Accountability: Disclosures was developed based on the disclosure requirements in other IFRS Accounting Standards as at 28 February 2021. At the time of its issuance, IFRS 19 did not include reduced disclosure requirements introduced or amended after that date. In August 2025, the IASB amended IFRS 19 to incorporate reduced disclosure requirements for new and amended IFRS Accounting Standards issued between February 2021 and May 2024. IFRS 19 will continue to be updated when new or amended IFRS Accounting Standards are issued. The Group will assess the impact of the amendments on its Financial Statements. The above has not been adopted by the European Union.

Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates: Translation to a Hyperinflationary Presentation Currency" (effective for annual periods starting on or after 01/01/2027)

In November 2025, the International Accounting Standards Board (IASB) issued amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates" to clarify how entities should translate financial statements from a non-hyperinflationary functional currency into a hyperinflationary presentation currency. Under the amendments, all amounts in the financial statements (assets, liabilities, equity, income, expenses, including comparatives) shall be translated at the closing rate at the date of the most recent statement of financial position. Previously, assets and liabilities were translated at the closing rate, but income and expenses were translated at transaction rates. In addition, when an entity applies IAS 29 "Financial Reporting in Hyperinflationary Economies" to a foreign operation whose functional currency is not hyperinflationary, comparative amounts for that foreign operation are restated using a general price index rather than the closing rate. The amendments also introduce additional disclosure requirements, including disclosures regarding the application of the new translation requirements, instances where the presentation currency ceases to be hyperinflationary, and the provision of summarized financial information for affected foreign operations. The amendments are effective for annual reporting periods beginning on or after 1 January 2027, with early application permitted. The Group will assess the impact of the amendments on its Financial Statements. The above has not been adopted by the European Union.

Amendments to IAS 28 "Fair Value Option for Investments in Associates and Joint Ventures" (effective for annual periods starting on or after 01/01/2027)

In June 2026, the International Accounting Standards Board (IASB) issued amendments to IAS 28 "Investments in Associates and Joint Ventures" to clarify which entities can elect to measure their investments in associates and joint ventures at fair value through the fair value option provided in IAS 28. Specifically, the amendments clarify that the term "similar entities", as referred to in paragraphs 18–19 of IAS 28, includes entities whose specified main business activity is investing in particular types of assets, as defined in IFRS 18 "Presentation and Disclosure in Financial Statements". The amendments are effective for annual reporting periods beginning on or after the date an entity first applies IFRS 18, including when IFRS 18 is applied early. The Group and the Company will assess the impact of the amendments on its Financial Statements. The above has not been adopted by the European Union.

IFRS 20 "Regulatory Assets and Regulatory Liabilities" (effective for annual periods starting on or after 01/01/2029)

In May 2026, the International Accounting Standards Board (IASB) issued IFRS 20 "Regulatory Assets and Regulatory Liabilities", which replaces IFRS 14 "Regulatory Deferral Accounts". The Standard applies to entities that are subject to specific types of rate regulation and supplements the requirements of IFRS 15 "Revenue from Contracts with Customers". Specifically, it addresses circumstances where the timing of revenue recognition under IFRS 15 differs from the timing when the related compensation is included in regulated rates charged to customers ("timing differences").

IFRS 20 requires the effects of such timing differences to be recognised in the financial statements through the recognition of regulatory assets and regulatory liabilities, as well as the related regulatory income and regulatory expenses, in order to reflect the total compensation to which an entity is entitled for the regulatory goods or services it supplies in each reporting period. The Standard also establishes requirements regarding the measurement, presentation and disclosures of such items. IFRS 20 applies for annual reporting periods beginning on or after 1 January 2029, with earlier application permitted.

The Group and the Company will assess the impact of the Standard on its Financial Statements.

The above has not been adopted by the European Union.

4. Financial Risk Management

The financial risk management and capital management policies of the Group are analyzed in the annual financial statements of 31/12/2025.

5. Management Estimates

The preparation of financial statements based on IFRS requires management to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the interim condensed financial statements and the reported amounts of revenue and expenses during the reporting period.

Actual results may differ from those estimates. Estimates are based on management's previous experience including expectations of future events under normal conditions. The aforementioned judgments, estimates and assumptions are periodically re-assessed in order to be in line with current available data and reflect current risks. The estimates and judgments of the Management are consistent with those followed in the preparation of the annual Financial Statements of the Company and the Group for the year ended 31/12/2025.

However, Management will continue monitoring the developments for the rest of the year and adjust its estimates accordingly.

Fair value of financial assets

There is not any difference between the fair value and the carrying amounts of the financial instruments of assets and liabilities (i.e. trade and other receivables, cash and cash equivalents, trade and other payables, derivative financial instruments, borrowings and finance leases). The fair value of a financial instrument is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between two market participants at the valuation date. The fair values of the financial instruments as of 31 December 2025 represent management's best estimate. In cases that there is not available data, or if data is limited in market activity, the fair value measurement reflects the Group's own judgments about the assumptions according to the available information.

The three levels of the fair value hierarchy are as follows:

- Level 1: Quoted market prices in active markets for identical assets or liabilities.
- Level 2: Observable market based inputs or unobservable inputs that are corroborated by market data.
- Level 3: Assets or liabilities prices that are not corroborated by market data.

The following methods and assumptions were used to estimate the fair value of each class of financial instruments:

- Cash and cash equivalents, trade and other receivables, trade and other payables accounts: the carrying amounts approximate their fair value either due to the short maturity of these instruments or because there is no foreign currency risk exposure.
- Borrowings: The carrying amount approximates their fair value mainly due to the fact that they bear interest at floating rates and are denominated in local currency.
- Derivative financial instruments: The valuation method was determined by taking into consideration all factors in order to determine precisely fair value, such as the current and the prospective interest rates trend and the duration and falls into level 2 of the fair value hierarchy.
- Investments in real estate: The Group's investments in real estate are measured at fair value and categorized at level 3.

Within the year, there were neither moving between levels 1 and 2 nor moving inside and outside level 3 during the measurement of fair value. Moreover, within the same year, there was no change in the purpose of any financial asset which would lead to a different classification of this asset.

6. Segment Information

The Group is active on the following two operating segments:

- Retail Trading of Home Furniture and Households Goods (IKEA stores).
- Retail Trading of Sporting Goods (INTERSPORT & FOOT LOCKER stores).

It is noted that for the period 1/1-30/6/2026, there was no significant change in the operating segments or in the breakdown with the consolidated annual financial statements.

The main interest of financial reporting is focused on the business distribution of the Group's activity in the above operating areas, where different operating environments are accompanied by different risks and benefits. In addition, the Group is mainly active in a geographical sector, that of the wider European Area, with Greece as its main country of activity and additionally the countries of Southeastern Europe (Romania, Bulgaria and Cyprus).

The Group's sales revenues in the period 1/1-30/6/2026 result from 60% of the activity in Greece (58% in the period 1/1-30/6/2025) and 40% from the other countries of Southeast Europe (42% in the period 1/1-30/6/2025). The Company's sales income relates to cross-sectoral transactions and is completely eliminated at the level of the Consolidated Financial Statements.

Historically, consumer demand for the Group's products has been increasing in the last four months of the year.

Group results by operating segment for the period 1/1 – 30/6/2026 are analyzed below:

	Retail Home Furnishings	**Retail Sporting Goods**	**Fourlis Holdings SA**	**Elim - Cons Entries**	**Fourlis Group**
Revenue	172,947	109,471	2,441	(828)	**284,031**
Cost of Goods Sold	(92,130)	(58,416)	(1,248)	332	**(151,463)**
Gross Profit	**80,818**	**51,055**	**1,193**	**(497)**	**132,568**
Other income	6,396	1,410	1,730	(1,659)	**7,878**
Distribution expenses	(68,921)	(46,373)	0	(499)	**(115,794)**
Administrative expenses	(13,887)	(6,521)	(6,329)	1,384	**(25,352)**
Other operating expenses	(376)	(220)	(236)	(44)	**(876)**
Operating Profit / (Loss)	**4,030**	**(650)**	**(3,641)**	**(1,314)**	**(1,576)**
Total finance income	208	312	3	1	**524**
Total finance cost	(8,329)	(4,510)	(76)	(34)	**(12,948)**
Contribution associate companies profit and loss	6,699	0	2,218	3,903	**12,819**
Profit/(Loss) before taxes	**2,608**	**(4,848)**	**(1,497)**	**2,556**	**(1.181)**
Depreciation / Amortization	(14,395)	(14,001)	(463)	(408)	**(29,267)**

Accordingly, the results of the operational segments during the period 1/1-30/6/2025 for the Group before the aforementioned changes are presented in the following table.

