HOUSEMARKET S.A.

REG. NO: 46208/04/B/00/37(04)

GENERAL ELECTRONIC COMMERCIAL REGISTRY NO: 003804201000

OFFICES: BUILDING 501 – ATHENS INTERNATIONAL AIRPORT

ANNUAL FINANCIAL REPORT

For the period

1/1/2025 to 31/12/2025

(TRANSLATED FROM THE GREEK ORIGINAL)

(In accordance with International Financial Reporting Standards)

IKEA®

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Statements of Members of the Board of Directors

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

The members of the Board of Directors

1. Dafni A. Fourlis, Chairwoman of the Board of Directors
2. Vassilis S. Fourlis, Vice Chairman of the Board of Directors
3. Panagiotis D. Katiforis, Chief Executive Officer

WE DECLARE THAT

We confirm that to the best of our knowledge:

a) The Financial Statements for the year from 1/1 - 31/12/2025 of HOUSEMARKET S.A., prepared in accordance with the applicable International Financial Reporting Standards as adopted by the European Union, fairly reflect the Company's assets and liabilities, net position and results for the year.

b) The Annual Management Report of the Board of Directors depicts in a true manner the development, performance and position of HOUSEMARKET S.A., including the description of the main risks and uncertainties they face.

Peania, June 5, 2026

The Chairwoman	The Vice Chairman	The CEO
Dafni A. Fourlis	Vassilis S. Fourlis	Panagiotis D. Katiforis

Annual Report Of The Board Of Directors Of The Company Housemarket SA For The Period 1/1 – 31/12/2025

To the shareholders annual general assembly of year 2026

Dear Shareholders,

This report of the Board of Directors covers the twelve months of the financial year (1/1-31/12/2025). The report has been prepared and is in compliance with the relevant provisions of Law 4548/2018 as in force until 31/12/2025, as well as has been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union.

We submit for your approval the Financial Statements for the financial year 1/1 - 31/12/2025 of the Company HOUSEMARKET SOCIETE ANONYME, a trading company of household furniture and household and food service products with the distinctive title HOUSEMARKET S.A.

1. THE GROUP – Business Segment

HOUSEMARKET S.A. (the "Company"), which is active in the retail sale of household equipment and furniture (IKEA Stores), is a subsidiary of FOURLIS HOLDINGS SOCIETE ANONYME, which participates with 100% of its share capital. FOURLIS HOLDINGS S.A. with its direct and indirect subsidiaries, constitute the FOURLIS Group, which is active in the retail sectors of household equipment and furniture (IKEA Stores) and sports goods retail (INTERSPORT & FOOTLOCKER Stores). More information about the FOURLIS Group can be found at www.fourlis.gr.

The Company directly participates in the following companies:

- HM HOUSEMARKET (CYPRUS) LTD, with its registered office in Cyprus, in which the Company holds 100% of its share capital.
- HOUSE MARKET BULGARIA EAD, with its registered office in Bulgaria, in which the Company holds 100% of the share capital.
- WYLDES LIMITED, with its registered office in Cyprus, in which the Company holds 100% of its share capital. Through its affiliated companies WYLDES LTD, VYNER LTD and SW SOFIA MALL ENTERPRISES LTD, the Company participates in SOFIA SOUTH RING MALL EAD, which operates one of the largest shopping malls in Sofia, Bulgaria and its related business activities.
- TRADE LOGISTICS SOCIETE ANONYME COMMERCIAL INDUSTRIAL COMPANY, with the distinctive title TRADE LOGISTICS S.A., having its registered office in Greece, in which the Company holds 100% (excluding one share) of its share capital.

- TRADE ESTATES REAL ESTATE INVESTMENT COMPANY, with the distinctive title TRADE ESTATES R.E.I.C., with its registered office in Greece, in which the Company directly participates with a percentage of 20.47% of its share capital.

It also has indirect shareholdings in the following companies:

- TRADE ESTATES REAL ESTATE INVESTMENT COMPANY, with the distinctive title TRADE ESTATES R.E.I.C., with registered office in Greece, in which the Company indirectly participates with a 4.87% share through its subsidiary HOUSEMARKET (CYPRUS) LTD.
- H.M. ESTATES CYPRUS LTD, with its registered office in Cyprus, in which TRADE ESTATES R.E.I.C. holds 100% of the share capital.
- VOLYRENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION S.A., with its registered office in Greece, in which TRADE ESTATES R.E.I.C. holds 100% of its share capital.
- MANTENKO REAL ESTATE DEVELOPMENT AND EXPLOITATION S.A., with its registered office in Greece, in which TRADE ESTATES R.E.I.C. holds 100% of its share capital.
- EVITENCO REAL ESTATE DEVELOPMENT AND EXPLOITATION S.A., with its registered office in Greece, in which TRADE ESTATES R.E.I.C. holds 100% of its share capital.
- PERSENCO SINGLE-MEMBER REAL ESTATE DEVELOPMENT AND EXPLOITATION S.A., with its registered office in Greece, in which TRADE ESTATES R.E.I.C. holds 100% of its share capital.
- RETS CONSTRUCTION S.A., with its registered office in Greece, in which TRADE ESTATES R.E.I.C. holds 50% of its share capital.
- VYNER LTD, with its registered office in Cyprus, in which WYLDES LIMITED holds a 50% interest.
- SW SOFIA MALL ENTERPRISES LTD, with its registered office in Cyprus, in which WYLDES LIMITED holds a 50% interest.

2. Results

(All the amounts are in thousands of euros unless otherwise stated)

During the period from 1 January 2025 to 31 December 2025, the Company recorded sales of €211.2 million, compared to sales of €196.8 million for the corresponding period in 2024, representing an increase of 7.35%.

Total EBITDA amounted to €16.6 million, compared to €21.8 million in 2024, while profit before tax amounted to €28.2 million, compared to €10.7 million in 2024. Net profit amounted to €26.3 million, compared to €10.6 million in 2024.

Set out below is a comparative presentation of the Company's results for the period from 1 January 2025 to 31 December 2025 against the corresponding period from 1 January 2024 to 31 December

2024, in order to provide a clear view of the development of its operations during the reporting period. (Amounts are presented in thousands of euro).

	1/1-31/12/2025	1/1-31/12/2024	Deviation
Sales	211,224	196,762	1.07
Earnings before interest, taxes, depreciation/amortization (EBITDA)	16,635	21,813	0.76
Earnings before interest, taxes (EBIT)	1,868	8,402	0.22
Profit before tax (PBT)	28,167	10,699	2.63
Profit attributable to owners of the parent	26,278	10,590	2.48

We note that the total equity as of 31/12/2025 amounts to EUR 89.3 million, compared to the amount of EUR 83.9 million on 31/12/2024.

3. Basic Financial Indicators

In this section we present key financial ratios relating to the Company's financial structure and profitability, according to the data included in the Annual Report for both fiscal year 2025 and the previous fiscal year 2024.

Financial Structure Indicators:

	31/12/2025	31/12/2024
Total Current assets/ Total Assets	13.09%	12.83%
Total Liabilities/ Total Equity & Liabilities	76.46%	76.90%
Total Shareholders Equity / Total Equity & Liabilities	23.54%	23.10%
Total Current assets / Total Current Liabilities	65.23%	82.94%

Performance & Efficiency basic Indicators:

	31/12/2025	31/12/2024
Operating Profit / Sales	0.88%	4.27%
Profit/(Loss) before Tax / Shareholders Equity	31.54%	12.75%

4. Operating Performance – Important developments:

4.1 Share Capital Changes

During the period 1/1 – 31/12/2025 there were no changes in Company's share capital.

4.2 Company Branches

The Company HOUSEMARKET S.A. has branches. More specifically:

- IKEA store in Thessaloniki (89 Georgikis Scholis, Pylaia) that has been operating since October 2001.
- IKEA Branch Athens – Airport (Athens International Airport "Eleftherios Venizelos", Spata) which has been operating since April 2004.
- IKEA Athens – Egaleo store (96 - 98 Kifissou Avenue, Egaleo) which has been operating since March 2008.
- IKEA Branch in Larissa (8th km of the Old National Road Larissa – Athens) that has been operating since October 2009.
- IKEA Store in Ioannina (12th km of the National Road Ioannina – Athens) which has been operating since December 2010.
- IKEA Patras Store (Antheias 26 & Akti Dymeon, Tor Raks Shopping Park) which was inaugurated on October 30, 2024.
- IKEA (Pick Up & Order Point) Product Order and Pick-up Center in Rhodes (5^{km} Rhodes - Lindos Avenue) which has been operating since November 2012.
- IKEA (Pick Up & Order Point) Order and Order Point, Chania (404 Konstantinou Karamanlis Avenue), which has been operating since September 2013.
- IKEA Heraklion Store (1 Velisariou & Ikarou Avenue, N. Alikarnassos) which has been operating since April 2025.
- IKEA Alexandroupolis Store (2nd km Alexandroupolis-Feres) which has been operating since May 2023.
- IKEA (Pick Up & Order Point) Product Order and Pick-up Center of Kalamata (181 Artemidos Street, Kalamata) which has been operating since April 2019.
- IKEA Small Store Piraeus (Demetriou Gounari 10-12 & Lykourgou Piraeus) which has been operating since December 2020.
- IKEA Small Store in Maroussi (35 Andreas Papandreou St., THE MALL shopping center) that has

been operating since December 2021.

- IKEA e-commerce store operating since August 2014.

Through its subsidiary HM HOUSEMARKET (CYPRUS) LTD, the Company has operated, since September 2007, one (1) IKEA store in Nicosia, Cyprus, one (1) IKEA e-commerce store, and one (1) IKEA Planning Studio in Limassol, together with its corresponding online store.

In addition, through its subsidiary HOUSE MARKET BULGARIA EAD, the Company operates two (2) IKEA stores in Sofia, three (3) IKEA Pick-Up & Order Points in Burgas, Plovdiv and Pernik, one (1) IKEA Shop in Sofia and one (1) IKEA store in Veliko Tarnovo, together with its corresponding online store.

5. Stock awards

The Company participates in a share-based payment plan through its parent company, FOURLIS HOLDINGS S.A., which is granted to selected executives of the Company. The related expense is recognised in the statement of profit or loss over the vesting period in accordance with IFRS 2 "Share-based Payment".

More specifically:

1. A. The Extraordinary General Meeting of the Company's shareholders "FOURLIS HOLDING 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 issues share subscription rights certificates to the beneficiaries who exercised their rights and issues and delivers 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 the capital increases took place, as specified above, to amend, by resolution, the article of the Articles of Association concerning capital, so as to provide for 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 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 issues share subscription certificates to the beneficiaries who have exercised their rights and issues and delivers the shares to the aforementioned beneficiaries, thereby increasing the Company's share capital and certifying the capital increase. Such increases in share capital do not constitute amendments to the Articles of Association. 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 provision of the Articles of Association regarding 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 above 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 HOLDING S.A." dated June 16, 2023, as amended by the resolutions of the Ordinary General Meetings of 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 stock grant program, the company aims in particular to:

(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 must fully align with the Group's Strategic Plan (Vision), as communicated to the investment community and shareholders, covering the period 2025–2027, setting ambitious sales targets (€750 million) 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 the achievement of the Strategic Plan for the period 2025 – 2027 (€750 million in sales and adjusted EBITDA of 8–10% of sales) must be categorized and prioritized, 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 out in the Annual Remuneration Report. The categories and weightings of the targets to be approved by the General Meeting are as follows:

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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) 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, the Program may include 33 to 40 senior executives of the Company and its affiliated companies, 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 grant program will be implemented in four (4) annual tranches, with a maximum number of free stock options granted for each tranche as set forth in the table below, and with the Board of Directors having the option 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 starting from the date of grant of the Second, Third, and Fourth Series, in order to ensure the long-term commitment and dedication of the eligible executives to the objectives of the Strategic Plan.

Only selected senior executives of the Company and its affiliates are eligible to participate, including the executive members of the Board of Directors, the Chief Executive Officers and senior 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 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) and profitability targets (adjusted EBITDA of 8–10% of sales). Specifically with regard to the Third and Fourth Series of the Program, the following objectives 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:

ategory / 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 specific annual Series of the Program) and demonstrates the total benefit a 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 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, increased by the sum of dividends per share or by any other distribution 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 share during the month of December of the previous year (starting price) to (b) the average price of the share during the month of December of the current year, adjusted by the sum of dividends per share or any other distribution made to shareholders (e.g., distribution of bonus shares, capital repayment, 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 period, subject to reasonable adjustments in the event of delistings, mergers, or other significant corporate actions.

Vesting Criteria

Vesting of the portion of the plan based on TSR will depend on the Company's relative performance against the selected benchmark, 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 grant of the award is contingent upon the achievement of a **minimum acceptable performance level**, which will be determined by the Board of Directors.

Discretion and Adjustments

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

2 Earnings per Share (EPS): A measure of the Company's profitability, calculated by dividing the Company's net income by the total number of shares outstanding, excluding treasury shares. For the purposes of the Program, earnings arising 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 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) using 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 duration of the Program is 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(2) of Law 4548/2018, either to allocate treasury shares acquired or already held in accordance with paragraph 49 of the same law, or to issue new shares through the capitalization of undistributed profits, distributable reserves, or the share premium account.

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 free common voting shares (stock grants).

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 EUR 381,783.00 from the share premium reserve).

It should be noted that the total number of performance-based shares that may be granted under the Performance Stock Grant Program (performance stock grants) approved and implemented by 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 have not been granted, corresponded on June 20, 2025 (date of the 2025 Annual General Meeting) to 1.80% of the Company's share capital (excluding any treasury shares held by the Company).

During the period from 1 January 2025 to 31 December 2025, an expense of €1.1 million was recognised in the Company's statement of profit or loss (2024: €1.8 million).

6. Information about Company's expected development

During 2025, the Company continued its growth trajectory in its sector of operation, further expanding its network while simultaneously optimising its existing operations.

The sector in which the Company operates is directly affected by the country's economic conditions, making the continuous monitoring of macroeconomic and geopolitical developments and the flexible adaptation of its business strategy essential to ensure sustainable growth and the further strengthening of its operations. The Greek economy has entered a stable growth path, with GDP growth projected at 2.1% in 2025 and 2.2% in 2026, according to the European Commission. This positive momentum is supported by continued growth in consumption and significant investments financed through the Recovery and Resilience Facility (RRF). The Bank of Greece confirms a similar outlook, forecasting stable growth of approximately 2.1% for the period 2025–2027, driven by private consumption, investments and exports. In parallel, the OECD projects growth of 2.1% in 2026, highlighting the positive impact of the RRF and rising disposable income. An important development is the upgrade of Greece's credit rating by international rating agencies (S&P and Moody's), which contributes to improving investor confidence and strengthening financial stability. These developments enhance the investment climate and create a more favourable environment for the Company to implement its strategic plans for 2026, aiming to deliver even greater value to its customers and strengthen its competitiveness in a recovering market.

