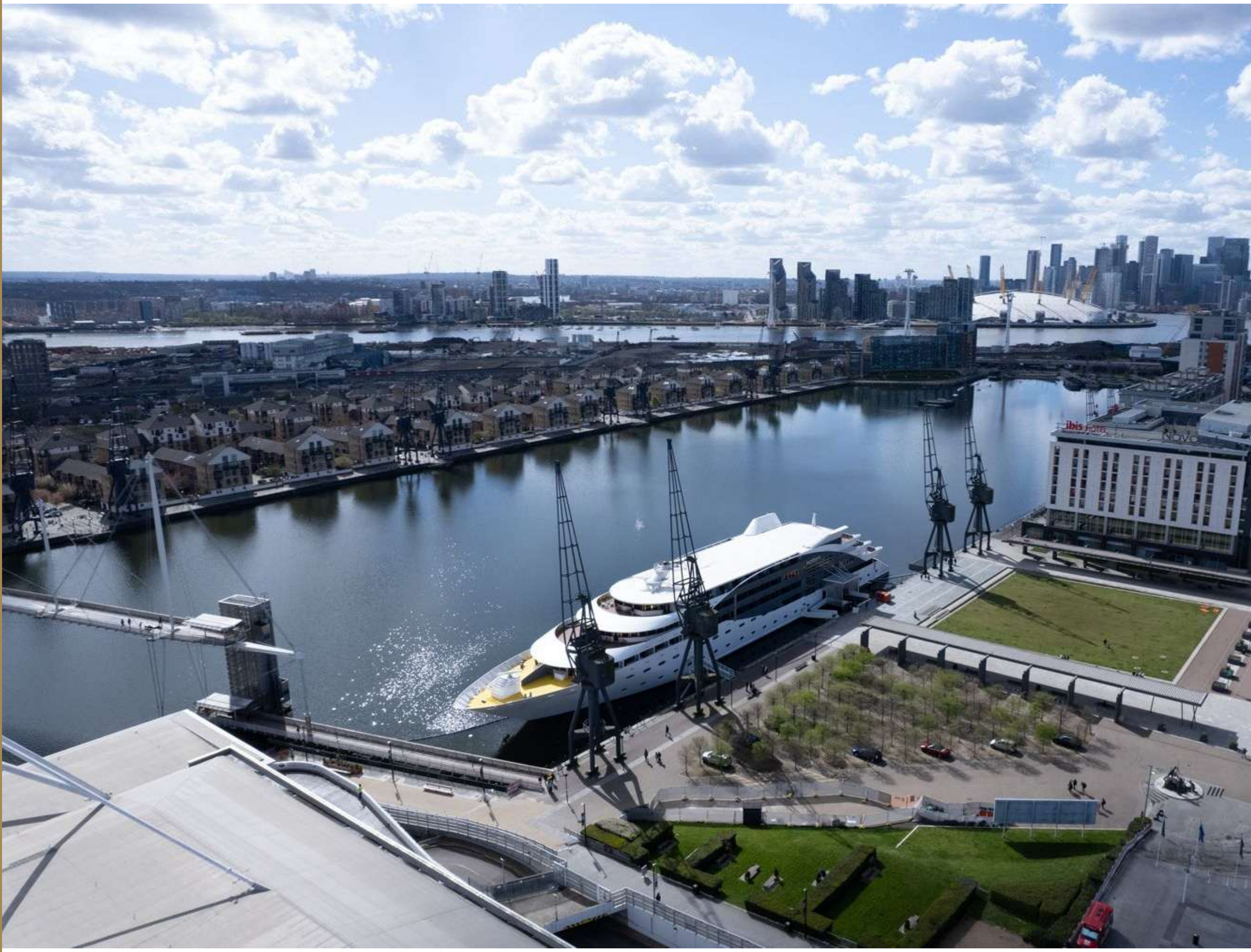

SUNBORN LONDON OYJ

2726819-7

HALF YEAR FINANCIAL REPORT H1/2026

1 January – 30 June 2026

14 August 2026

HALF YEAR REPORT 1 January – 30 June 2026

Key Figures – Sunborn London Oyj

EUR thousand	H1/2026 1 Jan – 30 Jun 2026	H1/2025 1 Jan – 30 Jun 2025	1 Jan – 31 Dec 2025
Rental income	1 863	1 760	3 555
EBITDA	1 722	1 642	3 290
Operating profit	1 297	888	2 441
Investment property (Yacht hotel)	29 277	29 763	29 668
Total Equity	25 096	25 315	24 043
Borrowings	22 525	23 470	23 122