	Retail Home Furnishings	Retail Sporting Goods	Fourlis Holdings SA	Elim - Cons Entries	Fourlis Group
Revenue	166,727	95,863	2,508	(1,114)	**263,984**
Cost of Goods Sold	(87,136)	(49,798)	(2,323)	1,639	**(137,617)**
Gross Profit	**79,590**	**46,066**	**185**	**526**	**126,367**
Other income	7,154	1,204	1,765	(1,561)	**8,562**
Distribution expenses	(64,975)	(38,175)	0	(227)	**(103,377)**
Administrative expenses	(13,292)	(7,198)	(4,831)	40	**(25,280)**
Other operating expenses	(211)	(79)	(10)	12	**(288)**
Operating profits/(losses)	**8,266**	**1,818**	**(2,889)**	**(1,210)**	**5,984**
Total financial revenue	34	134	0	0	**168**
Total financial expenses	(7,731)	(3,553)	(88)	(108)	**(11,480)**
Participation in the results of affiliated companies	1,861	0	0	5,742	**7,603**
(Losses)/Profits from the sale of subsidiaries	0	0	(309)	0	**(309)**
Dividend Income	0	0	24,691	(24,691)	**0**
Profits/(Losses) before taxes	**2,430**	**(1,601)**	**21,404**	**(20,268)**	**1,966**
Depreciation/ Amortization	(12,369)	(11,712)	(461)	(233)	**(24,776)**

Accordingly, the structure of assets and liabilities as at 30 June 2026 and 31 December 2025 in the above operating areas is analyzed as follows:

	30/6/2026				
	Retail Home Furnishings	**Retail Sporting Goods**	**Fourlis Holdings SA**	**Elim - Cons Entries**	**Fourlis Group**
Property plant and equipment	66,139	24,880	2,718	734	**94,472**
Right of use assets	329,041	83,253	2,690	1,675	**416,659**
Other Non-current Assets	294,962	22,837	175,785	(254,412)	**239,173**
Total non-current assets	**690,142**	**130,970**	**181,193**	**(252,002)**	**750,303**
Total Assets	**788,706**	**263,693**	**189,065**	**(260,623)**	**980,841**
Non - current loans	13,997	30,940	19	0	**44,956**
Lease liabilities	348,909	65,036	2,249	3,866	**420,060**
Other Non-current Liabilities	6,115	1,113	787	33	**8,047**
Total non current Liabilities	**369,021**	**97,089**	**3,055**	**3,898**	**473,063**
Total liabilities	**522,464**	**229,315**	**24,182**	**(4,528)**	**771,432**

31/12/2025

	Retail Home Furnishings	Retail Sporting Goods	Fourlis Holdings SA	Elim - Cons Entries	Fourlis Group
Property plant and equipment	62,364	26,084	2,294	910	91,652
Right of use assets	294,296	81,007	2,955	2,130	380,389
Other Non-current Assets	110,220	22,671	176,588	(76,073)	233,406
Total non-current assets	**466,880**	**129,761**	**181,837**	**(73,032)**	**705,446**
Total Assets	**551,023**	**254,053**	**186,055**	**(78,492)**	**912,639**
Non - current loans	52,219	24,928	22	0	77,168
Lease liabilities	305,606	73,678	2,514	2,071	383,869
Other Non-current Liabilities	5,926	1,045	798	29	7,797
Total non current Liabilities	**363,750**	**99,651**	**3,333**	**2,101**	**468,835**
Total liabilities	**471,000**	**214,180**	**12,357**	**(3,704)**	**693,833**

It is noted that the consolidation entries column includes transactions between the parent company and operating segments of the Group.

7. Property, plant and equipment

Property, plant and equipment for the Group are analyzed as follows:

	Group					
	Buildings and installations	**Machinery/Installations**	**Vehicles**	**Furniture**	**Assets under construction**	**Total**
Net book value at 31.12.2025	**54,613**	**11,600**	**2,144**	**20,822**	**2,472**	**91,652**
1.1 – 30.06.2026						
Additions	4,029	580	214	4,894	1,423	11,140
Other changes at acquisition cost	93	(138)	0	(598)	(601)	(1,244)
Depreciation/amortization	(3,921)	(972)	(92)	(3,149)	0	(8,134)
Other changes in depreciation	426	129	0	504	0	1,059
Acquisition cost at 30.06.2026	**132,363**	**28,225**	**7,751**	**88,418**	**3,294**	**260,052**
Accumulated depreciation at 30.6.2026	**(77,123)**	**(17,027)**	**(5,486)**	**(65,944)**	**0**	**(165,580)**
Net book value at 30.06.2026	**55,240**	**11,199**	**2,266**	**22,474**	**3,294**	**94,472**

	Group					
	Buildings and installations	**Machinery/Installations**	**Vehicles**	**Furniture**	**Assets under construction**	**Total**
Net book value at 31.12.2024	**48,613**	**12,212**	**699**	**18,166**	**3,605**	**83,295**
1.1 - 31.12.2025						
Acquisition of owner-occupied tangible assets from the purchase of subsidiaries (at acquisition cost)	1,523	0	0	1,048	10	2,581
Additions	7,858	1,524	1,587	6,957	4,757	22,683
Other changes at acquisition cost	4,109	(121)	18	544	(5,900)	(1,350)
Acquisition of owner-occupied tangible assets from the purchase of subsidiaries (depreciation)	(980)	0	0	(672)	0	(1,652)
Depreciation/amortization	(6,938)	(2,121)	(159)	(5,479)	0	(14,696)
Other changes in depreciation	428	105	0	258	0	791
Acquisition cost at 31.12.2025	**128,240**	**27,784**	**7,538**	**84,122**	**2,472**	**250,157**
Accumulated depreciation at 31.12.2025	**(73,627)**	**(16,184)**	**(5,394)**	**(63,300)**	**0**	**(158,505)**
Net book value at 31.12.2025	**54,613**	**11,600**	**2,144**	**20,822**	**2,472**	**91,652**

The additions to tangible assets for the fiscal year relate to expenses for the fit-out and purchase of retail store equipment (for both new and existing stores) in the home furnishings and furniture and sporting goods sectors.

In the sporting goods sector, during the period January 1–June 30, 2026, four (4) new FOOTLOCKER stores were added in Greece—in Patras, Volos, Glyfada, and Lamia, amounting to 2 million euros in the expansion budget, as well as a new store in Bulgaria on May 22, 2026, at the Ring Mall in Sofia, amounting to 0.4 million euros.

In the home furnishings sector, the capital expenditures budget includes: the renovation and expansion of the Rhodes Pick Up & Order Point into a full-scale IKEA store, at a cost of 2.3 million euros; and the development of the new IKEA mega logistics center in Aspropyrgos, at a cost of 3.3 million euros.

This same budget line also includes the development and implementation of the Group's Agile Transformation program for its systems, at a cost of 0.7 million euros.

Other changes in acquisition cost include foreign exchange differences arising from variations in the exchange rates used to convert figures related to the fixed assets of foreign subsidiaries, amounting to 449 thousand euros, write-offs totaling 100 thousand euros, a write-off of 650 thousand euros due to the closure of two Intersport stores in Romania (in Ploiesti and Constanta), and sales of fixed assets totaling 36 thousand euros. Additionally, other changes in accumulated depreciation include foreign exchange differences arising from the variation in exchange rates used to convert figures related to the fixed assets of foreign subsidiaries, amounting to 174,000 euros, and the disposal of fixed assets amounting to 7,000 euros.