Despite the noticeable improvement in several economic indicators, uncertainty in the international environment remains elevated, as geopolitical tensions and global macroeconomic developments continue to shape an unstable landscape.

The ongoing conflicts in Ukraine and tensions in the Middle East, including recent developments in Iran, directly affect the supply of energy and raw materials, increasing costs and disrupting supply chains, thereby creating inflationary pressures.

At the same time, the reassessment of the long-term outlook for the economies of China and the United States is generating additional uncertainty in international markets.

Overall, the global environment remains uncertain, with significant impacts on energy prices, transportation costs, the availability of raw materials and financing conditions. These factors increase volatility and make enhanced monitoring of developments and the flexible adaptation of business strategies necessary. Companies are required to adapt strategically and strengthen their resilience in order to maintain their competitiveness in this challenging international environment.

In the home furnishing and furniture retail sector, and in line with the IKEA store network optimisation and expansion plan, the conversion of the Rhodes, Limassol (Cyprus) and Plovdiv (Bulgaria) Pick-Up & Order Points (PuOPs) into small stores is scheduled for 2026. In addition, one (1) new store is planned to open in Corfu towards the end of 2026. IKEA's flexible expansion model also includes next-generation stores of approximately 2,000 sq.m.

Furthermore, in accordance with the Group's strategic plan, a new IKEA store is expected to be developed in Ellinikon, Attica, which is currently expected to commence operations in 2029.

7. Major Threats & Uncertainties for the Company

Risk management is handled by the portfolio management service of the parent company FOURLIS SA S.A., which operates according to specific rules set by the Board of Directors.

The Company 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 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. The most significant risks identified for the Company 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 Company'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 Company'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 Company's performance.
- *Risk related to the Strategy category:* The likelihood of failure to clearly define the strategy and align it with the Company's business objectives and related impact on the Company's growth.
- *Risk related to the Strategy category:* The possibility of failure to adopt cutting-edge technology / align the IT strategy with the business strategy and new business models as well as the related impact on the Company'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 Company's profits and liquidity.
- *Risk related to the Profitability and Liquidity* category: The possibility of adverse global macroeconomic events and the related impact on the Company'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 Insecurity:* The possibility of high costs of information systems platforms and the impact on the Company's profits.
- *Risk related to the category Information Technology and Security:* The possibility of a cyber attack and the related impact on the Company's profits, performance and reputation.
- *Risk related to the Operations category:* The possibility of poor inventory management and the related impact on the Company'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 Governing Council provides written guidance and guidance on general risk management as well as specific guidance on the management of specific risks, such as foreign exchange risk and interest rate risk.

a) Financial risk management

The Company is exposed to financial risks such as currency risk, interest rate risk and liquidity risk. The Financial Management identifies, assesses and hedges financial risks in cooperation with the FOURLIS Group.

Foreign Exchange Risks:

The company is exposed to foreign exchange risks arising from commercial transactions in foreign currencies (e.g., SEK) with suppliers who invoice in a currency other than the local currency. In order to minimize foreign exchange risk, the company assesses, according to its current needs, the necessity of purchasing foreign currency in advance (forward currency purchases).

Interest rate and liquidity risks:

The Company is exposed to cash flow risks that, due to a possible future change in floating interest rates, may positively or negatively vary the cash inflows and/or outflows associated with the Company's assets and/or liabilities.

Liquidity risk is kept at a low level by maintaining adequate bank credit limits as well as significant cash reserves. The Company also uses derivative financial products (Forward Interest Rate Swaps) to manage these risks.

Risk from the energy crisis and inflationary pressures

The Company closely monitors developments related to the energy crisis and inflationary pressures in order to adapt to the specific conditions that arise. It complies with the official guidelines issued by the competent authorities regarding the operation of its physical stores and headquarters. The Company adheres to the applicable legislation and continues its commercial activities through its physical stores in accordance with the relevant guidelines.

The energy costs associated with the operation of the Company's stores and warehouses are affected by the significant increases observed internationally; however, they represent a relatively small portion of the Company's operating expenses. As part of its risk management policy, the Company evaluates energy hedging alternatives in order to reduce volatility and ensure greater predictability of its energy-related costs.

With regard to developments in Ukraine and the Middle East, the Company states that it has no business transactions with customers or suppliers from Russia, Ukraine, or the Middle East. Management closely monitors developments and is prepared to take all necessary measures to address any potential impact on its operating activities.

b) Non-financial risks:

In addition to financial risks, the Company 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 the companies' activities, the supply chain and the evolution of the companies in the context of the market in which they operate. Risk management is premised on the definition of objective objectives based on which the most significant events that may affect the Company are identified, the relevant risks are assessed and a decision is made to respond to them.

c) Important Legal Cases

There are no litigious matters whose outcome may have a material impact on the Company's Annual Financial Statements for the financial year from 1/1 - 31/12/2025.

8. Alternative Performance Measures (APMs)

Pursuant to the ESMA Guidelines (05/10/2015|ESMA/2015/1415), the Company has adopted as an Alternative Performance Measure (AIM) the Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA). Alternative Performance Measurement Indicators (AIMIs) are used in the context of financial, operational and strategic planning decision making as well as for performance evaluation and disclosure. The Alternative Performance Measures (APMs) are considered in conjunction with the financial results prepared in accordance with IFRS and are in no way a substitute for them.

Definition **EBITDA (Earnings Before Interest, Taxes and Depreciation & Amortization & Impairment)/ Operating results before taxes, financing, investing results and total**

depreciation/amortization/impairment= Earnings before tax +/- Financial and investing results (Total financial expenses + Total financial income + Contribution in subsidiaries'losses) + Total depreciation/amortization/impairment (property, plant and equipment and intangible assets).

The amount most directly connected to this specific APM (EBITDA) is operating profits (EBIT) and depreciation/amortization/impairment. Operating profits are presented in Income Statement and depreciation/amortization/impairment in Cash Flow Statement. More analytically, reconciliation of the selected APM and the financial statements of the Group for the corresponding period is as follows:

	1/1-31/12/2025	**1/1-31/12/2024**
Profit/(Loss) before tax	**28,167**	**10,699**
Finanancial (Income)/Expense	10,681	10,687
(Profit)/Loss from related parties	(36,980)	(12,984)
Total depreciation/amortization	14,766	13,411
Earnings Before Interest, Taxes, Depreciation & Amortization (EBITDA)	**16,635**	**21,813**

9. Sustainable Development and Social Responsibility

The FOURLIS Group has adopted a Sustainable Development and Corporate Social Responsibility Policy that applies to all of its companies and, consequently, to the Company as well. The policy has been approved by the Board of Directors.

The Sustainable Development strategy is based on material topics identified through a materiality assessment conducted in accordance with the GRI Standards 2021. The annual Sustainability Report is included in the consolidated Management Report of the Board of Directors of its parent company, FOURLIS HOLDINGS S.A., which was published in March 2026 and is available on the company's website at www.fourlis.gr.

10. Data Protection and Privacy

The Company complies with both European and local legislation regarding the protection of the personal data of individuals with whom it conducts business. Respect for privacy is a fundamental element of the Code of Conduct and the policies governing the operations of the FOURLIS Group and its subsidiaries.

The Company values the trust of all individuals interacting with it and implements a personal data and sensitive personal data protection policy covering all natural persons, including visitors, business partners, customers, suppliers, current and former employees, as well as job applicants. Personal information collected for business purposes and based on lawful consent is securely protected with due care to safeguard all data subjects' rights, in accordance with applicable legislation and the requirements of the General Data Protection Regulation (GDPR) and the relevant data protection authorities in all countries where the FOURLIS Group operates.

It is worth noting that all employees of the FOURLIS Group across its countries of operation have received GDPR training through either in-person or online (e-learning) seminars. GDPR training also forms part of the induction program for all new employees.

11. Related parties' transactions

Affiliated parties of the Company are considered to be the parent company FOURLIS HOLDINGS S.A. Holdings, its subsidiaries, the affiliated companies of the FOURLIS Group, the affiliated companies and joint ventures, the Management and its senior executives and their affiliated natural and legal persons (in accordance with IAS 24). The most important commercial transactions, which are eliminated for the purposes of the consolidation of the Financial Statements between the Group companies, mainly concern the provision of warehousing and supply services and administrative support expenses.

The following table analyzes the Company's claims and obligations with the related parties as of December 31, 2025 and December 31, 2024. All amounts are expressed in thousands of euros.

		31/12/2025	31/12/2024
Receivables from:	FOURLIS HOLDINGS SA	4,424	1,019
	H.M. HOUSEMARKET (CYPRUS) LTD	27	12
	SPORTSWEAR SA	67	23
	HOUSEMARKET BULGARIA EAD	1	15
	TRADE LOGISTICS SA	23	0
	TRADE ESTATES REIC	11	133
	WELLNESS	6	2
	Σύνολο	**4,558**	**1,204**
Payables to:			
	FOURLIS HOLDINGS SA	224	78
	SPORTSWEAR Market Cyprus	20	0
	HOUSEMARKET BULGARIA EAD	2,633	96
	TRADE ESTATES REIC	62	571
	HOUSEMARKET CY	2,542	4

TRADE LOGISTICS AEBE	1,469	243
KTIMATODOMI SA	0	11
POLIKENCO MAE	0	317
MANTENKO AE	177	0
GENCO BULGARIA	16	0
Σύνολο	**7,141**	**1,320**

Transactions with affiliated companies during the financial year 1/1 – 31/12/2025 and the financial year 1/1-31/12/2024 are analyzed as follows:

	1/1 - 31/12/2025	**1/1 - 31/12/2024**
Sales	72	15
Other income	468	347
Dividend Income/(Expenses)	36,980	12,984
Total	**37,520**	**13,346**

	1/1 - 31/12/2025	**1/1 - 31/12/2024**
Administrative expenses	6,540	3,254
Distribution Expenses	15,620	11,600
Other operating expenses	107	1
Total	**22,267**	**14,855**

During the years ended 31 December 2025 and 31 December 2024, the transactions and remuneration of the Group's and the Company's executive officers and members of management were as follows:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Transactions and remuneration of executive officers and members of management	1,788	1,665

There are no other transactions, receivables, or liabilities between the Company and its executive officers or members of management.

Transactions with related parties are conducted on normal commercial terms and primarily comprise the sale and purchase of goods and services in the ordinary course of the Company's business.

In the fiscal years 2025 and 2024, the following transactions took place between subsidiaries and the Company:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Sales	69	11
Cost of sales	69	10
Other income	138	137
Administative expenses	24	20
Distribution Expenses	8,272	6,089
Dividend Income/(Expenses)	0	12,984
	31/12/2025	**31/12/2024**
Trade Receivables	50	28
Trade Payables	6,643	343

12. Human Recourses

The number of employees of the Company as at 31/12/2025 is 1,526 people (1,380 at 31/12/2024).

13. Subsequent Events after the date of preparation of the Annual Financial Statements for the financial year from 1/1/2025 to 31/12/2025

With regard to the recent developments in Iran, our Company has no direct business exposure to the countries involved. However, these developments may give rise to indirect effects, which are outlined below:

i. Inventory availability: The Company has already taken the necessary measures to secure adequate inventory levels to fully support planned sales. Consequently, no impact on product availability is expected.

ii. Inflationary pressures: Inflationary trends in the broader market may adversely affect consumer spending and retail trade, including potential impacts arising from changes in tourism activity.

iii. Energy costs: Fluctuations in energy prices may increase the Company's operating expenses during the year.

iv. Transportation and logistics costs: An increase in transportation and logistics costs is expected, which may result in pressure on profit margins.

v. Financing costs: Financing costs may increase, primarily due to pressures arising from changes in the EURIBOR rate. However, the Group has already taken measures to mitigate this impact through the use of financial instruments.

It should be noted that the Group has the processes, tools, and mechanisms in place to effectively manage the above impacts and limit their effect on its operations.

There have been no other events subsequent to the reporting date that relate to the Company and materially affect the financial year presented in these financial statements.

This Management Report of the Board of Directors as well as the Annual Financial Statements for the year 1/1 - 31/12/2025, the Notes on the Annual Financial Statements and the Audit Report of the Statutory Auditor, are published at the following address: (http://www.fourlis.gr).

Peania, June 5, 2026

The Board of Directors

Chairwoman of the Board of Directors

Dafni A. Fourlis

ID No. A02828561

CEO

Panagiotis D. Katiforis

ID No. A02458088

Finance Manager Controlling & Planning

Emmanouil D. Manousakis

ID No. AB - 669252

Chief Accountant

Christos G. Vasilopoulos

ID No. A01267334

Ch. Acct. Lic. No. 62815 A Class

Grant Thornton

Independent Auditor's Report

To the Shareholders of HOUSEMARKET S.A.

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of HOUSEMARKET S.A. ("the Company"), which comprise the statement of financial position as at De cember 31st, 2025, statements of comprehensive income, changes in equity and cash flows for the year then ended and notes to the financial statements that include significant accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company HOUSEMARKET S.A. as at December 31st, 2025, its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards that have been adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) incorporated into the Greek Legislation. Our responsibilities under those standards are described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company within the entire course of our appointment in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) incorporated into the Greek Legislation and ethical requirements relevant to the audit of financial statements in Greece and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information is included in the Board of Director's Report, the reference to which is made in the "Report on Other Legal and Regulatory Requirements", but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on our audit, we conclude that there is a material misstatement therein, we are required to communicate that matter. We have nothing to report in respect of this matter.

Responsibilities of the Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards that have been adopted by the European Union and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management's intention is to proceed with liquidating the Company or discontinuing its operations or unless the management has no other realistic option but to proceed with those actions.

Auditor's Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with ISAs, incorporated into the Greek Legislation, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

We communicate with the management, among other matters, the planned scope and timing of the audit and key audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

1. Board of Directors' Report

Taking into consideration the fact that under the provisions of Par. 5, Article 2 (part B), Law 4336/2015, management has the responsibility for the preparation of the Board of Directors' Report, the following is to be noted:

a) In our opinion, the Board of Directors' Report has been prepared in compliance with the effective legal requirements of Article 150, Law 4548/2018 and the content of the Report is consistent with the accompanying financial statements for the year ended 31.12.2025.

b) Based on the knowledge we acquired during our audit, we have not identified any material misstatements in the Board of Directors' Report in relation to the Company HOUSEMARKET S.A. and its environment.