Key Figures – Operator Sunborn International (UK) Ltd

GBP thousand	H1/2026 1 Jan – 30 Jun 2026	H1/2025 1 Jan – 30 Jun 2025	1 Jan – 31 Dec 2025
Revenue	5 484	5 125	11 027
EBITDAR	1 307	1 450	3 382

CEO Hans Niemi

"Sunborn London Oyj delivered stable performance in H1 2026, reflecting the resilience of its long-term lease structure. Issuer lease income increased to EUR 1.863 million (EUR 1.760 million) due to the increase in the monthly charter rate to GBP 270,000 per month from 1.1.2026 onwards. EBITDA improved to EUR 1.722 million (EUR 1.642 million) and operating profit rose to EUR 1.297 million (EUR 0.888 million). Operating costs were in line with the prior year and management expectations.

The operator, Sunborn International (UK) Ltd, recorded 7.0% revenue growth in H1 2026 to GBP 5.5 million. EBITDAR was GBP 1.3 million (GBP 1.5 million), reflecting cost pressures – notably the April 2025 increase in employer National Insurance contributions, successive rises in the National Living Wage, higher business rates and increased distribution and card commissions. Management has launched a targeted programme of corrective measures, including a professional review of the property's business rates assessment, the implementation of an automated revenue management system, a new website platform to rebuild the commission-free direct booking channel, and food & beverage margin initiatives covering supplier terms, pricing and menu design. The benefits of these measures are expected to build progressively from the second half of 2026.

The increased level of activity in the vicinity of the hotel is expected to have a positive impact on revenue and visitor numbers. The development of advance bookings, together with a strengthened and more balanced event portfolio, supports a stable outlook for the full year 2026, and revenue is expected to continue to grow despite fluctuations in event activity.

In January 2026, bondholders approved an extension of the Company's senior secured bond maturity to 5 February 2027, strengthening near-term financial flexibility.

The Company remains focused on safeguarding asset value, maintaining covenant compliance, and ensuring predictable cash flow generation."

Financial summary 1 January – 30 June 2026

Sunborn London Oyj ("The Company") continued to be a SPV with no other purpose than owning and leasing out the Sunborn London yacht hotel to Sunborn International (UK) Ltd, a sister company to the Company. The monthly charter cost has been increased to GBP 270,000 per month from 1.1.2026 onwards.

Rental Income for the reporting period was 1.863 MEUR (1.760 MEUR). Rental income in EUR was slightly affected by exchange rate fluctuations. Operating costs were in line with the previous year.

During H1 2026, the company made a repayment of EUR 0.600 million, and the outstanding nominal value of bond on 30 June 2026 was EUR 22.525 million.

Book value of the yacht hotel as of 30 June 2026 approximates the fair value of the yacht hotel based on income approach using discounted cash flow analyses. The fair value of the Yacht hotel is 49.9 MEUR based on the latest valuation report dated 2025.

Operator Financial summary 1 January – 30 June 2026

Overall sales performance was strong, with Total Revenue reaching £5.485m, £78k (+1.4%) ahead of budget and £360k (+7.0%) above 2025. The positive result was supported by solid performance across all major revenue streams.

Accommodation Revenue was £3.006m, broadly in line with budget and just 0.9% below target, while delivering 4.3% growth versus 2025. Occupancy was particularly strong at 83.9%, significantly ahead of both budget (77.9%) and 2025 (78.6%), demonstrating increased room demand and a higher volume of rooms sold. While ADR of £141.73 was below both budget and prior year, the higher occupancy more than offset the rate pressure, resulting in RevPAR of £119.55, up 4.1% year-on-year and only 0.4% below budget.

Food & Beverage Revenue of £2.008m was broadly on budget, only 0.3% below target, while achieving strong 7.1% growth versus 2025. This reflects continued positive trading across restaurant, bar and events, despite some softer delegate months.

Other Revenue was a key contributor to the overall outperformance, reaching £470k, 31.2% above budget and 28.4% above 2025. The increase was primarily driven by minimum charge recoveries on under-attended events, supplemented by genuine growth in event room hire and other ancillary income.