Fourlis
GROUP OF COMPANIES

Depreciation of tangible assets for the period January 1–June 30, 2026, amounted to 8,134 thousand euros (June 30, 2025: 7,142 thousand euros). Total depreciation of tangible and intangible fixed assets, amounting to 9,589 thousand euros (June 30, 2025: 8,382 thousand euros), was recorded in the amount of 7,290 thousand euros (June 30, 2025: 6,736 thousand euros) were recorded in distribution expenses and 2,300 thousand euros (June 30, 2025: 1,636 thousand euros) in administrative expenses.

The property, plant and equipment of the Company are analyzed as follows:

	Company			
	Buildings and installations	**Furniture**	**Assets under construction**	**Total**
Net book value 31.12.2025	**644**	**309**	**1,342**	**2,294**
1.1 - 30.6.2026				
Additions	0	16	510	527
Other changes at acquisition cost	0	0	0	0
Depreciation/amortization	(64)	(39)	0	(103)
Acquisition cost at 30.06.2026	**1,111**	**808**	**1,852**	**3,770**
Accumulated depreciation at 30.6.2026	**(531)**	**(521)**	**0**	**(1,052)**
Net book value at 30.06.2026	**580**	**287**	**1,852**	**2,718**

The company's "additional expenses" budget item primarily includes the development and implementation of the Agile Transformation program for the Group's systems, in the amount of 0.5 million euros.

	Company			
	Buildings and installations	**Furniture**	**Assets under construction**	**Total**
Net book value 31.12.2024	**734**	**299**	**470**	**1,503**
1.1 - 31.12.2025				
Additions	44	76	1,348	1,468
Other changes at acquisition cost	0	5	(476)	(471)
Depreciation/amortization	(135)	(71)	0	(206)
Acquisition cost at 31.12.2025	**1,111**	**791**	**1,342**	**3,244**
Accumulated depreciation at 31.12.2025	**(468)**	**(482)**	**0**	**(950)**
Net book value at 31.12.2025	**644**	**309**	**1,342**	**2,294**

8. Right of use assets and Net Investment from Subleases

Right of use assets of the Group and the company for the period 1/1-30/6/2026 and for the period 1/1 – 31/12/2025 are analyzed as follows:

	Group		
	Leasing Buildings	**Leasing Vehicles**	**Total**
Net book value at 31.12.2025	**378,732**	**1,657**	**380,389**
1.1 - 30.6.2026			
Additions	57,875	129	58,004
Other changes at acquisition cost	(7,912)	(7)	(7,920)
Depreciation/amortization	(19,370)	(307)	(19,677)
Other changes in depreciation	5,861	2	5,863
Acquisition cost at 30.06.2026	**583,715**	**4,320**	**588,035**
Accumulated depreciation at 30.6.2026	**(168,529)**	**(2,847)**	**(171,376)**
Net book value at 30.06.2026	**415,186**	**1,473**	**416,659**

	Group		
	Leasing Buildings	**Leasing Vehicles**	**Total**
Net book value at 31.12.2024	**173,023**	**1,358**	**174,381**
1.1 - 31.12.2025			
Acquired right-of-use assets from business combinations (at acquisition cost)	5,541	0	5,541
Additions	46,220	936	47,155
Other changes at acquisition cost	224,648	(377)	224,272
Depreciation/amortization	(33,495)	(634)	(34,129)
Other changes in depreciation	(37,205)	374	(36,832)
Acquisition cost at 31.12.2025	**533,753**	**4,198**	**537,951**
Accumulated depreciation at 31.12.2025	**(155,021)**	**(2,541)**	**(157,562)**
Net book value at 31.12.2025	**378,732**	**1,657**	**380,389**

In the home appliances sector, additions to right-of-use assets for the period relate to the addition of the new contract for IKEA's new mega logistics center in Aspropyrgos, amounting to 30 million euros, as well as renewals of existing contracts totaling 12.5 million euros.

In the sporting goods segment, the same line item includes contracts for new FOOTLOCKER stores totaling 7 million euros, as well as renewals of existing contracts totaling 2 million euros.

The "Withdrawals" line item primarily includes the write-off of the INTERSPORT stores in Ploiesti and Constanta, Romania, amounting to 5 million euros.

Net investment from subleases refers to the recognition of the stores leased by SNEAKERS MARKET from the Group's subsidiary, INTERSPORT.

	Group	
	30/6/2026	**31/12/2025**
Opening Balance	**3,103**	**3,841**
Income	(185)	(394)
Lease termination	0	(344)
Total	**2,918**	**3,103**

The Right-of-Use-Assets of the Company for the period 1/1 - 30/6/2026 and for the period 1/1 – 31/12/2025 are analyzed as follows:

	Company		
	Leasing Buildings	**Leasing Vehicles**	**Total**
Net book value at 31.12.2025	**2,638**	**318**	**2,955**
1.1 - 30.6.2026			
Additions	69	0	69
Other changes at acquisition cost	0	(12)	(12)
Depreciation/amortization	(267)	(56)	(322)
Acquisition cost at 30.06.2026	**5,466**	**798**	**6,263**
Accumulated depreciation at 30.6.2026	**(3,026)**	**(548)**	**(3,574)**
Net book value at 30.06.2026	**2,440**	**250**	**2,690**

Company

	Leasing Buildings	Leasing Vehicles	Total
Net book value at 31.12.2024	**3,073**	**358**	**3,431**
1.1 - 31.12.2025			
Additions	85	96	181
Other changes at acquisition cost	0	(50)	(50)
Depreciation/amortization	(520)	(136)	(657)
Other changes in depreciation	0	50	50
Acquisition cost at 31.12.2025	**5,397**	**810**	**6,207**
Accumulated depreciation at 31.12.2025	**(2,759)**	**(492)**	**(3,251)**
Net book value at 31.12.2025	**2,638**	**318**	**2,955**

9. Assets held for sale

During the current reporting period, the Group had no discontinued operations.

On 4 February 2025, the Group disposed of 16.00% of its interest in the subsidiary TRADE ESTATES REIC through a private placement of 19,279,935 ordinary registered voting shares to selected investors. As a result of the above disposal, the Group's total direct and indirect interest in TRADE ESTATES REIC decreased from 63.31% to 47.32%.

At the meeting held on 8 December 2025, TRADE ESTATES REIC resolved to increase its share capital by euros 965,233.60 through the issuance of 603,271 new registered shares with a nominal value of euros1.60 per share. Following the capital increase, the Company's share capital amounted to euros193,811,267.20, divided into 121,132,042 registered shares with a nominal value of euros1.60 each. As a result of the capital increase, the Group's interest in TRADE ESTATES REIC was further diluted by 0.50 percentage points, to 47.08%.

As a result of the above transactions, the Group lost control over the entity in accordance with the requirements of IFRS 10 "Consolidated Financial Statements".

The retained 47.08% interest was classified as an investment in an associate and, thereafter, has been accounted for in the Group's consolidated financial statements using the equity method, in accordance with the requirements of IAS 28 "Investments in Associates and Joint Ventures". Detailed disclosures regarding the accounting treatment of the above transaction, the net assets derecognised at the date control was lost, and the calculation of the resulting gain are presented in Note 9 to the annual consolidated financial statements as at 31 December 2025.

The comparative period amounts for the six-month period from 1 January to 30 June 2025 include the operating results of the former subsidiary for the period from 1 January 2025 to the date on which control was lost, as well as the gain arising from the above transaction.