Athens, June 05, 2026

The Certified Public Accountant

Manolis Michalios

Registry Number SOEL 25131

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

Statement of Financial Position
as at December 31, 2025 and at December 31,2024

(In thousands of Euros, unless otherwise stated)

ASSETS	Notes	31/12/2025	31/12/2024
Non - Current Assets			
Property, Plant and Equipment	6	40,096	36,500
Right of use assets	7	150,354	140,466
Investment Property	6	207	207
Intangible assets	8	4,125	4,452
Investments in subsidiaries and associates	9	130,369	130,319
Other non-current assets	12	254	253
Deferred tax assets	24	4,388	4,479
Total Non-current Assets		**329,792**	**316,676**
Current Assets			
Inventories	10	30,972	21,159
Income tax receivable		8	7
Trade receivables	11	3,073	4,225
Other receivables	13	11,259	8,610
Cash and cash equivalents	14	4,362	12,620
Total Current Assets		**49,674**	**46,621**
Total Assets		**379,465**	**363,297**
SHAREHOLDERS EQUITY & LIABILITIES			
Shareholders equity			
Share Capital	15	16,863	16,863
Share premium reserve		(217)	(217)
Reserves	16	23,679	22,590
Retained earnings		48,988	44,695
Total shareholders equity (a)		**89,314**	**83,931**
LIABILITIES			
Non-current Liabilities			
Non - current loans	20	51,577	72,141
Lease liabilities	21	157,302	145,904
Employee retirement benefits	18	5,063	5,053
Other non-current liabilities	22	59	59
Total Non - current Liabilities		**214,001**	**223,157**
Current Liabilities			
Current portion of non-current loans and borrowings	20	24,287	8,287
Short term loans for working capital	20	3	10
Short term portion of long-term lease liabilities	21	7,106	6,645
Income Tax Payable		1,820	2
Accounts payable and other current liabilities	23	42,934	41,264
Total current Liabilities		**76,151**	**56,208**
Total liabilities (b)		**290,151**	**279,366**
Total Equity & Liabilities (a) + (b)		**379,465**	**363,297**

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

Income Statement for the period 1/1 to 31/12/2025 and 1/1 to 31/12/2024

(In thousands of Euros, unless otherwise stated)

	Notes	1/1 - 31/12/2025	1/1 - 31/12/2024
Sales		211,224	196,762
Cost of sales	10	(111,334)	(102,903)
Gross Profit		**99,891**	**93,859**
Other income	5	10,929	11,593
Distribution expenses	5	(85,209)	(80,960)
Administrative expenses	5	(23,421)	(15,781)
Other operating expenses	5	(321)	(308)
Operating Profit /(Loss)		**1,868**	**8,402**
Total finance cost	5	(10,732)	(10,737)
Total finance income	5	51	50
Dividends	17	36,980	12,984
Profit / (Loss) before Tax		**28,167**	**10,699**
Income tax	24	(1,889)	(109)
Net Profit		**26,278**	**10,590**

Revenue is meant as income from contracts with customers.

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

Statement of Comprehensive Income for the period 1/1 to 31/12/2025 and 1/1 to 31/12/2024

(In thousands of Euros, unless otherwise stated)

	Notes	1/1 - 31/12/2025	1/1 - 31/12/2024
Net Income (A)		**26,278**	**10,590**
Other comprehensive income/(expenses)			
Other comprehensive income/(expenses) transferred to the income statement			
Effective portion of changes in fair value of cash flow hedges		0	0
Total Other comprehensive income/(expenses) transferred to the income statement		**0**	**0**
Other comprehensive income/(expenses) not transferred to the income statement			
Actuarial gain/losses on defined benefit pension plans	18, 24	74	(870)
Total Other comprehensive income/(expenses) not transferred to the income statement (B)		**74**	**(870)**
Total Comprehensive Income/(Losses) after Tax		**26,351**	**9,720**
Attributable to:		**26,351**	**9,720**
Non controlling interest		0	0
Total Comprehensive Income) after Tax (A) + (B)		**26,351**	**9,720**

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

Statement of Changes in Equity

for the period 1/1 to 31/12/2025 and 1/1 to 31/12/2024

(In thousands of Euros, unless otherwise stated)

	Notes	Share Capital	Share premium reserves	Reserves	Revaluation Reserves	Retained earnings / (Accumulated losses)	Total Equity
Balance at 1.1.2024		**16,863**	**(217)**	**20,041**	**722**	**46,948**	**84,357**
Total comprehensive income/(loss) for the period							
Profit		0	0	0	0	10,590	10,590
Actuarial gains (losses) on defined benefit pension plan	18,24	0	0	0	0	(870)	(870)
Total comprehensive income/(loss)		**0**	**0**	**0**	**0**	**(870)**	**(870)**
Total comprehensive income/(loss) after taxes		**0**	**0**	**0**	**0**	**9,720**	**9,720**
Transactions with shareholders recorded directly in equity							
SOP Reserve	18	0	0	1,826	0	0	1,826
Dividends to equity holders	17	0	0	0	0	(11,973)	(11,973)
Total transactions with shareholders		**0**	**0**	**1,826**	**0**	**(11,973)**	**(10,147)**
Balance at 31.12.2024		**16,863**	**(217)**	**21,867**	**722**	**44,695**	**83,931**
Balance at 1.1.2025		**16,863**	**(217)**	**21,867**	**722**	**44,695**	**83,931**
Total comprehensive income/(loss) for the period							
Profit		0	0	0	0	26,278	26,278
Actuarial gains (losses) on defined benefit pension plan	18,24	0	0	0	0	74	74
Total comprehensive income/(loss)		**0**	**0**	**0**	**0**	**74**	**74**
Total comprehensive income/(loss) after taxes		**0**	**0**	**0**	**0**	**26,351**	**26,351**
Transactions with shareholders, recorded directly in equity							
Share Capital Increase		0	0	0	0	0	0
SOP Reserve	18	0	0	1,089	0	0	1,089
Dividends to equity holders	17	0	0	0	0	(22,057)	(22,057)
Total transactions with shareholders		**0**	**0**	**1,089**	**0**	**(22,057)**	**(20,968)**
Balance at 31.12.2025		**16,863**	**(217)**	**22,957**	**722**	**48,989**	**89,314**

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

Statement of Cash Flow for the period 1/1 to 31/12/2025 and 1/1 to 31/12/2024

(In thousands of Euros, unless otherwise stated)

	Notes	1/1 - 31/12/2025	1/1 - 31/12/2024
Operating Activities			
(Loss)/Profit before taxes		28,167	10,699
Adjustments for:			
Depreciation / Amortization	5,6,7,8	14,766	13,411
Provisions		1,393	1,804
Foreign exchange differences		2	5
Results (Income, expenses, profit and loss) from investment activity		(37,015)	(17,127)
Interest Expense		10,729	10,416
Plus/less adjustments for changes in working capital related to the operating activities:			
(Increase) / decrease in inventory		(9,812)	(444)
(Increase) / decrease in trade and other receivables		(1,700)	(1,698)
Increase / (decrease) in liabilities (excluding banks)		2,858	4,358
Less			
Interest paid and interest on leases		(10,615)	(10,737)
Income taxes paid		(6)	(6)
Net cash generated from operations (a)		**(1,233)**	**10,681**
Investing Activities			
Purchase or Share capital increase of subsidiaries and related companies		(50)	(35)
Purchase of tangible and intangible fixed assets Addition of assets	6,8	(9,935)	(14,734)
Proceeds from disposal of tangible and intangible assets		605	11
Interest Received		49	50
Proceeds from dividends	17	35,797	14,984
Total (outflow) / inflow from investing activities (b)		**26,465**	**276**
Financing Activities			
Proceeds from issued loans	20	16,723	74,193
Repayment of loans	20	(21,410)	(55,163)
Dividends paid	17	(22,057)	(11,973)
Repayment of leasing	21	(6,747)	(6,982)
Total inflow / (outflow) from financing activities ©		**(33,490)**	**75**
Net increase/(decrease) in cash and cash equivalents for the period (a)+(b)+©		**(8,258)**	**11,032**
Cash and cash equivalents at the beginning of the period		12,620	1,587
Closing balance, cash and cash equivalents		**4,362**	**12,620**

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

Notes to the Financial Statements as at 31 December 2025

1. Corporate information

1.1 General Information

HOUSEMARKET SOCIETE ANONYME TRADING COMPANY FOR HOUSEHOLD GOODS, FURNITURE AND DINING GOODS (the Company) with the distinctive title HOUSEMARKET S.A. has its registered office in Greece and its offices are located at the "Eleftherios Venizelos" Airport, in building 501 of the Athens Airport Commercial Park. The Company is registered with the General Commercial Registry (G.E.MI.) under registration number 003804201000. It is a subsidiary of FOURLIS S.A. HOLDINGS which holds 100% of its share capital.

The term of the Company, according to its Articles of Association, is set at 50 years and expires on 24 April 2050.

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

1. Dafni A. Fourlis, Chairwoman, executive member
2. Vassilis St. Fourlis, Vice Chairman, executive member
3. Lida St. Fourlis, executive member
4. Panagiotis D. Katiforis, CEO, executive member
5. Ioannis D. Vasilakos, executive member
6. Maria I. Theodoulidou, executive member
7. Stylianos M. Stefanou, independent non executive member

The number of employees of the Company as at 31/12/2025 1,526 (1,380 as at 31/12/2024).

1.2 Activities

The Group's Companies activities are the retail trading of home furniture and household goods, food service activities.

The direct and indirect subsidiaries of the Group as presented below:

Direct subsidiaries	Parent	Location	% Holding
HOUSE MARKET BULGARIA EAD	HOUSEMARKET SA	Bulgaria	100
HM HOUSEMARKET (CYPRUS) LTD	HOUSEMARKET SA	Cyprus	100
TRADE LOGISTICS SA	HOUSEMARKET SA	Greece	100
WYLDES LIMITED LTD	HOUSEMARKET SA	Cyprus	100

Affiliates

TRADE ESTATES REIC	HOUSEMARKET SA	Greece	20.47
VYNER LTD	WYLDES LIMITED LTD	Cyprus	50
SW SOFIA MALL ENTERPRISES LTD	WYLDES LIMITED LTD	Cyprus	50
TRADE ESTATES BULGARIA EAD	TRADE ESTATES REIC	Greece	20.47
H.M. ESTATES CYPRUS LTD	TRADE ESTATES REIC	Greece	20.47
VOLYRENCO SA	TRADE ESTATES REIC	Greece	20.47
MANTENKO SA	TRADE ESTATES REIC	Greece	20.47
EVITENCO SA	TRADE ESTATES REIC	Greece	20.47
PERSENCO SMSA	TRADE ESTATES REIC	Greece	20.47
RECON S.A.	TRADE ESTATES REIC	Greece	20.47

During the period 1/1 – 31/12/2025 there was no change in the Company's share capital.

2. Basis of presentation of the Financial Statements

2.1. Basis of preparation

The attached Corporate Financial Statements (hereinafter referred to as the Financial Statements) have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union. The Board of Directors of the Company approved the Financial Statements for the fiscal year 2025, on June 5, 2026. The Financial Statements are subject to the approval of the Annual General Meeting of the Company's Shareholders.

The Financial Statements have been prepared on the basis of the principle of historical cost, 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 Company's operations.

The Management has examined the impact of geopolitical developments up to the date of approval of the Corporate Financial Statements and has concluded that the principle of continuing business is the appropriate basis for their preparation. Reaching this conclusion, the Company's Management is closely monitoring developments and is ready to take all necessary measures to address any consequences on its operating activities.

The Management has concluded that the Company 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 operations.

As at 31 December 2025, the Company presents negative working capital of approximately €26 million. Management considers that the nature of the Company's operations in the retail sector, the continuous cash inflows generated through its store network, as well as the available undrawn credit facilities, adequately support the coverage of its short-term obligations. Furthermore, Management monitors the

Company's liquidity position and cash flow projections on an ongoing basis and considers that there is no material uncertainty regarding the Company's ability to continue as a going concern.

Financial Statements are presented in thousands of euros, unless otherwise stated and variations in amounts are due to rounding.

2.2. Significant accounting judgments and estimates

The preparation of the Financial Statements on the basis of IFRS requires the Management to make estimates, assumptions and judgments that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the 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.

When applying the Group's accounting policies, Management has made the following judgments, estimates and assumptions that may have a significant impact on the items reported in the financial statements:

<u>Estimates:</u>

- **Deferred Tax assets:** deferred asset taxes are recognized to the extent that it is likely that tax gains will arise against which tax losses can be offset and credit taxes can be used. The recognition of deferred tax claims requires significant considerations and judgment regarding the Company's future activity and prospects as well as the amount and timing of the realization of taxable profits. Additional details are included in Notes 3.16 and 24 to the Financial Statements.
- **Fair Values of investment properties:** the Group recognizes its investment properties at fair values as determined by independent appraising firms. The fair values of investment properties are assessed on an annual basis. The determination of the fair values of properties requires assumptions with respect to future cash flows from rents with the use of DCF (Note 3.5 of Financial Statements).
- **Impairment test of investments in subsidiaries:** at the parent company examines at each balance sheet date whether or not there are indications of impairment of investments in subsidiaries. The determination of the existence of impairment indications requires the Management to make judgments regarding external and internal factors as well as the extent to which they affect the recoverability of these assets. If it is assessed that there are indications of impairment, the Company proceeds to calculation of the recoverable amount. The determination of the recoverable amount requires the making of estimates of the future cash flows related to the investment, the business plans of those undertakings and the determination of the discount rate and growth rates. Additional details on the impairment control of investments in subsidiaries are included in Note 3.1 to the Financial Statements.