Overall, the period demonstrates strong revenue growth and resilient trading, with higher occupancy and continued F&B performance more than compensating for lower room rates. The significant increase in Other Revenue further supported the overall result, enabling Total Revenue to exceed both budget and prior-year performance.

This strong top-line performance was, however, partly absorbed by cost pressures affecting the wider UK hospitality sector. Employer National Insurance and pension costs have risen sharply following the April 2025 increase in the employer NIC rate from 13.8% to 15% and the reduction of the per-employee threshold from £9,100 to £5,000, compounded by successive government-mandated increases in the National Living Wage. Payroll costs have consequently grown ahead of revenue despite a reduction in average headcount, reflecting a higher statutory cost per employee rather than staffing growth.

Business rates remain a significant fixed cost, and sales commissions have grown materially faster than revenue, driven by a lower share of commission-free direct website bookings, changes in the corporate account base, and a mix shift towards card-settled food & beverage and event revenue.

Management has initiated a programme of measures to address the controllable elements of the cost base. An automated, demand-based revenue management system is being implemented to optimise room pricing, and the website platform is being migrated to strengthen direct-booking conversion and rebuild the commission-free distribution channel. Rate structuring measures, including a differentiated OTA breakfast rate and the reintroduction of room-only rates, are designed to steer demand towards direct channels and support food & beverage profitability.

In food & beverage, supplier terms are being renegotiated and beverage pricing and menu design reviewed to protect margin at existing staffing levels. In addition, a professional review of the property's business rates assessment has been commissioned, targeting both a retrospective rebate and an ongoing reduction. The statutory National Insurance and wage-rate increases cannot be mitigated operationally and are being absorbed through pricing and productivity measures.

KPI's for H1 2026 vs. H1 2025

	Overall H1 2026	Overall H1 2025	Diff
Total Revenue M£	£ 5.48	£ 5.12	+ 7 %
EBITDAR M£	£ 1.48	£ 1.47	+ 1 %
Revenue split			
Rooms Revenue	55 %	56 %	- 1 %
Food and Beverage	37 %	37 %	0 %
Other	9 %	7 %	+ 2 %

YoY change %	Overall H1 2026
ADR	- 2 %
Occupancy %	+ 5 %
RevPAR	+ 4 %

Notable events during and after the end of the reporting period

In January 2026, Sunborn London Oyj successfully obtained bondholders´ approval for amendments to the terms of its Senior Secured Bonds (ISIN NO0011099772). The approved amendments include an extension of the bond maturity to 5 February 2027. The Company is preparing for the refinancing of its bond during 2026.

In June 2026, the London Borough of Newham Council granted planning permission for the replacement of the existing Sunborn London yacht hotel with a newbuild next-generation vessel of Sunborn's Evolution Series, together with a permanent enhanced mooring position at Royal Victoria Dock. The new seven-deck vessel will comprise 223 guest rooms and suites with expanded food & beverage and event facilities, significantly increasing capacity and operational efficiency. The project, including shipbuilding, financing and stakeholder arrangements, is being advanced at the Sunborn group level, and the planning approval has no immediate impact on the Company's financial position for the reporting period.

Estimated future development

Management believes the property will continue successful operations and Sunborn London Oyj's financial performance and debt service capacity to remain stable.

In hotel operations, the forward outlook remains positive but mixed, with demand continuing to build as the summer and autumn periods approach. July is performing strongly, supported by increased demand associated with events at The O2, while August is pacing at a softer level. September remains the main area of focus, with lower enquiry levels and the absence of a major anchor event creating pressure against budget expectations. The remaining upcoming months are broadly in line with a normal forward booking curve, with further pick-up anticipated as the dates approach.

Meetings & Events performance is also mixed, with July trading ahead of expectations and most other months currently pacing well. The improving event calendar at ExCeL London, including increased event activity and delegate demand, provides a positive opportunity to drive additional room nights, as well as incremental Food & Beverage and ancillary revenue.

Overall, the outlook remains encouraging, supported by improving market conditions and the potential for further booking pick-up, although September remains the key month requiring focused commercial attention.

Short-term risks and uncertainties

The Company´s financial risks related to business are market risk (including interest rate risk and foreign currency risk), credit risk, liquidity risk and refinancing risk.

Floating interest rate risk has not been hedged and may negatively and materially impact Sunborn London Oyj liquidity.

The Company is exposed to foreign currency risk through rental receivables and future cash flows arising from the lease contract of the Yacht hotel that is denominated in GBP. The management of the company closely monitors the development of the GBP/EUR exchange rate and aims to protect the Company against unfavourable developments at the group level.