The gain arising from the retained investment upon its initial recognition as an associate is analysed as follows:

Fair value of the 47.32% retained interest in TRADE ESTATES REIC	148,129
Less: Group's share of the carrying amount of the subsidiary's net assets at the date of deconsolidation due to the loss of control	123,824
Gain on retained investment	**24,305**

As at 30 June 2026, TRADE ESTATES REIC resolved to increase its share capital by euros990,113.60 through the issuance of 618,821 new registered shares with a nominal value of euros1.60 each.

Following the above capital increase, as at 30 June 2026, the share capital of TRADE ESTATES REIC amounted to euros194,801,380.80, divided into 121,750,863 registered shares with a nominal value of euros1.60 each. As a result, the Group's interest in TRADE ESTATES REIC decreased to 46.84%.

It is noted that, following the loss of control over TRADE ESTATES REIC, the property lease agreements between the aforementioned company and the Group's subsidiaries are no longer eliminated on consolidation and are treated as leases with a third-party lessor. Consequently, right-of-use assets and corresponding lease liabilities are recognised in the consolidated financial statements.

10. Intangible assets

Intangible assets for the period 1/1 - 30/6/2026 as well as for the period 1/1 – 31/12/2025 are analyzed as follows:

	Group			
	Royalties	**Software**	**Miscellaneous**	**Total**
Net book value at 31.12.2025	**2,017**	**8,534**	**198**	**10,749**
1.1 - 30.6.2026				
Additions	0	789	86	875
Other changes at acquisition cost	0	(39)	0	(39)
Depreciation/amortization	(164)	(1,215)	(56)	(1,435)
Other changes in depreciation	0	27	0	27
Acquisition cost at 30.06.2026	**8,983**	**30,097**	**898**	**39,978**
Accumulated depreciation at 30.6.2026	**(7,130)**	**(22,003)**	**(669)**	**(29,802)**
Net book value at 30.06.2026	**1,853**	**8,095**	**229**	**10,176**

	Group			
	Royalties	Software	Miscellaneous	Total
Net book value at 31.12.2024	**2,345**	**6,895**	**175**	**9,415**
1.1 - 31.12.2025				
Recognition of intangible assets arising from the acquisition of subsidiaries (at acquisition cost)	0	115	0	115
Additions	0	3,483	107	3,590
Other changes at acquisition cost	0	310	0	310
Recognition of intangible assets arising from the acquisition of subsidiaries (depreciation)	0	(114)	0	(114)
Depreciation/amortization	(328)	(2,196)	(84)	(2,608)
Other changes in depreciation	0	42	0	42
Acquisition cost at 31.12.2025	**8,983**	**29,348**	**812**	**39,143**
Accumulated depreciation at 31.12.2025	**(6,966)**	**(20,814)**	**(613)**	**(28,394)**
Net book value at 31.12.2025	**2,017**	**8,534**	**198**	**10,749**

The "Additions" account relates primarily to the development of software programs. The rights include the use of trademarks (IKEA). Other changes in acquisition cost, as well as changes in accumulated amortization, relate to foreign exchange differences. Additions to intangible assets relate to software licenses.

Intangible assets for the Company for the period 1/1 – 30/6/2026 as well as for the period 1/1 – 31/12/2025 are as follows:

	Company		
	Software	Miscellaneous	Total
Net book value at 31.12.2025	**359**	**0**	**359**
1.1 - 30.6.2026			
Additions	108	0	108
Depreciation/amortization	(38)	0	(38)
Acquisition cost at 30.06.2026	**1,226**	**129**	**1,355**
Accumulated depreciation at 30.6.2026	**(796)**	**(129)**	**(926)**
Net book value at 30.06.2026	**429**	**0**	**429**

	Company

	Software	Miscellaneous	Total
Net book value at 31.12.2024	**113**	**3**	**116**
1.1 - 31.12.2025			
Additions	258	0	258
Other changes at acquisition cost	46	0	46
Depreciation/amortization	(58)	(3)	(62)
Acquisition cost at 31.12.2025	**1,118**	**129**	**1,247**
Accumulated depreciation at 31.12.2025	**(758)**	**(129)**	**(888)**
Net book value at 31.12.2025	**359**	**0**	**359**

11. Share Capital

Pursuant to the resolutions of the Annual General Meeting of the Company's shareholders held on 12 June 2026 (Minutes No. 34/12.06.2026), the Company's share capital was:

(a) increased by euros 242,785.00 through the capitalisation of an equivalent amount of distributable reserves, specifically euros 242,785.00 from the share premium reserve, by issuing 242,785 new ordinary registered voting shares of the Company, with a nominal value of euros 1.00 each. The issuance of the new shares was carried out for the purpose of implementing the resolution of the Company's Annual General Meeting of shareholders dated 16 June 2023 regarding the establishment of a free share award programme for senior executives of the Company and its affiliated companies, pursuant to Article 114 of Law 4548/2018 (the "Programme"), as currently in force, as amended pursuant to the resolutions of the Company's Annual General Meetings of shareholders dated 21 June 2024 and 20 June 2025.

The above changes were registered with the General Commercial Registry (G.E.MI.) on 13 July 2026 (Registration No. 6110197).

Following the above increase, the Company's share capital amounts to euros 52,132,455.00, divided into 52,132,455 registered shares with a nominal value of euros 1.00 each, compared to euros 51,889,670.00 as at 31 December 2025, divided into 51,889,670 shares with a nominal value of euros 1.00 each.

12. Dividends

According to the resolution of the Annual General Meeting of shareholders held on 12 June 2026, a dividend of euros 0.15 per share was approved, payable out of the profits for the 2025 financial year. The dividend is subject to a 5% withholding tax. The ex-dividend date was 29 June 2026. The dividend was payable to shareholders of the Company registered in the records of the Dematerialised Securities System as at 30 June 2026. The dividend was paid on 3 July 2026 and amounted to euros 7,783 million.
During the period from 1 January to 30 June 2026, the Company recognised dividend income from subsidiaries of eurosnil (1 January–30 June 2025: euros22 million), while dividend income from associates amounted to euros 3.4 million (1 January–30 June 2025: euros 2.6 million).
In the Statement of Cash Flows, dividends received amounted to euros 3.4 million for the period from 1 January to 30 June 2026, compared to euros17 million in the corresponding period of 2025.
It is noted that, in the Group's Statement of Cash Flows, a dividend of euros 7.44 million was paid by the associate TRADE ESTATES REIC.

13. Employee retirement benefits

13.1 Liabilities due to termination of service

The basic estimates of the actuarial study carried out in fiscal year 2025.

13.2 Share based payments

1. A. The Extraordinary General Meeting of the shareholders of "FOURLIS S.A. HOLDING COMPANY", held on 22 July 2021, resolved, in accordance with the provisions of Article 113 of Law 4548/2018, to implement a Stock Option Plan for senior executives of the Company and its affiliated companies, within the meaning of Article 32 of Law 4308/2014, as in force, and authorised the Board of Directors to regulate the relevant procedural matters and details.

During the term of the Plan and in accordance with its terms, the Board of Directors issues to the beneficiaries who exercise their options certificates evidencing their right to acquire shares and issues and delivers the shares to the aforementioned beneficiaries, thereby increasing the Company's share capital and certifying the relevant capital increase. Such share capital increases do not constitute amendments to the Company's Articles of Association. During the last month of the financial year in which such capital increases took place, the Board of Directors is required, by resolution, to amend the relevant article of the Articles of Association relating to the share capital, so that it reflects the amount of share capital resulting from the aforementioned increases, while complying with the publication requirements of Article 13 of Law 4548/2018.

As part of the implementation of the above Plan, during the 2025 financial year, 125,200 stock options (the "Options") were exercised.

B. The Annual General Meeting of the shareholders of "FOURLIS S.A. HOLDING COMPANY", held on 16 June 2023, approved, in accordance with the provisions of Article 113 of Law 4548/2018, the implementation of a Stock Option Plan for senior executives of the Company and its affiliated companies, within the meaning of Article 32 of Law 4308/2014, as in force, and authorised the Board of Directors to regulate the relevant procedural matters and details.