- **Impairment test of property, plant and equipment, right of use assets and assets held for sale:** property, plant and equipment is constantly tested in order to define if there are indications which show that its book value is not recoverable. The Group considers, for impairment test purposes, that (a) each store basically is a cash flow generating unit while, (b) per case, assets or group of assets classified as held for sale may consist a cash flow generating unit (CGU). In cases that property, plant and equipment is part of CGU and there are impairment value indications that the recoverable amount of the CGU is determined as the higher amount between value in use and fair value. Value in use is calculated by implementing the cash flow discount method, taking into consideration Management's estimations (business plans 5-7 years) and any contingent impairment is determined by the comparison of book value and value in use. Fair value is calculated from independent appraisers report according to commonly accepted valuation principles. The loss-making operating result of stores was considered as indication of possible impairment and wherever there was existence of such indication, an impairment test was implemented. Additional details for impairment test of tangible assets are included in Note 6 of the Financial Statements.
- **Useful lives of property plant and equipment:** Management makes estimates when determining the useful lives of depreciable assets. Such estimates are periodically reviewed. The useful lives estimated and applied are discussed in Note 3.4 and 3.6.
- **Employee benefits:** the obligation to provide benefits to employees after leaving the service is calculated using actuarial methods. The actuarial study requires significant estimates to be made which may differ from actual developments in the future. These estimates include the determination of the discount rate, future wage increases, disability, mortality and departure rates. The obligation to provide defined benefits is particularly sensitive to changes in these assumptions. Actuarial gains and losses resulting from a diversification of actuarial assumptions are recognised in the Statement of Other Income. Actuarial assumptions are subject to periodic review by the Management. Additional details are included in Note 3.17 & 18 to the Financial Statements.
- **Benefits that depend on the value of the shares:** The estimation of the fair value of the benefits that depend on the value of the share requires the use of the appropriate valuation method, which depends on the terms and conditions of the benefits. This estimate also requires the use of the appropriate data, including the expected life of the stock options; the expected volatility of the stock, the expected dividend yield and making assumptions about them. The assumptions and models used to estimate the fair value of equity benefits are presented in Note 18 to the Financial Statements.
- **Stock Forecasts:** Stocks are regularly reviewed for their velocity and forecasts are made for real estate and slow-moving stocks, depreciated stocks that will be destroyed within the next period, estimates are made for the seasonality of stocks and an estimate of future sale price which are presented in Note 11 to the Financial Statements.
- **Revenue from contracts with customers**: The Company estimates the fair value of unredeemed

points using historical data and evaluating the likelihood of exercising them.

Judgments:

- **Right of use assets:** On the beginning date of the leasing period, a right of use asset and an liability are recognized by calculating present value of leases which remain unpaid, discounted with leasing interest rate (interest rate which would be accepted by the lessee in order to be loaned all necessary funds with similar terms). The Group determines the leasing duration as the contractual leasing duration, including the period which is covered by a) the right to extend leasing if it is almost sure that it will be exercised, or b) the right to terminate the contract if it is almost sure that it will not be exercised. The Group implements a single discount rate at each leasing category with similar characteristics (as leasing with similar duration, assets and economic environment). Afterwards, the asset is measured at cost less depreciation and any impairment losses while, the liability is measured by increasing book value with interest expenses on the liability and by decreasing book value with leases payments. Further details are provided in Notes 7 and 21.
- **Allowance for doubtful accounts:** provisions for bad debt are based on historical data of receivables and take into account the expected credit risk. The bad loan analysis of the Financial Position is included in Note 3.9 & 11 to the Financial Statements.

  For trade receivables, the Company applies the simplified approach for calculating ECL credit losses. Therefore, the Group does not monitor changes in credit risk but recognizes a lifetime ECL-based loss rate in each reporting period. The Group has established a provisioning matrix based on historical credit loss experience, adjusted for future factors appropriate to the debtors and the economic environment.

2.3 Changes in accounting policies and disclosures

2.3.1 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 01/01/2025.

Amendments to IAS 21 "The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability" (effective for annual periods starting on or after 01/01/2025)

In August 2023, the International Accounting Standards Board (IASB) issued amendments to IAS 21. The Effects of Changes in Foreign Exchange Rates that require entities to provide more useful information in their financial statements when a currency cannot be exchanged into another currency. The amendments introduce a definition of currency exchangeability and the process by which an entity should assess this exchangeability. In addition, the amendments provide guidance on how an entity should estimate a spot exchange rate in cases where a currency is not exchangeable and require additional disclosures in cases where an entity has estimated a spot exchange rate due to a lack of exchangeability. The above have been adopted by the European Union with effective date of 01/01/2025. The amendments do not affect the separate Financial Statements.

2.3.2 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 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 derecognised 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 feuatures (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 Company will examine the impact of the above on its Financial Statements. The above have been adopted by the European Union with effective date of 01/01/2026.

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 Company will examine the impact of the above on its Financial Statements. The above have been adopted by the European Union with effective date of 01/01/2026.

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 Company will examine the impact of the above on its Financial Statements. The above have been adopted by the European Union with effective date of 01/01/2026.

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 Company will examine the impact of the above on its Financial Statements. The above have 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 Company will examine the impact of the above on its Financial Statements. The above have 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 Company will examine the impact of the above on its Financial Statements. The above have 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 summarised 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 Company will examine the impact of the above on its Financial Statements. The above have not been adopted by the European Union.

3. Basic accounting policies

The Financial Statements have been prepared in accordance with the following accounting policies:

3.1 Investments in subsidiaries

In the separate financial statements of the parent Company, investments in subsidiaries are accounted for at cost, less any impairment in value. Impairment tests are carried out when there are clear indicators of impairment, in accordance with IAS 36 "Impairment of Assets".

3.2 Investments in associates

Associates are those entities, in which the Group has significant influence but which are neither a subsidiary nor a joint venture of the Group. A percentage holding from 20% to 50% implies significant influence. Such percentage holding indicates that company is an associate. Investments in associates are accounted for using the equity method based on which the investment is carried at cost plus post-acquisition changes in the Group's share of net assets of the associate, less provisions for any impairment in value. Goodwill arising upon the acquisition of associates is included in the value of investment, while any negative goodwill is recorded in the income statement upon acquisition.

The Group's share in the gains or losses of associates after acquisition is recognized in the statement of comprehensive income, while post - acquisition movements in reserves are recognized directly in reserves.

In applying the equity method of accounting, the Group appropriately adjusts the financial statements of those associates who are not applying IFRS so as to comply with IFRS and be uniform with the accounting policies of the Group. Unrealized gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates. Unrealized losses are eliminated, unless the transaction provides evidence of impairment of the transferred asset.

When the Group's participation to the associate's losses equals or exceeds its interest in an associate, including any other bad debts, the Group does not recognize further losses, unless it has any liabilities or made payments on behalf of the associate and generally those arising from the ownership status. In the separate financial statements of the Parent Company, investments in associates are accounted for at cost less any accumulated impairment losses.

3.3 Foreign currency translation

(a) Functional currency and reporting currency

The companies of the Group maintain their books in the currency of the financial environment in which each company operates (functional currency). The consolidated financial statements are presented in Euros.

(b) Transactions and balances

Transactions in foreign currencies are converted to the functional currency according to the foreign exchange rates ruling at the date of the transaction. Foreign exchange differences arising on translation of monetary assets and liabilities denominated in foreign currencies at the reporting date are recognized in the statement of comprehensive income. Foreign exchange differences on non-monetary items carried at fair value are considered as part of the fair value of those items and are recorded together with the fair value adjustments.

3.4 Property, plant and equipment

Property, plant and equipment are measured, by category, as follows:

- All categories of property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses.

- Cost includes all directly attributable costs for the acquisition of the items of property, plant and equipment. These costs include borrowing costs of loans drawn to finance the acquisition or construction of assets which are capitalized until the date when the assets are ready for their intended use.

Significant subsequent additions and improvements are recognized as part of the cost of the asset when they increase the useful life and / or the productive capacity of investment's value. Costs for repairs and maintenance are recognized in the income statement as an expense as incurred.

Upon disposal of an item of property, plant and equipment, the difference between the consideration received and the carrying value is recorded as gain or loss in the Income Statement.

Depreciation is calculated on a straight - line basis over the estimated useful life of the assets. Useful lives are reviewed on an annual basis.

The estimated useful lives of the Group's property plant and equipment, except of the land that is not depreciated, are as follows:

Category	**Useful life**
Buildings - Building installations (owned premises)	10 - 40 years
Buildings on third party land	10 - 36 years
Machinery and equipment	9 - 10 years
Motor vehicles	6 - 9 years
Miscellaneous equipment	4 - 10 years

Owner - occupied buildings or buildings whose use has not yet been determined and which are under construction are recorded at cost less any impairment losses. This cost includes professional compensations and borrowing costs. The depreciation of that owner - occupied buildings begins from the time the buildings are ready for use.

3.5 Investment property

Investment property is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is stated at fair value, which is evaluated annually. In case of owner occupation, the investment property is derecognized and transferred to property, plant and equipment at fair value on the transfer date. The carrying value of investment property reflects the market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment property fair value are recognized in the Income Statement of the period they occur.

3.6 Intangible assets

The intangible assets of the Group (excluding goodwill) are depreciated over their useful life which is annually reviewed.

- **Royalties**

Trademarks and licenses are valued at cost less amortization. Amortization is charged to the income statement on a straight - line basis over the estimated useful lives, which have been determined from 5 to 20 years.

- **Software - Other intangible assets**

Software licenses are valued at cost less amortization. Amortization is charged on a straight - line basis over the estimated useful lives and the depreciation rate is 15%.

Expenditure on development and maintenance of software is expensed as incurred. Expenditure of development activities for the production of new or substantially improved software (in - house developments), is recognized as intangible assets when the following criteria are met: a) when a specific asset is created, b) when it can be demonstrated that the intangible asset will generate probable future economic benefits and c) when the expenditures of development can be measured reliably. Such expenditures include also labor costs and an appropriate proportion of overheads. In case of software replacement, while the old one is no longer in use, intangible asset is permanently deleted from the register and the net book value burdens the income statement.

Costs incurred for performing software upgrades, are capitalized and the new gross value forms the depreciable amount.

3.7 Impairment of non - financial assets except Goodwill

Property, plant and equipment is constantly tested in order to define if there are indications which show that its book value exceeds their recoverable value. The Company considers for impairment control purposes that each store is a cash generating unit (CGU). In cases where tangible assets are part of a cash generating unit, such as a store, and indications of impairment have been identified that could lead to the conclusion that their book value exceeds their recoverable value, the recoverable amount of the cash flow unit is determined by calculating the value in use. The value in use is calculated by applying the cash flow discounting method, taking into account the estimates of the Management as reflected in business plans with a time horizon of 5-7 years. Impairment loss is determined as the excess of the carrying amount in relation to the value for the year and is recorded in the profit and loss account. An indication of a possible impairment in value was considered the loss-making operating result for the Stores and where such an indication was found, an impairment check was carried out.

All assets are checked for impairment when there are indications that their carrying amount will not be recovered, i.e. that their carrying amount exceeds the amount recovered from their use or sale.

Recoverable value is the greater of the fair value, minus the cost of the sale, and the use value of the asset. The value of the year is determined by discounting future flows at the appropriate discount rate. If the recoverable value is less than the recoverable value, then the recoverable value is reduced to the amount of the recoverable.

Impairment losses are recorded as an expense in the results of the year in which they arise, unless the asset has been readjusted, in which case the impairment loss, by the amount covered by past goodwills, reduces the corresponding revaluation reserve. At each balance sheet date, it is examined whether impairment losses previously recognised exist or have been reduced. If such indications exist, a redetermination of the recoverable amount of the asset is carried out. Where in a later year the impairment loss has to be reversed, the depreciable value of the asset increases to the level of the revised estimate of recoverable value. The new depreciable value shall not exceed the depreciable value that would have been determined if the impairment loss had not been recorded in previous years.

3.8 Current / Non-current assets and liabilities: classification

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

An asset is classified as current when:

- It is expected to take place or its sale / consumption has been predicted within the next period
- It is mainly maintained for trading purposes
- It is expected to take place within twelve months since the reference period.

Or it is cash or cash equivalent, unless they have been eliminated from the exchange or their use in order to settle a liability for at least 12 months after the reference period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled within the next operation year
- It is mainly maintained for trading purposes
- It is clarified that it will be settled within twelve months after the reference period.

There is no unconditional right to postpone the solution of a liability for at least twelve months after the reference period.

The liability terms which could, upon the selection of the counterparty, lead to its settlement, by issuing financial products, do not affect its classification.

The Group classifies all its other liabilities as non-current.

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

3.9 Financial instruments – initial recognition and measurement

IFRS 9 Financial Instruments

Classification and measurement of financial assets:

According to IFRS 9, financial assets are measured at fair value plus, in the case of financial assets not measured at fair value through profit and loss (Fair Value through Profit and Loss – FVPL), the transaction cost. Debt instruments are measured subsequently at fair value, through profit and loss, at amortized cost or fair value through other comprehensive income (Fair Value through Other Comprehensive Income – FVOCI). Classification criteria of financial assets are two: a) business model of financial assets management implemented by the Group and b) the financial asset (as a whole) give rise to cash flows that are solely payments of principal and interest on the principal amounts outstanding (SPPI test - Solely Payments for Principal and Interest).

Other financial assets are classified and subsequently measured as follows:

Group's investments in equity instruments are classified at fair value through other comprehensive income, without re-recognition of earnings or losses in profit and loss with the de-recognition. The Group's aims to maintain these equity instruments for the near future and irrevocably decided to classify them at fair value through other comprehensive income after the initial recognition or transaction. According to IFRS 9, equity instruments measured at fair value through other comprehensive income are not subject to impairment test.

3.10 Impairment of financial assets

The Group assesses at each reporting date whether a financial asset or group of financial assets is impaired.

Assets carried at amortized cost

If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred). The cash flows are discounted using the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced either through deletion or through use of a provision.

The present value of the financial asset is reduced through use of a provision and loss is recognized in profit or loss statement. The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics.

Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment. If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the income statement, to the extent that the carrying value of the asset does not exceed its amortized cost at the reversal date.

Trade receivables (Note 12)

For trade receivables the Group implements simplified approach for the calculation of credit losses ECL. Therefore, the Group does not monitor changes in credit risk, but recognizes a percentage of losses which is based on ECL at every reporting period. The Group has conducted a provisions table based on historical experience of credit losses, adjusted with future factors appropriate for debtors and economic environment.

3.11 Inventory

Inventory (goods) is valued at the lower of cost or net realizable value. Cost is determined by using the weighted average method. The net realizable value is the estimated sales price at the ordinary operation of the company less any costs to sell having in mind seasonality and other conditions. The cost of inventory does not include any financial expenses.

3.12 Trade receivables

Trade receivables are initially recognized at fair value and then measured at amortized cost less provision for impairment, using the effective interest rate method and taking into account expected credit losses.