The Company´s financial risk management aims to protect it against unfavourable developments in the financial markets and ensure the performance. The management reviews financial risks on regular basis to secure the financial risk position and decide on necessary actions.

Cost inflation in the UK hospitality sector – including statutory increases in employer National Insurance contributions and the National Living Wage, business rates, and rising distribution and payment commissions – may continue to pressure the Operator’s margins and thereby its capacity to service the charter payments to the Company.

Incidents relating to environmental or public health may cause the Operator potential business interruptions.

CONTENTS

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (IFRS)

EUR thousand	Note	1 Jan – 30 Jun 2026	1 Jan – 30 Jun 2025	1 Jan - 31 Dec 2025
Rental income from group companies	3, 7	1 863	1 760	3 555
Depreciation	4	-425	-754	-850
Other operating expenses		-141	-119	-264
Operating profit		1 297	888	2 441
Finance income	7	908	1 033	1 964
Finance costs		-889	-990	-1 987
Finance income and costs, net		19	43	-23
Profit before taxes		1 316	931	2 418
Income tax		-320	-308	0
Change in deferred tax		56	122	-484
Profit for the period		1 053	745	1 934
Total comprehensive income for the period		1 053	745	1 934

The above statement of comprehensive income should be read in conjunction with the accompanying notes.

CONSOLIDATED BALANCE SHEET (IFRS)

EUR thousand	Note	30 Jun 2026	31 Dec 2025	30 Jun 2025
Assets				
Non-current assets				
Investment property	4	29 277	29 668	29 763
Receivables from group companies	7	24 200	22 985	26 278
Total non-current assets		53 478	52 652	56 041
Current assets				
Trade receivables from group companies	7	-	-	-
Trade and other receivables		11	40	12
Cash and cash equivalents		262	476	44
Total current assets		273	515	56
Total assets		53 750	53 168	56 096
Equity and liabilities				
Share capital	5	80	80	80
Reserve for invested unrestricted equity		600	600	600
Retained earnings		24 416	23 363	24 635
Total equity		25 096	24 043	25 315
Liabilities				
Non-current liabilities				
Borrowings	6	-	21 722	-
Deferred income tax liabilities		5 762	5 819	5 829
Total non-current liabilities		5 762	27 540	5 829
Current liabilities				
Borrowings	6	22 525	1 400	23 470
Payables to group companies	7	7	126	1 138
Trade and other payables		1	11	3
Accrued expenses		359	48	342
Total current liabilities		22 892	1 584	24 953
Total liabilities		28 654	29 124	30 781
Total equity and liabilities		53 750	53 168	56 096

The above balance sheet should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (IFRS)

EUR thousand	Share capital	Reserve for invested unrestricted equity	Retained earnings	Total equity
Equity at 1.1.2025	80	600	23 890	**24 570**
Profit for the period			745	745
Total comprehensive income	0	0	745	745
Total contributions by and distributions to owners of the parent, recognised directly in equity	0	0	0	0
Equity at 30.6.2025	80	600	24 635	**25 315**
Equity at 1.7.2025	80	600	24 635	**25 315**
Profit for the period			1 190	1 190
Total comprehensive income	0	0	1 190	1 190
Transactions with owner:				
Group contribution	0		-2 461	-2 461
Total contributions by and distributions to owners of the parent, recognised directly in equity	0	0	-2 461	-2 461
Equity at 31.12.2025	80	600	23 363	**24 043**
Equity at 1.1.2026	80	600	23 363	**24 043**
Profit for the period			1 053	1 053
Total comprehensive income	0	0	1 053	1 053
Total contributions by and distributions to owners of the parent, recognised directly in equity	0	0	0	0
Equity at 30.6.2026	80	600	24 416	**25 096**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CASH FLOWS (IFRS)