During the term of the Plan and in accordance with its terms, the Board of Directors issues to the beneficiaries who exercise their options certificates evidencing their right to acquire shares and issues and delivers the shares to the aforementioned beneficiaries, thereby increasing the Company's share capital and certifying the relevant capital increase. Such share capital increases do not constitute amendments to the Company's Articles of Association. During the last month of the financial year in which such capital increases took place, the Board of Directors is required, by resolution, to amend the relevant article of the Articles of Association relating to the share capital, so that it reflects the amount of share capital resulting from the aforementioned increases, while complying with the publication requirements of Article 13 of Law 4548/2018.

As part of the implementation of the above Plan, during the 2025 financial year, 629,200 stock options (the "Options") were exercised.

2. Pursuant to the resolution of the Annual General Meeting of the shareholders of "FOURLIS HOLDINGS S.A." dated 16 June 2023, as subsequently amended by the resolutions of the Annual General Meetings dated 21 June 2024 and 20 June 2025, and currently in force, a Performance Stock Grant Plan was approved for executives of the Company and its affiliated companies in accordance with Article 114 of Law 4548/2018. The Board of Directors was authorised to regulate the relevant procedural matters and details.

Through the Performance Stock Grant Plan, the Company seeks, in particular, to achieve the following objectives:

a) To incentivise and reward the implementation of the long-term business strategy and align shareholders' interests with the Company's long-term performance, recognising and rewarding long-term value creation by setting long-term performance targets and awarding shares. The Plan focuses on achieving sustainable long-term performance of the Company, while the limits set out in the Company's Remuneration Policy for Executive Board members shall apply in all cases.

Fourlis
GROUP OF COMPANIES

b) To align the duration of the Plan fully with the Group's Strategic Plan ("Vision"), as communicated to the investment community and shareholders, covering the period 2025–2027 and setting ambitious sales and profitability targets, namely sales of euros750 million and adjusted EBITDA of 8%–10% of sales.

c) The targets to be taken into consideration and used as performance criteria for the achievement of the Strategic Plan for the period 2025–2027 (euros750 million in sales and adjusted EBITDA of 8%–10% of sales) shall be categorised and assigned specific weightings and shall be objectively measurable, either on the basis of published financial and non-financial information (Annual Financial Reports and Sustainability Reports) or by using internationally accepted assessment methodologies. The calculation of target achievement is clearly presented in the Annual Remuneration Report.

The categories and weightings of the targets submitted for approval by the General Meeting are as follows:

Category / Target	Gravity
A. Financial Performance	**50%**
A1. Total Shareholder Return (TSR) versus a Relative TSR	25%
A2. Earnings per Share (EPS)	25%
B. Customer Experience (CX)	**25%**
C. Sustainability	**25%**

The minimum threshold for achieving the targets per category is 80%.

The targets shall be quantified annually by the Board of Directors, upon recommendation of the Nomination and Remuneration Committee, and the performance achieved against such targets shall be assessed on an annual basis.

d) To determine the senior executives of the Company and its affiliated companies, their respective roles, and their total number, in accordance with the Group's organisational structure, with the aim of securing their commitment and incentivising them to pursue the achievement of the objectives of the Group's Strategic Plan. More specifically, based on the current organisational structure, between 33 and 40 senior executives of the Company and its affiliated companies may participate in the Plan, including

Executive Board members, Chief Executive Officers and senior management executives who report directly to the Chief Executive Officers.

The Performance Stock Grant Plan will be implemented in four (4) annual Series, with a maximum number of free share grant awards for each Series as set out in the table below. The Board of Directors may also decide to carry forward up to 15% of the free share grant awards to be granted pursuant to Article 114 of Law 4548/2018 under the First, Second and Third Series of the above Plan to subsequent Series.

Series	**Date of award of free shares based on performance (Article 114 of Law 4548/2018)**	**Yield-based share holding period** (lock up period)	**Maximum number of shares based on Series performance**
First Row	4/2024	Two (2) years from the date of award.	433,333 with the possibility of transferring up to 65,000 shares to the next Series.
Second Row	4/2025	Three (3) years from the date of award.	433,333 with the possibility of transferring up to 65,000 shares to the next Series.
Third Row	4/2026	Three (3) years from the date of award.	216,667 plus any transferred shares of previous Series, with the possibility of transferring up to 32,500 shares to the next Series.
Fourth Row	4/2027	Three (3) years from the date of award.	216,667 plus any transferred shares of previous Series.
MAXIMUM NUMBER OF PROGRAM SHARES			**1,300,000**

A three-year lock-up period applies from the grant date of the free share awards (stock grants) under the Second, Third and Fourth Series, in order to ensure the long-term commitment and dedication of the participating executives to the objectives of the Strategic Plan.

Fourlis
GROUP OF COMPANIES

Eligible participants may only be selected senior executives of the Company and its affiliated companies, including Executive Board members, Chief Executive Officers and senior management executives who report directly to the Chief Executive Officers and hold positions of responsibility for the day-to-day operations and strategic development of the Group's companies, in accordance with the organisational structure in force from time to time.

Specifically, between 33 and 40 senior executives will be selected for each Series of the Plan at the reasonable discretion of the Board of Directors, taking into consideration their contribution to the achievement of the strategic plans of the FOURLIS Group for the period 2025–2027 (Vision), which set ambitious sales and profitability targets of euros750 million in sales and adjusted EBITDA of 8%–10% of sales.

With specific regard to the Third and Fourth Series of the Plan, the assessment of the contribution of the senior executives of the Company and its affiliated companies will take into consideration the following targets, classified into three categories, with the corresponding weightings:

Category / Target	Gravity
A. Financial Performance	**50%**
A1. Total Shareholder Return (TSR) versus a Relative TSR	25%
A2. Earnings per Share (EPS)	25%
B. Customer Experience (CX)	**25%**
C. Sustainability	**25%**

[1] Total Shareholder Return (TSR): The index that measures the performance of a stock over a specific period of time (in this case, during the annual period corresponding to a certain annual Series of the Program) and demonstrates the total benefit that the shareholder derives from a stock. It includes both capital gains and dividends received by the shareholder. It is calculated as the percentage change (%) from (a) the share price of the Company at the end of the previous year (starting price) to (b) the share price at the end of the current year, increased by the sum of dividends per share or by any other distribution made to shareholders (e.g. free share distribution, capital return, etc.) during the same period (closing price).

In order to smooth out volatility in the event of events beyond management's control (e.g. geopolitically driven fluctuations), for such cases the TRS formula will be calculated as follows: TSR is defined as the percentage change (%) from (a) the average share price of the Company in December of the previous year (starting price) to (b) the average share price in December of the current year; increased by the sum of dividends per share or by any other distribution made to shareholders (e.g. free share distribution, capital return, etc.) during the same period (closing price).

Select Comparison Indicator

The Company's performance based on TSR will be evaluated either:

- compared to a relevant stock market index, such as the FTSE/ATHEX Consumer Discretionary Index (**FTSE/ATHEX Consumer Products)** or the **FTSE/ATHEX Mid Cap Index**, either
- compared to a group of listed retail and consumer goods companies.

The selection of the benchmark (index or group of companies) will be made by the Board of Directors and will remain constant throughout its duration, subject to reasonable adjustments in cases of write-offs, mergers or other significant corporate actions.

Vesting Criteria

The securing of the TSR-based portion of the program will depend on the Company's relative performance against the selected benchmark, based on a scale approved by the Board of Directors. This scale can be formed as follows:

- **Percentile ranking** within the comparison group, or
- **Percentage point outperformance** against the selected stock market index.

In any case, the certification presupposes the achievement of **a minimum acceptable level of performance**, which will be determined by the Board of Directors.

Discretion and Adjustments

The Governing Council reserves the right to adapt the comparison group, methodology or outcome of the evaluation, with a view to ensuring fair implementation and avoiding undesirable results due to extraordinary or non-recurring events. The comparison group will remain constant throughout the measurement period, subject to reasonable adjustments in cases of deletions, mergers or other significant corporate actions.