More specifically, the Company applies the simplified approach of the standard by calculating the expected credit losses based on the expected credit losses for their entire life. The Company uses past experience to determine the risk of default as well as information about the future at the end of each reporting period regarding debtors and the financial environment.

As such, the Company does not track changes in credit risk, but recognizes a loss rate based on expected lifetime credit losses in each reporting period. The Company has prepared a forecast table based on the historical experience of credit losses, adjusted with future factors appropriate for debtors and the economic environment.

In addition, according to the company's management, while the risk may increase in the case of the existence of a small number of tenants, geographical concentration of real estate or a limited type of investment property, the specific characteristics of the company's properties (large surface properties, which host the largest retail and property companies aimed at the average household), the tenants and the implementation of credit and transaction control policies The behaviour of new tenants, with the strict application of terms of securing the claims through the lease agreements (such as financial guarantees and letters of guarantee) as well as the implementation of policies for monitoring the rest of the customers and communication for the recovery of any claims, shield the company against precarious commercial claims.

Where there is an indication of impairment of claims, their carrying amount is reduced to their recoverable amount, which is the present value of expected future cash flows discounted at the original effective interest rate. Interest is then calculated at the same interest rate on the impaired (new book value).

With regard to loans to affiliated parties, it is noted that there is no credit risk for the Company.

3.13 Cash and cash equivalent

Cash and cash equivalents include cash at banks and on hand, as well as short term (up to 3 months) investments of high liquidation and low risk.

3.14 Share Capital

Direct costs for the issuance of shares appear after the deduction of the relevant income tax, in a reduction of the reserve in favor of the even. The cost of acquiring the own shares, reduced by income tax (if applicable), is shown deductible from the Company's own funds, until the same shares are sold or cancelled. Any profit or loss from the sale of treasury shares, net of direct transaction costs and income tax, if applicable, is shown as a reserve in equity.

3.15 Loans

Loans are initially recorded at their fair value less any direct costs related to the transaction. After initial recognition, they are subsequently measured at amortized cost using the effective interest rate method.

Interest and related expenses on loans taken for purchase or construction of fixed assets are capitalized. Capitalization of borrowing costs ceases when the asset is ready for its intended use. In case of borrowing specifically for the purpose of constructing or acquiring an asset, the borrowing costs related to the loan agreement are directly capitalized. Otherwise, in order to determine the part of the loan related with that fixed asset, a method is implemented to determine the proportion of the capitalized interest and the proportion of the interest which will be recorded to the statement of comprehensive income as an expense. Revenues, occurred as a result of investing part of a loan taken for construction of a fixed asset, reduce the amount of borrowing costs capitalized.

Loan expenses paid upon signing of new credits are recognized as loan expenses if part or total of the new credit line is received. In that case, they are registered as future loan expenses until the loan is received. If the new loans are not used, partly or fully, then these expenses are included in prepaid expenses and are recognized in income statement during the period of the relevant credit line.

3.16 Current and Deferred Tax

Taxes recorded in income statement include both current and deferred taxes.

Current income tax is recognized in income statement, except to the extent that it relates to items recognized directly in equity. Current income taxes include the current liabilities and/ or assets, to or from the tax authorities, relating to the taxes payable on the taxable income of the period. Current taxes are increased by any income taxes related to provisions for tax differences or additional taxes which are imposed by the tax authorities upon audit of the unaudited tax years.

Deferred tax assets and liabilities are measured at the tax rates which are expected to apply in the year where the asset or liability will be settled, taking into account the tax rates (and tax laws) that have been enacted or are virtually applicable at the reporting date.

Deferred taxes arise on temporary differences between the recognition of assets and liabilities for tax purposes and those for the purposes of preparation of the financial statements. Deferred tax is calculated using the liability method on all taxable temporary differences at the reporting date, between the tax basis and book value of assets and liabilities.

The expected tax effects of temporary tax differences are recognized either as future (deferred) tax liabilities or as deferred tax assets. In case of an inability to accurately measure temporary tax differences, the initial recognition is made based on estimation of the reversal time and such estimation is reviewed each year.

Deferred tax assets are recognized for deductible temporary differences and unused tax losses, to the extent that it is probable that sufficient future taxable income will be available against which the unused tax losses and tax credits can be used or sufficient taxable deductible temporary differences that incur in the same company and will be recovered. Significant judgement is required by the Management in order to define the value of deferred tax assets which can be recognized having in mind the future tax incomes as well as the tax plan of the Group.

The Group sets off deferred tax assets and deferred tax liabilities only if:

- it has a legal right to set off current tax receivables against current tax payables and
- deferred tax assets and deferred tax liabilities relate to income tax imposed by the same tax authority.

As a result deferred tax assets and liabilities are presented on a net basis in the separate financial statements of the Company while such items are presented separately in the consolidated accounts of the Group.

If the deferred income tax arises from initial recognition of an asset or liability in a transaction other than business combination, then it does not affect the neither the accounting nor the taxable profit or loss and therefore it is not taken into account.

The tax rate used by the Company is 22%.

3.17 Employee Benefits

Employee benefits are:

a) Short term benefits

Short term benefits to employees in money or in kind are recorded as an expense as they accrue.

b) Post - retirement benefits

The Company pays compensation to retirees, and the amount of the relevant compensation depends on the years of service and the amount of remuneration. The program is considered a defined benefit program. Indemnity liabilities are calculated at the discounted value of future benefits accrued at the end of the year, based on the recognition of employees' entitlement to benefits over the expected working life. The above liabilities are calculated on the basis of economic and actuarial assumptions and are determined using the actuarial Projected Unit Method. They are included in the Statement of Total Income and consist of the present value of the benefits accrued during the year, the interest on the benefit obligation and the actuarial gains or losses which are recorded directly in the other total income and are not carried over to the income statement in a later period. The Full Yield Curve method is used for discounting.

c) State insurance programs

The employees of the Greek subsidiaries of the Group are mainly covered by the main State Insurance Institution for the private sector (EFKA) which provides pension and medical benefits. Each employee is obliged to contribute part of his monthly salary to the fund, while part of the total contribution is covered by the employer. At retirement the pension fund is responsible for the payment of pension benefits Employees. Consequently, the Company has no legal or presumed obligation to pay future benefits under this program. The accrued cost of contributions is recorded as an expense in the period concerned. This program is considered and accounted for as fixed contributions.

d) Private insurance programs

Each employee of the Company, who holds a managerial position based on the company's internal regulations and is full-time, is covered by a retirement insurance program and other benefits. The Company covers the contractually defined contribution in total, while the financial management of the program is assigned to an Insurance Company. The accrued cost of contributions is recorded as an expense in the period concerned, as this program is also considered to be is accounted for as fixed contributions.

e) Stock option plan (IFRS 2)

The Company intends to attract, retain and incentivise the executives of the Company and the executives of its subsidiaries and affiliated companies, as through the Stock Options plan, the participants have a direct equity interest in the Company which link their performance to the Company's future performance and the increase of shareholder value. This program regards equity shares transactions.

The Company makes decisions regarding the implementation of the Stock Option Plan – to executives of the Company and its subsidiaries and affiliates in compliance with par.5 of Art.42e of Law 2190/1920.

A basic condition for participation in the Stock Options plan is the salaried working relationship of executives with the Company or its subsidiaries and affiliates. The cost of equity settled transactions is measured by reference to the fair values at the date in which they are granted and is recognized as an expense over the period from grant date to maturity date of the options with a concurrent increase in equity.

The program takes into account the following variables: Exercise price, Share price at grant date, Grant Date, Maturity date(s) of rights, Expected Stock Volatility (Volatility), Dividend Yield, Risk Free Rate.

3.18 Contingent liabilities and Provisions

Provisions are recognized when the Company has present legal or presumed liabilities as a result of past events, their liquidation through resource outflows is likely and the estimation of the exact amount of the liability can be made with confidence.

The provisions are reviewed at the date of the Financial Position and are adjusted to reflect the present value of the expenditure expected to be required to settle the liability.

Contingent liabilities are not recognized in the financial statements but are disclosed unless the possibility of an outflow of resources incorporating financial benefits is likely.

Contingent claims are not recognized in the Financial Statements but are disclosed if the influx of financial benefits is likely.

3.19 Revenue and expense recognition

Revenue is measured at the fair value of sales of goods and provision of services, net of Value Added Tax, discounts and returns. Inter - company revenues are eliminated.

The recognition of revenue is accounted for as follows:

- *Sales of goods and revenue from contracts with customers:* Sales of goods are recognized when the Company invoices and delivers the goods to customers and the goods are accepted by them. Retail sales are usually made in cash or via credit cards. The recognized revenue in these cases is the amount collected from the customer.

IFRS 15 establishes a five-step model that applies to revenue arising from a contract with a customer (with limited exceptions), regardless of the type of revenue transaction or industry. The standard is also applied for the recognition and measurement of gains and losses from the sale of non-financial assets that are not part of the Company's normal activities (e.g. sales of tangible fixed or intangible assets). It requires entities to allocate the transaction price from contracts into individual distinct promises, i.e. execution obligations, based on stand-alone sale prices, according to the five-step model. Revenue is then recognized when the entity satisfies performance obligations, i.e. when it transfers the goods or services specified in the contract to the customer.

The standard is based on the principle that revenue is recognized when control of a good or service is transferred to the customer. The Company is active in the retail sale of household equipment & furniture and sports goods. In accordance with IFRS 15, Revenue from Contracts with Customers, the Company recognizes revenue by transferring control of the goods, i.e. when the goods are delivered to the customer. Therefore, the adoption of IFRS 15 had no impact on the timing of recognition of revenue. Net sales revenue is measured at fair value of the price received. Net sales revenue excludes amounts collected from third parties such as value added taxes, as the latter are not included in the transaction price.

However, future discounts associated with the Company's companies' loyalty programs create an entitlement that must be recognized when exercised or terminated if it is deemed to be material and the customer would not have obtained it if they had not made the original transaction. The Company provides customers with discounts based on points earned from transactions made using the loyalty program card. Discounts are arranged in 18 or 24 months, depending on the plan. In accordance with the requirements of the standard, the Company considers that these discounts represent a material right for customers, create an obligation to execute and consequently, part of the revenue of each transaction, which corresponds to this right, will be recognized when it is exercised (fulfilment of an obligation) or expires. IFRS 15 does not exclude or define a specific methodology for estimating the selling price of the point as long as the estimate is a reliable representation of the price in the that the Company would individually supply this product to the customer

- *Provision of services*: Revenues from the provision of services are calculated over the period in which the services are provided, based on the stage of completion of the service provided in relation to the total services provided.
- *Interest income*: Interest income is recognized on a time-proper-time basis and by using the actual interest rate.
- *Dividends*: Dividends are considered as income when the right to receive them is established. This right is established following a decision of the General Meeting (ordinary or extraordinary). Expenses are recognized in the results on an accrued basis.
- *Advertising costs:* Advertising costs are charged to the results of the year with the realization of the relevant expenses and are included in the operating and disposal costs.
- *Borrowing Costs*: The underwriting costs, legal and other direct costs incurred in connection with the issuance of long-term loans restructure the amount of such loans and are recorded in the results, based on the effective interest rate method during the term of the loan agreement. The borrowing cost is recognized as an expense in the period incurred except in the case where the Company capitalizes on borrowing costs in accordance with IAS 23.
- *Credit card charges*: Credit card charges are accounted for in the disposal operating charges.

3.20 Leases

Leases in which all the risks and benefits of the property remain with the lessor are recorded as finance leases. All the other leasing contracts are recorded as operating leases.

- *Group as a Lessor:* Income from operating leasing is recognized as income on a straight - line basis over the lease term.
- *Group as a Lessee:* The Company as a lessee has only operating leases. More specifically, for the assets with the right of use, the following applies: On the date of the beginning of the lease period,

an asset with a right of use and an obligation is recognized by calculating the present value of the rents which remain unpaid discounted at the interest rate of the lease (the interest rate that the lessee would have accepted in order to borrow the necessary funds in similar terms). The Company defines the term of the lease as the contractual term of the lease, including the period covered by a) the right to extend the lease if it is relatively certain that it will be exercised, or b) the right to terminate the contract if it is relatively certain that it will not be exercised. The Company applies a uniform discount rate to each category of leases with similar characteristics (such as leases with a similar duration, for similar fixed assets and in a corresponding economic environment). Subsequently, the asset is measured at costs reduced on depreciation and any impairment losses, while the liability is measured by increasing the carrying amount with interest on the liability and decreasing the carrying amount by paying rents.

3.21 Offsetting of financial assets and liabilities

Financial assets and liabilities are not offset in the financial statements unless there is a legal right of set - off and intention for settlement of the net amount or settlement of the asset and liability simultaneously.

3.22 Derecognition of financial assets and liabilities

Financial Assets

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized where:

- the rights to receive cash flows from the asset have expired,
- the Group or the Company has transferred its right to receive cash flows from the asset or has assumed an obligation to pay them in full without material delay under a "pass - through" arrangement and either (a) has transferred substantially all the risks and rewards of the assets, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Group or the Company has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's or Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group or Company could be required to repay.

Financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a de-recognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in profit or loss.

4. Financial Risk Management

Risk management is handled by the portfolio management service of the parent company FOURLIS SA S.A., which operates according to specific rules set by the Board of Directors.

The Company 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 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. The most significant risks identified for the Company 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 Company'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 Company'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 Company's performance.
- *Risk related to the Strategy category:* The likelihood of failure to clearly define the strategy and align it with the Company's business objectives and related impact on the Company's growth.
- *Risk related to the Strategy category:* The possibility of failure to adopt cutting-edge technology / align the IT strategy with the business strategy and new business models as well as the related impact on the Company'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 Company's profits and liquidity.
- *Risk related to the Profitability and Liquidity* category: The possibility of adverse global macroeconomic events and the related impact on the Company'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 Insecurity:* The possibility of high costs of information systems platforms and the impact on the Company's profits.
- *Risk related to the category Information Technology and Security:* The possibility of a cyber-attack and the related impact on the Company's profits, performance and reputation.
- *Risk related to the Operations category:* The possibility of poor inventory management and the related impact on the Company'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 Governing Council provides written guidance and guidance on general risk management as well as specific guidance on the management of specific risks, such as foreign exchange risk and interest rate risk.

a) Financial Risk Management

The Company is exposed to financial risks such as currency risk, interest rate risk and liquidity risk. The financial management identifies, assesses and hedges financial risks in cooperation with the FOURLIS Group.

Foreign Exchange Risks:

The company is exposed to foreign exchange risks arising from commercial transactions in foreign currencies (e.g., SEK) with suppliers who invoice in a currency other than the local currency. In order to minimize foreign exchange risk, the company assesses, according to its current needs, the necessity of purchasing foreign currency in advance (forward currency purchases).

Interest rate risk/liquidity:

The Group is subject to cash flow risk which in the case of possible variable interest rates fluctuation, may affect positively or negatively the cash inflows or outflows related to the Group’s assets or liabilities.

Cash flow risk is minimized via the availability of adequate credit lines and cash. Also, the Group has entered into Interest Rate Swap (IRS) contracts in order to face these risks.

Risk from the energy crisis and inflationary pressures:

The Company closely monitors developments related to the energy crisis and inflationary pressures in order to adapt to the specific conditions that arise. It complies with the official guidelines issued by the competent authorities regarding the operation of its physical stores and headquarters. The Company adheres to the applicable legislation and continues its commercial activities through its physical stores in accordance with the relevant guidelines.

The energy costs associated with the operation of the Company's stores and warehouses are affected by the significant increases observed internationally; however, they represent a relatively small portion of the Company's operating expenses. As part of its risk management policy, the Company evaluates energy hedging alternatives in order to reduce volatility and ensure greater predictability of its energy-related costs.

With regard to developments in Ukraine and the Middle East, the Company states that it has no business transactions with customers or suppliers from Russia, Ukraine, or the Middle East. Management closely monitors developments and is prepared to take all necessary measures to address any potential impact on its operating activities.

b) Non-financial risks:

In addition to financial risks, the Company 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 the companies' activities, the supply chain and the evolution of the companies in the context of the market in which they operate. Risk management is premised on the definition of objective objectives based on which the most significant events that may affect the Company are identified, the relevant risks are assessed and a decision is made to respond to them.

c) Important Legal Cases

There are no litigations or legal issues that might have a material impact on the Annual Financial Statements of the Group or Company for the period 1/1 - 31/12/2025.

5. Analysis of expenses and other operating income

The expenses are presented in the Income Statement as follows:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Payroll Expenses	36,069	33,449
Third party services	33,126	26,462
Taxes-duties	1,173	1,160
Depreciation/Amortisation	14,766	13,411
Other operating expenses	21,447	20,283
Credit Card fees	2,370	2,284
Total	**108,951**	**97,049**

The main categories of expenses are analysed below:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Salaries and wages	27,365	24,666
Social security contributions	5,672	5,338
Miscellaneous grants	2,928	3,468
Personnel retirement benefits	104	(22)
Total	**36,069**	**33,449**

Other operating income is analysed as follows:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Revenue from prior year and non-use of provisions	1,475	341
Fixed Assets Gain	0	11
Other income	9,454	11,241
Total	**10,929**	**11,593**

Other income of the Company for the year 2025 includes income from services provided to customers and order delivery income amounting to €5,965 thousand (2024: €4,666 thousand). It also includes rental income and other income amounting to €3,352 thousand (2024: €2,345 thousand). In addition, it includes lease income and administrative support service income amounting to €137 thousand (2024: €4,230 thousand).

Net Financial Results are analyzed as follows:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Interest - expenses	(2,975)	(4,138)
Factoring expenses	(361)	(478)
Foreign exchange differences (expense) - realized-	(3)	(5)
Other bank expenses	(161)	(263)
Interest of lease liabilities	(7,233)	(5,851)
Total finance cost	**(10,732)**	**(10,737)**
Interest and related income	51	50
Total finance income	**51**	**50**
Financial expenses / income	**(10,681)**	**(10,687)**

6. Property, plant and equipment and Investment property

Changes in property, plant and equipment for the periods 1/1-31/12/2025 and 1/1-31/12/2024 are analyzed as follows:

	Buildings and installations	Machinery	Vehicles	Furniture	Assets under construction	Total
Acquisition cost at 31.12.2024	**59,724**	**5,309**	**1,608**	**25,363**	**2,562**	**94,566**
Accumulated depreciation at 31.12.2024	**(32,193)**	**(3,722)**	**(1,394)**	**(20,757)**	**0**	**(58,066)**
Net book value at 31.12.2024	**27,531**	**1,587**	**214**	**4,606**	**2,562**	**36,500**
1.1 - 31.12.2025						
Additions	2,917	871	28	1,385	4,184	**9,385**
Other changes in acquisition cost	3,735	(66)	18	657	(5,769)	**(1,425)**
Depreciation/ amortization	(3,002)	(372)	(55)	(1,487)	0	**(4,916)**
Other changes in depreciation	332	65	0	156	0	**553**
Acquisition cost at 31.12.2025	**66,376**	**6,113**	**1,653**	**27,405**	**978**	**102,525**
Accumulated depreciation at 31.12.2025	**(34,863)**	**(4,030)**	**(1,449)**	**(22,088)**	**0**	**(62,430)**
Net book value at 31.12.2025	**31,513**	**2,083**	**204**	**5,317**	**978**	**40,096**

	Buildings and installations	Machinery	Vehicles	Furniture	Assets under construction	Total
Acquisition cost at 31.12.2023	**47,014**	**4,850**	**1,693**	**23,853**	**4,185**	**81,594**
Accumulated depreciation at 31.12.2023	**(30,073)**	**(3,538)**	**(1,484)**	**(20,301)**	**0**	**(55,396)**
Net book value at 31.12.2023	**16,941**	**1,312**	**209**	**3,552**	**4,185**	**26,198**
1.1 - 31.12.2024						
Additions	9,193	557	44	1,874	2,548	**14,216**
Other changes in acquisition cost	3,517	(99)	(128)	(365)	(4,170)	**(1,244)**
Depreciation/ amortization	(2,401)	(284)	(55)	(1,156)	0	**(3,896)**
Other changes in depreciation	281	100	145	701	0	**1,226**

Acquisition cost at 31.12.2024	**59,724**	**5,309**	**1,608**	**25,363**	**2,562**	**94,566**
Accumulated depreciation at 31.12.2024	**(32,193)**	**(3,722)**	**(1,394)**	**(20,757)**	**0**	**(58,066)**
Net book value at 31.12.2024	**27,531**	**1,587**	**214**	**4,606**	**2,562**	**36,500**

The additions and other movements in property, plant and equipment during the year mainly relate to the fit-out of the new IKEA store in Heraklion (€5.4 million), as well as other stores in Patras and Thessaloniki, amounting in total to €1.3 million. At the same time, the largest portion of assets under construction relates to the Rhodes store, which is in the final stage of completion.

As at 31 December 2025, the Company assessed whether there were any indicators of impairment for owner-occupied property, plant and equipment associated with its stores. Where such indicators were identified, impairment tests were performed in accordance with the provisions of IAS 36, *Impairment of Assets*. The key assumptions used in the recoverable amount calculations are summarized below:

- **Valuation method**: Value in use, based on the discounted cash flow (DCF) method
- **Discount Rate (WACC):** 7.1% - 9.7%
- **Forecast horizon**: 5 years
- **Growth rate in perpetuity**: 1.0%

Based on the results of the above checks, there was no need for the recognition of impairment loss.

Real Estate Investments

The changes in real estate investments for the period 1/1 – 31/12/2025 and for the period 1/1 – 31/12/2024 are the following:

	31/12/2025	31/12/2024
Opening balance	**207**	**207**
Addition of investment properties	0	0
Sale of investment properties	0	0
Closing balance	**207**	**207**

7. Right of use assets

The Company's Right to Use Assets for the fiscal years 2025 and 2024 are broken down as follows:

	Leased Buildings	Leased Vehicles	Total
Acquisition cost at 31.12.2024	**160,365**	**1,009**	**161,375**
Accumulated depreciation at 31.12.2024	**(20,227)**	**(681)**	**(20,908)**
Net book value at 31.12.2024	**140,138**	**328**	**140,466**
1.1 - 31.12.2025			
Additions	18,532	74	**18,606**
Changes in acquisition cost due to contract expiration	(373)	(10)	**(384)**
Depreciation/ amortization	(8,574)	(145)	**(8,719)**
Changes in depreciation due to contract expiration	373	10	**384**
Acquisition cost at 31.12.2025	**178,523**	**1,073**	**179,597**
Accumulated depreciation at 31.12.2025	**(28,428)**	**(815)**	**(29,243)**
Net book value at 31.12.2025	**150,096**	**258**	**150,354**

	Leased Buildings	Leased Vehicles	Total
Acquisition cost at 31.12.2023	**131,146**	**872**	**132,018**
Accumulated depreciation at 31.12.2023	**(31,933)**	**(544)**	**(32,478)**
Net book value at 31.12.2023	**99,212**	**328**	**99,540**
1.1 - 31.12.2024			
Additions	49,142	137	**49,280**
Changes in acquisition cost due to contract expiration	(19,923)	0	**(19,923)**
Depreciation/ amortization	(8,217)	(137)	**(8,353)**
Changes in depreciation due to contract expiration	19,923	0	**19,923**
Acquisition cost at 31.12.2024	**160,365**	**1,009**	**161,375**
Accumulated depreciation at 31.12.2024	**(20,227)**	**(681)**	**(20,908)**
Net book value at 31.12.2024	**140,138**	**328**	**140,466**

The additions to right-of-use assets during the period, amounting to €18.6 million, mainly relate to new lease agreements and/or modifications to existing lease agreements for the stores in Thessaloniki, Patras, Heraklion and Rhodes.

As at 31 December 2025, the Company assessed whether there were any indicators of impairment for right-of-use assets associated with its stores. Where such indicators were identified, impairment tests were performed in accordance with the provisions of IAS 36, *Impairment of Assets*. The key assumptions used in the recoverable amount calculations are summarized below:

- **Valuation method**: Value in use, based on the discounted cash flow (DCF) method
- **Discount Rate (WACC):** 7.1% - 9.7%
- **Forecast horizon**: 5 years
- **Growth rate in perpetuity**: 1.0%

Based on the results of the above checks, there was no need for the recognition of impairment loss.

8. Intangible assets

Intangible assets are analyzed as follows:

	Rights	Software programs	Other	Total
Acquisition cost at 31.12.2024	**7,321**	**11,805**	**12**	**19,139**
Accumulated depreciation at 31.12.2024	**(5,597)**	**(9,077)**	**(12)**	**(14,686)**
Net book value at 31.12.2024	**1,724**	**2,728**	**0**	**4,452**
1.1 - 31.12.2025				
Additions	0	550	0	**550**
Other changes in acquisition cost	0	253	0	**253**
Depreciation/ amortization	(272)	(859)	0	**(1,131)**
Acquisition cost at 31.12.2025	**7,321**	**12,609**	**12**	**19,942**
Accumulated depreciation at 31.12.2025	**(5,869)**	**(9,935)**	**(12)**	**(15,817)**
Net book value at 31.12.2025	**1,452**	**2,674**	**0**	**4,125**

	Rights	Software programs	Other	Total
Acquisition cost at 31.12.2023	**7,321**	**11,282**	**12**	**18,615**
Accumulated depreciation at 31.12.2023	**(5,325)**	**(8,191)**	**(11)**	**(13,527)**
Net book value at 31.12.2023	**1,996**	**3,090**	**2**	**5,089**
1.1 - 31.12.2024				
Additions	0	518	0	**518**
Other changes in acquisition cost	0	5	0	**5**
Other changes in depreciation	0	1	0	**1**
Depreciation/ amortization	(272)	(887)	(2)	**(1,161)**
Acquisition cost at 31.12.2024	**7,321**	**11,805**	**12**	**19,139**
Accumulated depreciation at 31.12.2024	**(5,597)**	**(9,077)**	**(12)**	**(14,686)**
Net book value at 31.12.2024	**1,724**	**2,728**	**0**	**4,452**

The rights include the right to use IKEA trademarks.

Additions to intangible assets relate to software licenses.

On 31/12/2025, the Company examined the value of tangible assets and no indication of impairment of their value was found.

9. Investments in affiliates and associates

Investments in the Company's subsidiaries are analysed as follows:

	Country	Ownership Interest % 2025	31/12/2025	Ownership Interest % 2024	31/12/2024
SUBSIDIARIES					
HOUSEMARKET CYPRUS LIMITED	Cyprus	100%	11,041	100%	11,041
HOUSEMARKET BULGARIA EAD	Bulgaria	100%	9,999	100%	9,999
TRADE LOGISTICS	Greece	100%	18,520	100%	18,520
WYLDES LTD	Cyprus	100%	41,217	100%	41,167
TOTAL			**80,777**		**80,727**
AFFILIATES					
TRADE ESTATES REIC	Greece	20.47%	49,592	20.57%	49,592
TOTAL			**130,369**		**130,319**

On 4 February 2025, the Fourlis Group completed the sale of 19,279,935 shares in TRADE ESTATES, representing 16% of its share capital, through a private placement. As a result, the Group's and the Company's, including its subsidiaries', ownership interest in TRADE ESTATES decreased to below 50% (initially to 47.32% and subsequently to 47.08% in December 2025), resulting in the loss of control over TRADE ESTATES. Accordingly, as of the transaction date and in accordance with the requirements of IFRS 10, "Consolidated Financial Statements", TRADE ESTATES ceased to be a subsidiary and was recognized as an associate.

As at 31 December 2025, the Company assessed whether there were any indicators of impairment of its investments in subsidiaries in accordance with IAS 36, *Impairment of Assets*. Where such indicators were identified, an estimate of the recoverable amount of the investments was performed. The recoverable amount was determined as the higher of fair value less costs of disposal and value in use.

The value for the year was determined using the Discounted Cash Flow (DCF) method, based on approved business plans of the subsidiaries concerned. The basic assumptions used are summarized as follows:

- **Valuation method**: Value in use, based on the discounted cash flow (DCF) method

- **Discount Rate (WACC):** 9.7%
- **Forecast horizon**: 5 years
- **Growth rate in perpetuity**: 1.0%

Based on the results of the above audits, there was no need to recognize impairment loss for the Company's holdings in subsidiaries on the reference date.

10. Inventory

Inventory is analyzed as follows:

	31/12/2025	31/12/2024
Inventory	26,467	21,016
Advances for purchases of merchandise	4,504	143
Total	**30,972**	**21,159**

The cost of inventories recognized as an expense and included in cost of sales amounted to €111,334 thousand for the current year, compared to €102,903 thousand in 2024.