[2] Earnings per Share (EPS): The measure of the Company's profitability, which results from dividing the Company's net profits by the total number of shares, excluding own shares. For the purposes of the Program, profits resulting from real estate valuations (Earnings per Share excl. real estate revaluations) are excluded.

[3] Customer Experience (CX): The measurement of customer experience is done through internationally accepted methodologies and indicators (KPIs) aimed at evaluating customer satisfaction and loyalty. The FOURLIS Group indicatively uses: a) for the evaluation of the Customer Experience in relation to the Retail Sector of Household Equipment and Furniture (IKEA stores) the "Happy Customer"

methodology; and b) for the evaluation of the Customer Experience in relation to the Sporting Goods Retail Sector (INTERSPORT and FOOT LOCKER stores) the "Net Promoter Score (NPS)" methodology, which records the likelihood that customers will recommend the business to others.

[4] Sustainability: For the measurement of the relevant indicator, the objectives published in the CSRD Annual Sustainability Report are taken into account, as well as Employee engagement, measured through employee satisfaction surveys.

The duration of the Program is sixty (60 months), starting in March 2024.

For the implementation of the Program and in accordance with the terms thereof, the Company will proceed to share capital increases in order to issue new shares that will be delivered to the beneficiaries. For these increases, the Company has the possibility, in accordance with article 114 § 2 of Law 4548/2018, either to dispose of own shares that are acquired or have already been acquired in accordance with paragraph 49 of the same law, or to issue new shares with a capitalization of undistributed profits or distributed reserves or a difference from the issuance of shares in favor of even.

With the decision of the Board of Directors dated 7/4/2025, the beneficiaries of the Second Series of the Program were appointed based on the proposal of the Nomination and Remuneration Committee dated 28/3/2025, to whom 381,783 rights of free common voting shares (stock grants) were granted.

For the issuance of the 381,783 new shares, by virtue of the decision of the Annual General Assembly of the company's shareholders of 20/6/2025, there was an increase in the share capital by the amount of three hundred and eighty-one thousand seven hundred and eighty-three (381,783.00), with a capitalization of an equal part of the distributed reserves (in particular: the amount of 381,783.00 euros from the reserve from the share premium reserve).

It is noted that the maximum aggregate number of performance-based shares that may be awarded under the Performance Stock Grant Plan, which was approved and implemented pursuant to the resolution of the Annual General Meeting held on 16 June 2023, as proposed to be amended by the Annual General Meeting held on 20 June 2025, and which had not been awarded as at 20 June 2025 (the date of the 2025 Annual General Meeting), represented 1.80% of the Company’s share capital, excluding any treasury shares held by the Company.

At the General Meeting held on 12 June 2026, a resolution was passed to increase the Company’s share capital by euros242,785.00 through the capitalisation of an equivalent amount of distributable reserves, specifically euros242,785.00 from the share premium reserve.

The above increase in the Company’s share capital, effected through the capitalisation of the aforementioned reserve, was implemented through the issuance of 242,785 new ordinary registered voting shares of the Company, with a nominal value of euros1.00 each.

The issuance of the new shares was carried out for the purpose of implementing the resolution of the Company's Annual General Meeting of shareholders dated 16 June 2023 regarding the establishment of a Performance Stock Grant Plan for senior executives of the Company and its affiliated companies pursuant to Article 114 of Law 4548/2018, as currently in force and as amended by the resolutions of the Company's Annual General Meetings of shareholders dated 21 June 2024 and 20 June 2025 (the "Plan"), in conjunction with the resolution of the Board of Directors dated 18 May 2026, pursuant to which the beneficiaries of the Third Series of the Plan were determined based on the recommendation of the Nomination and Remuneration Committee dated 15 May 2026.

14. Borrowings and other Liabilities

The Group's Borrowings on 30/6/2026 and 31/12/2025 are analyzed as follows:

	Group	
	30/6/2026	**31/12/2025**
Non - current loans	**154,740**	**129,392**
Current portion of non-current loans and borrowings	109,784	52,224
Non - current loans	44,956	77,168
Short term loans for working capital	16,343	7,073
Total loans and borrowings	**171,083**	**136,465**

The Company has long-term loans as of 30/6/2026 in the amount of 19 thousand euros. (31/12/2025: 22 thousand euros).

The repayment period of long-term loans ranges from 1 - 15 years and the weighted average interest rate of the Group's long-term loans stood at 3.24% in the period from 1/1/2026 to 30/06/2026 (3.90% in the corresponding period of 2025). The weighted average interest rate of the Group's short-term lending stood at 3.9% in the period from 1/1/2026 to 30/06/2026 (4.3% in the corresponding period of 2025). Repayments and loan collections in the current period amounted to EUR 36,766 thousand, respectively (31,850 thousand in the corresponding period of 2025) and 71,344 thousand (36,280 thousand in the corresponding period of 2025). The long-term loans, including their part that is payable within 12 months, mainly cover the Group's development needs and are broken down into bond, syndicated and other long-term loans for 30/6/2026 and 31/12/2025 respectively, as follows:

30/6/2026		Amount in thousand euros	Issuing Date	Duration
FOURLIS HOLDINGS SA	Refundable down payment	19	16/6/2020	5 years from the issuing date
		19		
TRADE LOGISTICS S.A.	Refundable down payment	28	16/6/2020	5 years from the issuing date
	Bond	9,993	13/12/2024	2 years from the issuing date (euros 9,993 th. payable forthcoming period)
	Bond	1,987	29/06/2026	18 months from the issuing date
	Bond	588	27/09/2024	15 years from the issuing date
		12,596		
SPORTSWEAR MARKET S.M.S.A.	Bond	34,916	21/2/2022	8 years from the issuing date (euros 3,976 th. payable forthcoming period)
	Bond	19,500	28/01/2026	(euros 19,500 th. payable forthcoming period)
	Bond	6,988	21/6/2025	euros 6,988 th. payable forthcoming period
		61,404		
HOUSEMARKET S.A	Bond	7,061	29/1/2024	7 years from the issuing date (euros 391 th. payable forthcoming period)
	Bond	18,983	13/12/2024	2 years from the issuing date (euros 18,983 th.

30/6/2026		Amount in thousand euros	Issuing Date	Duration
				payable forthcoming period)
	Bond	39,952	26/3/2024	3 years from the issuing date (euros 39,952 th. payable forthcoming period)
	Bond	10,000	21/6/2025	(euros 10,000 th. payable forthcoming period)
	Bond	4,723	29/07/2025	15 years from the issuing date
		80,720		
Total		**154,740**		

31/12/2025		Amount	Issuing Date	Duration
FOURLIS HOLDINGS SA	Refundable down payment	22	16/6/2020	5 years from the issuing date
		22		
TRADE LOGISTICS SA	Refundable down payment	32	16/6/2020	5 years from the issuing date
	Bond	6,984	13/12/2024	2 years from the issuing date (euro 6,984 th. payable forthcoming period)
	Bond	610	27/09/2024	15 years from the issuing date
		7,626		
SPORTWEAR MARKET SMSA	Bond	28,904	21/2/2022	8 years from the issuing date (euro 3,976 th. payable forthcoming period)

31/12/2025		Amount	Issuing Date	Duration
	Bond	10,000	21/6/2025	euro 10,000 th. payable forthcoming period
	Bond	6,976	21/6/2025	16 months from the issuing date (euro 6,976 th. payable forthcoming period)
		45,880		
HOUSEMARKET SA	Bond	7,257	29/1/2024	7 years from the issuing date (euro 320 th. payable forthcoming period)
	Bond	18,968	13/12/2024	2 years from the issuing date (euro 18,968 th. payable forthcoming period)
	Bond	39,916	26/3/2024	3 years from the issuing date (euro 0 th. payable forthcoming period)
	Bond	5,000	21/6/2025	(euro 5,000 th. payable forthcoming period)
	Bond	4,723	29/07/2025	15 years from the issuing date
		75,864		
Total		**129,392**		

The long-term borrowings include:

- A bond loan of 6.7 million euros issued by the BANK OF CYPRUS on January 29, 2024, for its subsidiary HOUSEMARKET S.A., maturing on December 29, 2030.
- A bond loan of 31 million euros issued by ALPHA BANK on February 21, 2022, for the subsidiary SPORTSWEAR MARKET S.A., maturing on December 31, 2029.
- A bond loan in the amount of 2 million euros issued by ALPHA BANK on June 15, 2026, for the subsidiary TRADE LOGISTICS M.A.E.B.E., maturing on December 24, 2027.