The value of inventories written off during 2025 amounted to €1,423 thousand for the Company, compared to €1,105 thousand in 2024.

During the current year, impairment provisions were recognized for damaged, slow-moving and obsolete inventories expected to be destroyed during the following period, amounting to €359 thousand, compared to €3,291 thousand as at 31 December 2024.

11. Trade receivables

Trade receivables are analyzed as follows:

	31/12/2025	31/12/2024
Trade receivables	10,907	11,857
Cheques receivables	18	18
Bad Debt Provisions	(7,851)	(7,650)
Total	**3,073**	**4,225**

As at 31/12/2025 and 31/12/2024, the breakdown of loans and advances from customers into neither past due nor impaired and between past due and impaired is as follows:

	Not due trade receivables	Overdue trade receivables	Total
31/12/2025	1,959	1,114	**3,073**
31/12/2024	2,910	1,315	**4,225**

Non-overdue and unimpaired receivables mainly comprise amounts arising from the sale of merchandise.

12. Long-term receivables

	31/12/2025	31/12/2024
Assets:		
Guarantees given to Property Lease Holders	169	168
Other Long term claims	85	85
Total	**254**	**253**

Guarantees for property lease are directly related to the operation of the Group's companies as they regard trading property. Also, guarantees have been given for public services and organizations.

13. Other receivables

Other receivables are analyzed as follows:

	31/12/2025	31/12/2024
Suppliers advances	1,780	1,617
Credit Cards receivable	1,408	2,242
Accruals	1,417	1,261
Other debtors	6,655	3,489
Total	**11,259**	**8,610**

For 2025, other debtors include an amount of €666 thousand relating to a credit card receivables discounting programme (2024: €560 thousand), an amount of €48 thousand relating to advances (2024: €62 thousand), an amount of €1,224 thousand relating to receivables from the State (2024: €1,224 thousand), and an amount of €310 thousand (2024: €583 thousand) relating to other receivables arising from commercial activities. In addition, a dividend receivable amounting to €3,400 thousand is included (2024: €0 thousand).

14. Cash and cash equivalent

Cash & Cash equivalents are analyzed as follows:

	31/12/2025	31/12/2024
Cash in hand	691	505
Bank Deposits	3,670	12,115
Total	**4,362**	**12,620**

The weighted average deposit rate for the financial year 2025 amounted to 1.86% (2024: 2.32%).

15. Share capital

As at 31 December 2025, the share capital amounted to €16,863,447 (2024: €16,863,447), divided into 16,863,447 shares (2024: 16,863,447), each having a nominal value of €1.00.

16. Reserves

The movement of reserves is analyzed as follows:

	31/12/2025	31/12/2024
Statutory Reserves	8,268	8,268
Revaluation Reserves	722	722
Tax free reserves	7,725	7,725
SOP Reserve	6,964	5,875
Total	**23,679**	**22,590**

Statutory reserve: In accordance with the provisions of Greek legislation, the formation of a statutory reserve, through the annual transfer of an amount equal to 5% of annual profits after tax, is mandatory until the reserve reaches one-third of the share capital. The statutory reserve may only be distributed upon the liquidation of the Company; however, it may be offset against accumulated losses.

Tax-free reserves: The Company maintains tax-free reserves amounting to €7,725 thousand (2024: €7,725 thousand), which arose mainly from dividends and income from a doubtful debt provision under Law 3296/2004. In the event of distribution or capitalization, these reserves will be taxed at the tax rate provided for in Article 71B of Law 4172/2013.

Share option reserve: This reserve is created upon approval by the General Meeting of a Share Option Plan. Following the exercise of the options or the forfeiture of the beneficiaries' rights, the balance of the reserve is transferred to Retained Earnings.

Asset revaluation reserves: The asset revaluation reserve includes revaluation differences relating to land and buildings. Asset revaluation reserves may not be distributed to shareholders.

17. Dividends

By resolutions of the Extraordinary General Meeting dated 24 March 2025 and 27 June 2025, the distribution of a dividend totaling €22,057 thousand was approved, originating from retained earnings of previous years, to the parent company, FOURLIS HOLDINGS S.A. (2024: €11,973 thousand).

During 2025, the Company recognized dividend income from its subsidiaries amounting to €36,980 thousand, of which €1,183 thousand related to an interim dividend for 2024 and was not collected during 2025. Consequently, the dividend received amounted to €35,797 thousand. During the corresponding period of 2024, the Company recognized dividend income of €12,984 thousand. In addition, it received €2 million from its subsidiary HOUSEMARKET BULGARIA EAD, relating to a dividend declared in respect of 2023.

The Board of Directors of the Company will propose to the Annual General Meeting of the Shareholder in 2026 the distribution of a dividend amounting to €7,807,775.96, corresponding to €0.463 per share on 16,863,447 shares.

18. Employee benefit obligations

18.1 Post - employment benefit obligations

The obligation for employee compensation upon retirement or termination of employment, in accordance with IAS 19, based on the actuarial valuation prepared by AON Hewitt as at 31 December 2025, is analysed as follows:

The principal assumptions used in the actuarial valuation for Greece are as follows:

	2025	2024
Average annual increase in staff payroll	3.00%	3.00%
Discount Rate	4.11%	3.43%
Inflation	2.00%	2.00%
Program Duration Years	11	12

If the average annual salary increase assumption were increased by 0.50%, i.e. to 3.5%, the Company's total employee benefit obligation would increase by 5.48%. If the discount rate assumption were increased by 0.50%, i.e. to 4.61%, the Company's total employee benefit obligation would decrease by 5.05%.

The expenditure for the provision of staff compensation, due to retirement, recognized in the results is:

	2025	2024
Current service costs	133	127
Financial costs	168	106
Cost of cuts/settlements/termination of service	(197)	(255)
Total charge in results	**104**	**(22)**
Balance of liability at commencement	**5,053**	**3,960**
Retirement Expenses	104	(22)
Actuarial losses/(profits)	(94)	1,116
Expiration Balance	**5,063**	**5,053**

The amounts shown in the Actuarial losses/gains line appear in the Total Income Statement and relate to defined benefit plans.

18.2 Benefits dependent on the value of the shares

The Company participates in a share-based payment plan through its parent company, FOURLIS HOLDINGS S.A., which is granted to selected executives of the Company. The related expense is recognised in the statement of profit or loss over the vesting period in accordance with IFRS 2 "Share-based Payment".

More specifically:

1. A. The Extraordinary General Meeting of the Company's shareholders "FOURLIS HOLDING 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 issues share subscription rights certificates to the beneficiaries who exercised their rights and issues and delivers 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 the capital increases took place, as specified above, to amend, by resolution, the article of the Articles of Association concerning capital, so as to provide for 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 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 issues share subscription certificates to the beneficiaries who have exercised their rights and issues and delivers the shares to the aforementioned beneficiaries, thereby increasing the Company's share capital and certifying the capital increase. Such increases in share capital do not constitute amendments to the Articles of Association. 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 provision of the Articles of Association regarding 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 above 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 HOLDING S.A." dated June 16, 2023, as amended by the resolutions of the Ordinary General Meetings of 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 stock grant program, the company aims in particular to:

(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 must fully align with the Group's Strategic Plan (Vision), as communicated to the investment community and shareholders, covering the period 2025–2027, setting ambitious sales targets (€750 million) 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 the achievement of the Strategic Plan for the period 2025 – 2027 (€750 million in sales and adjusted EBITDA of 8–10% of sales) must be categorized and prioritized, 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 out in the Annual Remuneration 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) 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, the Program may include 33 to 40 senior executives of the Company and its affiliated companies, 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 grant program will be implemented in four (4) annual tranches, with a maximum number of free stock options granted for each tranche as set forth in the table below, and with the Board of Directors having the option 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 starting from the date of grant of the Second, Third, and Fourth Series, in order to ensure the long-term commitment and dedication of the eligible executives to the objectives of the Strategic Plan.

Only selected senior executives of the Company and its affiliates are eligible to participate, including the executive members of the Board of Directors, the Chief Executive Officers and senior 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 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) and profitability targets (adjusted EBITDA of 8–10% of sales). Specifically with regard to the Third and Fourth Series of the Program, the following objectives 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:

ategory / 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 specific annual Series of the Program) and demonstrates the total benefit a 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 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, increased by the sum of dividends per share or by any other distribution 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 share during the month of December of the previous year (starting price) to (b) the average price of the share during the month of December of the current year, adjusted by the sum of dividends per share or any other distribution made to shareholders (e.g., distribution of bonus shares, capital repayment, 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 period, subject to reasonable adjustments in the event of delistings, mergers, or other significant corporate actions.

Vesting Criteria

Vesting of the portion of the plan based on TSR will depend on the Company's relative performance against the selected benchmark, 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 grant of the award is contingent upon the achievement of a **minimum acceptable performance level**, which will be determined by the Board of Directors.

Discretion and Adjustments

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

2 Earnings per Share (EPS): A measure of the Company's profitability, calculated by dividing the Company's net income by the total number of shares outstanding, excluding treasury shares. For the purposes of the Program, earnings arising 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 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) using 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 duration of the Program is 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(2) of Law 4548/2018, either to allocate treasury shares acquired or already held in accordance with paragraph 49 of the same law, or to issue new shares through the capitalization of undistributed profits, distributable reserves, or the share premium account.

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 free common voting shares (stock grants).

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 EUR 381,783.00 from the share premium reserve).

It should be noted that the total number of performance-based shares that may be granted under the Performance Stock Grant Program (performance stock grants) approved and implemented by 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 have not been granted, corresponded on June 20, 2025 (date of the 2025 Annual General Meeting) to 1.80% of the Company's share capital (excluding any treasury shares held by the Company).

During the period from 1 January 2025 to 31 December 2025, an expense of €1.1 million was recognised in the Company's statement of profit or loss (2024: €1.8 million).

18.3 Contributions for benefits to employees due to retirement

During 2025, the Company recognized an expense of €288 thousand (2024: €268 thousand) in respect of retirement benefits, in accordance with the existing defined contribution pension plan.

19. Financial Instruments and Risk Management Policies

19.1 Credit Risk

Exposure to Credit Risk

The Company has limited exposure to credit risks due to its focus in a retail sector where payment for goods is mainly made in cash or with discounted credit cards. The maximum exposure to credit risk at the date of the Financial Position Statement excluding any hedging or hedging method was:

	Book Value	
	31/12/2025	**31/12/2024**
Trade receivables	3,073	4,225
Other Debtors	9,851	6,367
Credit Cards receivable	1,408	2,242
Cash & cash equivalent	4,362	12,620
Total	**18,694**	**25,454**

The maximum exposure to credit risk for trade receivables at the date of the Financial Position Statement per client type was:

	Book Value 31/12/2025	31/12/2024
Wholesale trade customers	688	2,770
Retail trade customers	2,385	1,455

19.2 Liquidity Risk

Liquidity risk is kept low by maintaining adequate bank credit limits and cash reserves.

The contractual maturities of financial liabilities, including interest payments and excluding netting agreements, are set out in the table below in respect of loans, while trade and other payables have contractual maturities of less than 12 months.

31/12/2025	Due within one year	3 months	3 to 12 months	1 to 5 years	More than 5 years	Total
Bank overdrafts	0	3	0	0	0	**3**
Long term loans	0	72	24,215	51,577	0	**75,864**
Total	**0**	**75**	**24,215**	**51,577**	**0**	**75,867**

31/12/2024	Due within one year	3 months	3 to 12 months	1 to 5 years	More than 5 years	Total
Bank overdrafts	0	10	0	0	0	10
Long term loans	0	3,098	5,190	66,449	5,692	80,428
Total	**0**	**3,108**	**5,190**	**66,449**	**5,692**	**80,438**

19.3 Foreign Exchange Risks

The company is exposed to foreign exchange risks arising from commercial transactions in foreign currencies (e.g., SEK) with suppliers who invoice in a currency other than the local currency. In order to minimize foreign exchange risk, the company assesses, according to its current needs, the necessity of purchasing foreign currency in advance (forward currency purchases).

19.4 Interest Rate Fluctuation Exposure

Profile

The Company is exposed to cash flow risks, which, due to a possible future change in floating interest rates, may positively or negatively differentiate the cash inflows and/or outflows associated with the Company's assets and/or liabilities. Although in an environment of prolonged global slowdown, the risk of interest rate increases remains low.
At the date of the Financial Position Statement, the Company's financial instrument profile is analyzed in the Loans section.

Fair value sensitivity analysis for variable rate financial instruments
A change of 1% in the borrowing rate to the Company on December 31,2025 would have increased the net position and results by 758.67 thousand euros. for the fiscal year 2025 and 804.38 thousand euros. fiscal year 2024.

Fair value sensitivity analysis for fixed-rate financial instruments
The Company has no financial assets and fixed-rate liabilities that are measured at fair value through results.

19.5 Fair value of financial instruments

There is no material difference between the fair values and the respective carrying amounts of the financial assets and liabilities (i.e. trade and other receivables, cash and cash equivalents, trade and other payables, 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 market participants at the measurement date. The fair value of the financial instruments included in the Financial Statements as at 31 December 2025 was determined based on Management's best estimate. In cases where observable market data are not available or are limited, fair value measurements have been determined by Management using the available information.
Fair value measurement techniques are classified into three levels:
• Level 1: Quoted prices in active markets for identical assets or liabilities.
• Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
• Level 3: Inputs for assets or liabilities that are not based on observable market data.
The following methods and assumptions were used to estimate the fair value of each class of financial instrument:
• Cash and cash equivalents, trade and other receivables, trade and other payables: The carrying amount approximates fair value because either the maturity of these financial instruments is short-term or there is no foreign exchange risk affecting their fair value.
• Borrowings: The carrying amount approximates fair value because these borrowings are denominated in local currency and bear interest at floating rates.

During the year, there were no transfers between Levels 1 and 2 and no transfers into or out of Level 3 in relation to fair value measurements. Furthermore, during the same year there was no change in the purpose of any financial asset that would result in a different classification of that asset.

19.6 Capital Management

The primary objective of the Company's capital management is to safeguard and maintain a strong credit profile and healthy capital ratios in order to support its investment plans and maximize returns on invested capital for the benefit of its shareholders.

The Company monitors its capital management through the use of the gearing ratio (net debt to equity plus net debt). Net debt comprises interest-bearing borrowings less cash and cash equivalents. The Company's strategic objective is to maintain this ratio between 30% and 45%.

As at 31 December 2025, the gearing ratio amounted to 45% (2024: 45%).