The current portion of long-term borrowings includes:

- A bond issue in the amount of 40 million euros issued by PIRAEUS BANK on March 20, 2024, for its subsidiary HOUSEMARKET S.A., maturing on February 26, 2027

- A bond loan in the amount of 20 million euros issued by ALPHA BANK on December 13, 2024, for the subsidiary HOUSEMARKET S.A., maturing on December 13, 2026
- A bond loan in the amount of 10 million euros issued by NATIONAL BANK on June 29, 2026, for the subsidiary HOUSEMARKET S.A., maturing on June 30, 2027
- A bond loan in the amount of 7 million euros issued by ALPHA BANK on June 24, 2025, for the subsidiary SPORTSWEAR MARKET S.A., maturing on December 24, 2026
- A portion of a bond loan in the amount of 4 million euros issued by ALPHA BANK on February 22, 2022, for the subsidiary SPORTSWEAR MARKET S.A., maturing on December 31, 2029.
- A bond loan in the amount of 19.5 million euros issued by NATIONAL BANK on June 21, 2024, for the subsidiary SPORTSWEAR MARKET S.A., maturing on January 26, 2027.
- A bond loan in the amount of 10 million, issued by ALPHA BANK on December 13, 2024, for the subsidiary TRADE LOGISTICS M.A.E.B.E., maturing on December 13, 2026.

The Group’s short-term borrowings comprise short-term loans and overdraft facilities used as working capital to support the Group’s operations, primarily to finance its obligations to suppliers.

Certain of the Group’s loans contain restrictive covenants. The total amount of loans subject to restrictive covenants amounted to euros 125.193 million as at 30 June 2026 (31 December 2025: euros 114.338 million). As of June 30, 2026, there was no obligation to measure the restrictive covenants.

The Group, having centralised its capital management, is able to promptly identify, assess, manage and, where considered necessary, hedge the financial risks arising from its principal operating activities, in order to respond effectively to changes in the economic environment. The Group prepares budgets and continuously monitors its cash flows and takes appropriate action to ensure the availability of undrawn credit facilities to meet temporary funding requirements. The Group maintains sufficient undrawn credit facilities with domestic and international financial institutions to meet the working capital requirements of its local entities. As at 30 June 2026, the balance of undrawn credit facilities amounted to euros 69.3 million (31 December 2025: euros 59 million).

Fourlis GROUP OF COMPANIES

15. Leasing Liabilities

On 30/6/2026, leasing liability for the Group and Company is analyzed as follows:

	Group		Company	
	30/6/2026	**31/12/2025**	**30/6/2026**	**31/12/2025**
Opening balance	**414,774**	**185,375**	**3,121**	**3,551**
Recognition of a liability arising from the acquisition of subsidiaries	0	6,020	0	0
Additions	58,004	47,155	57	181
Other changes	(1,664)	205,206	0	0
Termination of lease due to early termination/ stores closing	(330)	0	0	0
Repayment of leasing	(15,579)	(28,984)	(306)	(611)
Total	**455,205**	**414,774**	**2,871**	**3,121**

In the home furnishings segment, additions to lease liabilities during the period relate to the new lease agreement for the new IKEA mega logistics centre in Aspropyrgos, amounting to euros 30 million, as well as renewals of existing lease agreements amounting to euros 12.5 million.

In the sporting goods segment, the same line item includes lease agreements for new FOOT LOCKER stores amounting to euros 7 million, as well as renewals of existing lease agreements amounting to euros 2 million.

Maturities of leasing liabilities are presented below:

	Group		Company	
	30/6/2026	**31/12/2025**	**30/6/2026**	**31/12/2025**
Up to 1 year	35,145	30,905	622	607
Between 1-5 years	126,176	108,273	2,249	2,477
More than 5 years	293,884	275,596	0	36
Total	**455,205**	**414,774**	**2,871**	**3,121**

16. Tax

The nominal tax rates in the countries that the Group is operating vary between 10% and 22%, for the period 1/1-30/6/2026. More specifically:

Country	Income Tax Rate (1/1-30/6/2026)
Greece	22.0%
Romania	16.0%
Bulgaria	10.0%
Cyprus	15%

On 22 July 2026, the Company was notified of the decision of the Dispute Resolution Directorate regarding the rejection of the administrative appeal filed in connection with the tax audit for the financial years 2020–2023, pursuant to which an additional tax liability of euros 556 thousand was assessed. The Company will file an appeal against the decision of the Dispute Resolution Directorate within the applicable statutory deadlines. Management estimates that any potential liability that may arise for the Company and the Group as a result of the appeal will have no further impact on the results for the period, as a provision for the relevant amount was already recognised in the 2025 financial year.

Income tax expense on the Group’s profit before tax from continuing operations, amounting to euros 1,181 thousand (2025: euros 1,966 thousand), amounted to euros 492 thousand for the period, compared to euros 72 thousand for the corresponding prior-year period.

17. Earnings/Losses per share

Earnings per share are calculated by dividing the profit attributable to the Company's shareholders by the weighted average of the shares outstanding during the period. The weighted average of shares for basic earnings per share as of June 30, 2026 is 52,132,455 shares and as of June 30, 2025 it was 51,135,470 shares.

	Group 30/6/2026	
	Continued activity	**Discontinued activity**
Profits / (losses) after taxes attributed to the owners of the parent company	(1,673,131.70)	0,00
Number of shares issued	52,132,455	52,132,455
SOP Impact	613,505	613,505
Effect from purchase of own shares	0	0
Weighted Equity Average (Impaired)	**52,745,960**	**52,745,960**
Earnings after taxes per share - basic (in euros)	(0.0321)	0,000
Earnings after tax per share - impaired (in euros)	(0.0317)	0,000

	Group 30/6/2025	
	Continued activity	**Discontinued activity**
Profits / (losses) after taxes attributed to the owners of the parent company	1,893,387	7,144,219
Number of shares issued	51,135,470	51,135,470
SOP Impact	1,967,184	1,967,184
Effect from purchase of own shares	0	0
Weighted Equity Average (Impaired)	**50,365,342.00**	**50,365,342.00**
Earnings after taxes per share - basic (in euros)	0.0370	0.1397
Earnings after tax per share - impaired (in euros)	0.0357	0.1345

18. Treasury Shares

The Company did not hold any treasury shares as at 30 June 2026 and did not purchase or dispose of any treasury shares during the period.

19. Commitments and Contingent Liabilities

19.1 Commitments

The Group's commitments as of 30/6/2026 are:

- Corporate guarantees have been given by the parent company to subsidiaries to secure liabilities in the amount of EUR 177,238 thousand.
- The parent company has contracted as guarantor for the amount of 2,100 thousand euros for future leases and loan obligations from an investment of a related company.

A guarantee has been provided by the subsidiary company HOUSEMARKET SA to the Bondholder in favor of the subsidiary company TRADE LOGISTICS S.A. for securing loan obligations, in the amount of euros 588 thousand.

It is noted that there are no capital obligations.

20. Related parties

Related Parties of the Group are considered to be the Company, its subsidiaries, affiliated businesses, its Management and senior executives and the companies controlled by them. The Company provides services to businesses of all kinds in the fields of general administration, financial management and IT.

The table below breaks down the requirements and liabilities as of 30 June 2026 and 31 December 2025.