20. Borrowings

The Company's borrowings on 31/12/2025 and 31/12/2024 are analyzed as follows:

	31/12/2025	31/12/2024
Non - current loans	**75,864**	**80,428**
Current portion of non-current loans and borrowings	24,287	8,287
Non - current loans	51,577	72,141
Short term loans for working capital	3	10
Total loans and borrowings	**75,867**	**80,438**

The repayment period of the long-term borrowings ranges from 1 to 5 years. The bond loans maturing in the following financial year were issued during 2025. The weighted average interest rate of the Company's short-term borrowings was 4.14% during the period from 1 January 2025 to 31 December 2025 (6.09% during the corresponding period of 2024), while the weighted average interest rate of the Company's long-term borrowings was 3.61% during the period from 1 January 2025 to 31 December 2025 (5.35% during the corresponding period of 2024).

Loan repayments during the current year amounted to €21,410 thousand for the Company (2024: €55,163 thousand), while loan proceeds amounted to €16,723 thousand (2024: €74,193 thousand).

Long-term borrowings, including the portion payable within 12 months, mainly finance the Company's growth requirements and are analysed as follows as at 31 December 2025 and 31 December 2024, respectively:

31/12/2025	Amount in thousand euros	Issued Date	Duration
Bond Loan	7,257	29/1/2024	Repayable over 7 years from the date of issuance (€391 thousand due within the next financial year)
Bond Loan	18,968	13/12/2024	Repayable over 2 years from the date of issuance.
Bond Loan	39,916	26/3/2024	Repayable over 3 years from the date of issuance (€0 thousand due within the next financial year)
Bond Loan	5,000	21/6/2025	€5,000 thousand due within the next financial year
Bond Loan	4,723	29/7/2025	Repayable over 15 years from the date of disbursement
Total	**75,864**		

31/12/2024	Amount in thousand euros	Issued Date	Duration
Bond Loan	7,648	29/1/2024	Repayable over 7 years from the date of issuance (€319 thousand due within the next financial year)
Bond Loan	19,936	13/12/2024	Repayable over 2 years from the date of issuance (€4,968 thousand due within the next financial year)
Bond Loan	49,845	26/3/2024	Repayable over 3 years from the date of issuance (€0 thousand due within the next financial year).
Bond Loan	3,000	21/6/2024	€3,000 thousand due within the next financial year)
Total	**80,428**		

Long-term borrowing includes:

- Bond loan amounting to €6.9 million, issued by the Bank of Cyprus on 29 January 2024 and maturing on 29 January 2031.
- Bond loan amounting to €40 million, issued by Piraeus Bank on 20 March 2024 and maturing on 26 February 2027.

The short-term part of long-term borrowing includes:

- Part of a bond loan amounting to €0.4 million, issued by the Bank of Cyprus on 29 January 2024 and maturing on 29 December 2030.
- Bond loan amounting to €5 million, issued by the National Bank of Greece on 21 June 2025 to the subsidiary HOUSEMARKET S.A., maturing on 21 December 2026.
- Bond loan amounting to €19 million, issued by Alpha Bank on 13 December 2024 to the subsidiary HOUSEMARKET S.A., maturing on 13 December 2026.

The Company's short-term borrowings include revolving credit facilities used as working capital to support its operations, primarily for the settlement of trade payables.
Certain of the Company's borrowings are subject to financial covenants. As at 31 December 2025, the Company was either in compliance with the terms of its loan agreements or had obtained waivers in respect

of covenant measurement.

Having centralized its treasury and capital management function, the Company is able to promptly identify, quantify, manage and, where deemed necessary, hedge the financial risks arising from its principal operating activities, thereby adapting to changes in the economic environment. The Company budgets and continuously monitors its cash flows and takes appropriate actions to ensure the availability of committed credit facilities to meet temporary funding requirements. The Company maintains adequate available credit facilities with domestic and foreign financial institutions to meet the working capital needs of its operations.

As at 31 December 2025, the balance of available credit facilities amounted to €22.3 million (2024: €22.3 million).

21. Leasing liabilities

On 31/12/2025 and 31/12/2024, leasing liabilities for the Company are analyzed as follows:

	31/12/2025	31/12/2024
Opening balance	152,550	114,344
Additions	18,606	49,280
Changes (Increases or decreases) of lease value	0	(4,092)
Repayment of leasing	(6,747)	(6,982)
Total	**164,409**	**152,550**

The additions to right-of-use assets during the period, amounting to €18.6 million, mainly relate to new lease agreements and/or modifications to existing lease agreements for the stores in Thessaloniki, Patras, Heraklion and Rhodes.

Maturities of leasing liabilities are presented below:

	31/12/2025	31/12/2024
Up to 1 year	7,106	6,645
Between 2-5 years	30,776	28,550
More than 5 years	126,526	117,354
Total	**164,409**	**152,550**

22. Long-term liabilities

Other Non-Current Liabilities are analyzed as follows:

	31/12/2025	31/12/2024
Received Guarantees	59	59
Total	**59**	**59**

23. Trade and other payables

Trade and other payables are analyzed as follows:

	31/12/2025	31/12/2024
Trade payables	23,991	24,071
Accrued expenses	5,228	6,076
Other payables	7,595	3,746
Taxes liability	2,907	2,599
Customers advances	1,766	3,383
Insurance Organizations	1,447	1,389
Total	**42,934**	**41,264**

The account "other payables" as at 31 December 2025 includes an amount of €4,500 thousand relating to a dividend payable.

24. Income taxes

The tax rate for the Company's income is 22%.

The Company has not been audited by the tax authorities for the following years:

COMPANY	YEARS
HOUSEMARKET SA	2020-2025

The Company was subject to tax audits by the statutory auditors for the fiscal years 2011, 2012 and 2013 in accordance with the provisions of Article 82, paragraph 5 of Law 2238/1994, and for the fiscal years 2014–2017 in accordance with the provisions of Article 65A of Law 4174/2013. The Company received a Tax Compliance Report without qualification or emphasis of matter for the fiscal years 2011–2024, while the tax audit for the year 2025 is currently in progress. Upon completion of the audit, the Company's Management does not expect any significant tax liabilities to arise beyond those already recognized and presented in the Financial Statements. Fiscal years up to and including 2019 have been finalized.

During 2025, with respect to HOUSEMARKET S.A., whose tax audit for the fiscal years 2007–2010 had been completed in 2016, a decision was issued by the Council of State referring the case back to the Administrative Court of Appeal for reconsideration. The Company assessed the likelihood of a future charge to its results arising from the outcome of this case as significant and, accordingly, recognized a tax provision of €1,819 thousand in its Financial Statements for the current year.

The income tax of the fiscal year 2025 compared to the fiscal year 2024 is:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Income tax	**0**	**0**
Provision for tax differences arising from tax audits	(1,819)	0
Deffered Taxes:		
Differences of fixed assets	103	58
Provisions for employee benefits (IAS 19)	23	(5)
Differences from the application of IFRS 16	434	(599)
Provisions	(630)	(26)
Deferred tax from tax loss recognition	0	463
Total Deffered taxes	**(1,889)**	**(109)**
Income Tax Expense	**(1,889)**	**(109)**

The reconciliation between the nominal tax rate and the effective tax rate for the year 2025 and the relative year 2024 is analyzed as follows:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Profit Before Taxes	**28,167**	**10,699**
Income tax based on nominal tax rate	(6,197)	(2,354)
Tax on tax free income	8,136	2,856
Tax on non deductible expenses	0	(330)
Income tax difference of previous year	0	120
Tax effect of tax losses	(1,641)	0
Provision for tax differences arising from tax audits	(1,819)	0
Miscellaneous timing differences	(368)	(401)
Tax in statement of comprehensive income	**(1,889)**	**(109)**

Deferred taxes as at 31 December 2025 recognized in the Statement of Comprehensive Income and relating to defined benefit plans amounted to income of €20.7 thousand for the Company (31 December 2024: €246 thousand).

The deferred taxes on 31 December 2025 and 31 December 2024 that appear in the attached Financial Statements are broken down as follows:

	31/12/2024	Tax amount recognized in profit or loss	Tax amount recognized in other comprehensive income	31/12/2025
Assets :				
Difference arising from depreciation calculations	(699)	103	0	(596)
Provision for employee compensation (IAS 19)	1,112	23	(21)	1,114
Inventory impairment provision	724	(645)	0	79
Provision for expenses	327	(262)	0	65
Provision for doubtful debts	825	0	0	825
Deferred income tax on carried-forward tax losses	1,642	0	0	1,642
Recognition of expense provision	33	278	0	311
Differences arising from the application of IFRS 16	515	434	0	949
Total	**4,479**	**(70)**	**(21)**	**4,388**

Deferred income taxes arise from temporary differences between the tax bases of assets and liabilities and their carrying amounts as recognized in the financial statements.

As at 31 December 2025, the Company had accumulated tax loss carry-forwards and recognized a total deferred tax asset of €1,642 thousand (€1,642 thousand as at 31 December 2024), as Management concluded that the recognition criteria were met. For the portion of tax losses in respect of which a deferred tax asset has been recognized, Management estimates that these losses will be utilized against future taxable profits before their expiry date.

25. Commitments and Contingencies

25.1 Commitments

Entity's commitments as at 31/12/2025 are:

- Letters of guarantee issued by the Company amounting to €2,528 thousand for the proper performance of a contract between the Company and Athens International Airport, €9,600 thousand for the proper performance of a contract between the Company and NOVAL PROPERTY REIC, €302 thousand for the proper performance of a contract between the Company and LAMDA OLYMPIA VILLAGE S.A., €2,327 thousand for the proper performance of contracts between the Company and Trade Estates REIC, €400 thousand for the proper performance of contracts between the Company and MATENKO S.A., and €686 thousand for the proper performance of a contract between the Company and DIOLKOS DEVELOPMENT IKE. In addition, other letters of guarantee amounting to €90 thousand have been issued.

- The Company has provided a guarantee to the Bondholder on behalf of its subsidiary TRADE LOGISTICS S.A. to secure loan obligations amounting to €610 thousand.

25.2 Litigation

There are no disputed or arbitrated disputes as well as decisions of judicial bodies that may have a significant impact on the Company's financial situation.

26. Related parties

Affiliated parties of the Company are considered to be the parent company FOURLIS HOLDINGS S.A. Holdings, its subsidiaries, the affiliated companies of the FOURLIS Group, the affiliated companies and joint ventures, the Management and its senior executives and their affiliated natural and legal persons (in accordance with IAS 24). The most important commercial transactions, which are eliminated for the purposes of the consolidation of the Financial Statements between the Group companies, mainly concern the provision of warehousing and supply services and administrative support expenses.

The following table analyzes the Company's claims and obligations with the related parties as of December 31, 2025 and December 31, 2024. All amounts are expressed in thousands of euros.

		31/12/2025	31/12/2024
Receivables from:	FOURLIS HOLDINGS SA	4,424	1,019
	H.M. HOUSEMARKET (CYPRUS) LTD	27	12
	SPORTSWEAR SA	67	23
	HOUSEMARKET BULGARIA EAD	1	15
	TRADE LOGISTICS SA	23	0
	TRADE ESTATES REIC	11	133
	WELLNESS	6	2
	Σύνολο	**4,558**	**1,204**
Payables to:			
	FOURLIS HOLDINGS SA	224	78
	SPORTSWEAR Market Cyprus	20	0
	HOUSEMARKET BULGARIA EAD	2,633	96
	TRADE ESTATES REIC	62	571
	HOUSEMARKET CY	2,542	4

TRADE LOGISTICS AEBE	1,469	243
KTIMATODOMI SA	0	11
POLIKENCO MAE	0	317
MANTENKO AE	177	0
GENCO BULGARIA	16	0
Σύνολο	**7,141**	**1,320**

Transactions with affiliated companies during the financial year 1/1 – 31/12/2025 and the financial year 1/1-31/12/2024 are analyzed as follows:

	1/1 - 31/12/2025	**1/1 - 31/12/2024**
Sales	72	15
Other income	468	347
Dividend Income/(Expenses)	36,980	12,984
Total	**37,520**	**13,346**

	1/1 - 31/12/2025	**1/1 - 31/12/2024**
Administrative expenses	6,540	3,254
Distribution Expenses	15,620	11,600
Other operating expenses	107	1
Total	**22,267**	**14,855**

During the years ended 31 December 2025 and 31 December 2024, the transactions and remuneration of the Group’s and the Company’s executive officers and members of management were as follows:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Transactions and remuneration of executive officers and members of management	1,788	1,665

There are no other transactions, receivables, or liabilities between the Company and its executive officers or members of management.

Transactions with related parties are conducted on normal commercial terms and primarily comprise the sale and purchase of goods and services in the ordinary course of the Company's business.

27. Transactions with Affiliates

In the fiscal years 2025 and 2024, the following transactions took place between subsidiaries and the Company:

	1/1 - 31/12/2025	1/1 - 31/12/2024
Sales	69	11
Cost of sales	69	10
Other income	138	137
Administative expenses	24	20
Distribution Expenses	8,272	6,089
Dividend Income/(Expenses)	0	12,984
	31/12/2025	**31/12/2024**
Trade Receivables	50	28
Trade Payables	6,643	343

28. Subsequent events

With regard to the recent developments in Iran, our Company has no direct business exposure to the countries involved. However, these developments may give rise to indirect effects, which are outlined below:

i. Inventory availability: The Company has already taken the necessary measures to secure adequate inventory levels to fully support planned sales. Consequently, no impact on product availability is expected.

ii. Inflationary pressures: Inflationary trends in the broader market may adversely affect consumer spending and retail trade, including potential impacts arising from changes in tourism activity.

iii. Energy costs: Fluctuations in energy prices may increase the Company's operating expenses during the year.

iv. Transportation and logistics costs: An increase in transportation and logistics costs is expected, which may result in pressure on profit margins.

v. Financing costs: Financing costs may increase, primarily due to pressures arising from changes in the EURIBOR rate. However, the Group has already taken measures to mitigate this impact through the use of financial instruments.

It should be noted that the Group has the processes, tools, and mechanisms in place to effectively manage the above impacts and limit their effect on its operations.

There have been no other events subsequent to the reporting date that relate to the Company and materially affect the financial year presented in these financial statements.

Web site for the publication of the Annual Financial Statements

The Annual Financial Statements, the Audit Report of the Independent Certified Auditor and the Management Report of the Board of Directors for the fiscal year 1/1 - 31/12/2025 have been posted at the following address: http://www.fourlis.gr.