		Group		Company	
		30/6/2026	31/12/2025	30/6/2026	31/12/2025
Receivables from:	HOUSEMARKET SA	0	0	61	224
	H.M. HOUSE MARKET (CY) LTD	0	0	30	114
	SPORTSWEAR MARKET (CY) LTD	0	0	6	31
	SPORTSWEAR MARKET SA	0	0	81	1,410
	GENCO TRADE SRL	0	0	341	260
	GENCO BULGARIA	0	0	5	15
	HOUSE MARKET BULGARIA EAD	0	0	82	49
	WYLDES	0	0	52	46
	TRADE LOGISTICS SA	0	0	105	34
	TRADE ESTATES REIC	63	67	0	56
	TRADE ESTATES CYPRUS LTD	2	11	0	0
	TRADE ESTATES BULGARIA EAD	0	1	0	0
	H.M. ESTATES CYPRUS LTD	0	0	0	6
	WELLNESS GR	0	0	1,742	55
	TRADE STATUS SA	2	351	0	348
	SPORTSWEAR MARKET HELLAS LTD	0	0	619	206
	SPORTSWEAR MARKET ROMANIA S.R.L.	0	0	4	34
	SW SOFIA MALL ENTERPRISES LTD	34	0	0	0
	Total	**101**	**430**	**3,128**	**2,886**
Payables to:	HOUSEMARKET SA	0	0	7,209	4,424
	SPORTSWEAR MARKET SA	0	0	1,585	13
	TRADE LOGISTICS SA	0	0	159	1
	H.M. HOUSE MARKET (CY) LTD	0	0	54	6
	SPORTSWEAR MARKET (CY) LTD	0	0	33	1
	GENCO TRADE SRL	0	0	73	4
	GENCO BULGARIA	0	0	26	1
	HOUSE MARKET BULGARIA EAD	0	0	91	31
	SPORTSWEAR MARKET HELLAS LTD	0	0	462	1
	SPORTSWEAR MARKET ROMANIA S.R.L.	0	0	0	0
	TRADE ESTATES REIC	641	84	0	0
	WELLNESS GR	0	0	82	0
	TRADE STATUS SA	3	23	0	0
	MANTENKO SA	251	177	0	0
	SW SOFIA MALL ENTERPRISES LTD	4			
	TRADE ESTATES CYPRUS LTD	12	1	0	0
	Total	**911**	**285**	**9,774**	**4,482**

The transactions with subsidiaries and affiliates during the periods 1/1-30/6/2026 and 1/1-30/6/2025 are analyzed as follows:

	Group	Company

	1/1-30/6/2026	1/1-30/6/2025	1/1-30/6/2026	1/1-30/6/2025
Revenue	1,748	89	2,443	2,508
Other income	181	154	1,587	1,447
Dividend income/(expense)	0	0	3,438	24,691
Total	**1,929**	**243**	**7,468**	**28,646**

	Group		Company	
	1/1- 30/6/2026	1/1-30/6/2025	1/1-30/6/2026	1/1-30/6/2025
Other operating expenses	0	(20)	0	0
Administrative expenses	(1,639)	(1,553)	(2)	(2)
Distribution expenses	(6,746)	(6,130)	0	0
Finance cost	0	(615)	0	0
Total	**(8,385)**	**(8,318)**	**(2)**	**(2)**

During the periods 1/1-30/6/2026 and 1/1-30/6/2025 the transactions and remuneration of the managers and members of the management were the following:

	Group		Company	
	1/1-30/6/2026	1/1-30/6/2025	1/1-30/6/2026	1/1-30/6/2025
Transactions and fees of management members	1,837	1,441	554	302

There are no other transactions, claims – obligations between the Group and the Company with the managers and members of the management. Transactions with related parties are carried out on commercial terms and mainly include sales and purchases of goods and services in the normal course of the Group's normal operation.

21. Transactions with Subsidiaries

During the periods 1/1 – 30/6/2026 and 1/1 – 30/6/2025 between the parent company and its subsidiaries the following transactions occurred:

	Group		Company	
	1/1-30/6/2026	1/1-30/6/2025	1/1-30/6/2026	1/1-30/6/2025
Revenue	30,604	38,369	2,423	2,422
Cost of sales	(20,798)	(27,968)	0	0
Other income	2,713	2,219	1,560	1,407
Administrative expenses	(4,226)	(3,900)	(2)	(4)
Distribution expenses	(8,290)	(8,702)	0	0
Other operating expenses	(7)	(17)	0	0
Dividends	0	53,558	3,438	24,691
Interest income	0	235	0	0
Interest expense	0	(235)	0	0

	Group		Company	
	30/6/2026	31/12/2025	30/6/2026	31/12/2025
Trade receivables	39,362	33,520	3,129	2,481
Inventory	281	281	0	0
Creditors	39,362	33,520	9,784	4,482

Letters of guarantee have been given by the Group to subsidiaries and an affiliated company to secure liabilities, the analysis of which is presented in the section "Commitments and contingent liabilities".

22. Subsequent Events

There are no other events subsequent to 30 June 2026 that have a material effect on the financial position and results of the Group, other than the following:

• At the Extraordinary General Meeting of WELLNESS MARKET, a Single-Member Public Limited Company, held on July 22, 2026, it was resolved to increase the Company's share capital by the amount of two million one hundred thousand euros (2,100,000.00) by the sole shareholder, FOURLIS S.A. HOLDINGS through the issuance of two million one hundred thousand new common registered voting shares, with a par value of one euro (1.00) each

• In an announcement to the Athens Stock Exchange on August 3, 2026, FOURLIS S.A. HOLDINGS announced that, as part of its share buyback program, it acquired a total of 35,000 treasury shares on Euronext Athens during the period from July 27 to July 31, 2026, for a total consideration of one hundred forty-three thousand five hundred eighteen euros and forty-seven cents (143,518.47). Following the aforementioned purchase, the Company holds 56,000 treasury shares, representing 0.11% of the Company's total shares.

• On August 7, 2026, FOURLIS S.A. HOLDINGS announced that it intends to enter into an agreement to transfer the Group's 50% indirect stake in SOFIA SOUTH RING MALL EAD, the owner and operator of the Sofia South Ring Mall shopping center in Bulgaria. The transaction will be carried out through the subsidiary Wyldes Ltd, which will transfer the relevant stake to Trade Estates Cyprus SSRM Ltd, a subsidiary of Trade Estates REIC, for a total consideration of 49.35 million euros. Based on the information available as of the date of approval of these condensed interim financial statements, Management estimates that the completion of the transaction will result in a gain of approximately 9.3 million euros for the Group. The final outcome of the transaction will be finalized on the date of its completion and may vary, as it will depend, among other factors, on the financial results of the investment up to the date of completion of the transfer.

• After June 30, 2026, the Group accelerated the implementation of strategic initiatives aimed at strengthening its operating model, improving productivity, and achieving recurring benefits starting in 2027 and beyond. These initiatives include the completion of the shared services platform, organizational restructuring, and the centralization of operations in selected markets, including Romania. The total estimated cost of these measures amounts to approximately 3.7 million euros, of which approximately 3.4 million euros relate to a voluntary employee separation program and approximately 0.3 million euros relate to the reorganization in Romania.

• Finally, as part of the rational management of its real estate assets, the Group took steps to resolve outstanding encumbrances on properties in Peristeri and approved the sale of a non-operational property for a consideration of 220,000 euros. These actions are part of the broader policy of monetizing assets that are not directly related to the Group's core business activities.

Web site for the publication of the Interim Condensed Financial Statements 1/1 – 30/6/2026

The Interim Condensed Financial Statements (Consolidated and Corporate), the Independent Auditor's Report and the Management Report of the Board of Directors for the period 1/1- 30/6/2026 are available at the Company's website: www.fourlis.com.

FOURLIS HOLDINGS S.A.

HEADQUARTERS - OFFICES: ERMOU 25 – 14564, KIFISSIA

+ 30 210 6293000

www.fourlis.com