EUR thousand	Note	1 Jan – 30 Jun 2026	1 Jan – 31 Dec 2025	1 Jan – 30 Jun 2025
Cash flows from operating activities				
Profit before tax		1 316	2 418	931
Adjustments for				
Depreciation	4	425	850	754
Finance income and costs, net		-19	23	-43
Change of working capital				
Change in trade and other receivables		29	-25	3
Change in trade and other payables		-129	-1 165	-160
Net cash flows from operating activities		**1 622**	**2 100**	**1 484**
Cash used in investing activities				
Capital Expenditure	4	-35	-	-
Net cash flows used in investing activities		**-35**	**-**	**-**
Cash flows from financing activities				
Repayment of borrowings		-600	-700	-350
Contribution from/to Sunborn group companies	7	-322	1 006	-126
Transaction / loan agent costs		0	-80	0
Interest and finance costs paid		-880	-1 875	-974
Net cash flows from financing activities		**-1 802**	**-1 649**	**-1 449**
Cash and cash equivalents at the beginning of period		476	9	9
Effects of exchange rate changes on cash and cash equivalents		1	14	-1
Change in cash and cash equivalents		**-214**	**466**	**34**
Cash and cash equivalents at the end of period		**262**	**475**	**44**

The above statement of cash flows should be read in conjunction with the accompanying notes.

NOTES TO THE FINANCIAL STATEMENTS

1. General information

Sunborn London Oyj is a public limited liability company ("the Company") incorporated in Finland. Registered address of the Company is Juhana Herttuan puistokatu 23, Turku, Finland. Sunborn London Oyj was established on April 30, 2016. Sunborn London Oyj owns a luxury yacht hotel "Sunborn London" docked at Royal Victoria Dock in London ("Yacht hotel"), which it has leased to its sister company Sunborn International (UK) Limited ("Sunborn UK").

The Yacht hotel is equipped with 138 cabins, including five suites, conference and auditorium facilities for up to 200 delegates, restaurant and two bars. The Company had no employees in 2026 and 2025. Sunborn London Oyj's ultimate parent company Sunborn International Oyj provides management and administrative services to the Company. Sunborn UK's sole operations consist of acting as the lessee and operator of the Yacht hotel.

Sunborn International Holding Oy is the parent company of Sunborn London Oyj owning 100 % of the shares of the Company, as well as Sunborn International UK. Sunborn International Holding Oy is part of Sunborn International Group based in Finland. The Group focuses on the development of luxury yacht hotels, floating structures and other high-quality properties.

2. Summary of significant accounting policies

Basis of preparation

This half year financial report for six months ended 30 June 2026 have been prepared in accordance with International Financial Reporting Standards (IFRS), *IAS 34 interim Financial Reporting*, as adopted by the European Union. The half year financial report is based on the same accounting policies and calculation methods as used in the financial statements for the year 2025, as well as on the new and updated IFRS standards described in the financial statements for the year 2025. However, the half year financial report does not include all the information and notes that are presented in the annual financial statements. As such the half year financial report should be read in conjunction with the financial statements for the year ended 31 December 2025.

The preparation of the half year financial report in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The actual outcomes may differ from these estimates and judgments. The most significant estimates made by the management relating to the accounting policies and uncertainties are the same as applied in the financial statements for the year 2025.

The financial statements are presented in thousands of euros unless otherwise stated. All figures presented have been rounded and consequently the sum of individual figures may deviate from the presented sum figure.

The half-year financial report is unaudited.

3. Rental income from related parties and other income

The Group's rental income consists of rental income from Sunborn UK. Bareboat charter agreement is in force until terminated by either party subject to six months' prior notice. Rental income relates to investment property, see note 4 for detail.

The monthly charter fee was adjusted for inflation to GBP 270,000 per month with effect from 1 January 2026.

Future lease payments are translated at exchange rate prevailing on each balance sheet date as follows:

EUR thousand	30 Jun 2026	31 Dec 2025	30 Jun 2025
Within 1 year	1 880	1 857	1 725
Between 1 and 2 years	-	-	-
Between 2 and 3 years	-	-	-
Between 3 and 4 years	-	-	-
Between 4 and 5 years	-	-	-
Later than 5 years	-	-	-
Total	1 880	1 857	1 725

4. Investment property

The Group presents as investment property its investment in a Yacht Hotel that is leased out under operating lease and it is operated as Yacht hotel Sunborn London by Sunborn International (UK) Ltd. The investment property is carried at cost less any accumulated depreciation and any accumulated losses.

Fair value of the yacht hotel as of 30 Jun 2026 has been estimated to be EUR 37 million (31.12.2025: EUR 37 million). The fair value has been determined based on income approach using discounted cash flow analyses. The fair value measurement is based on unobservable inputs and accordingly, is classified in Level 3 in the fair value hierarchy. The volatility in the fair value is due to the impact of estimated cash flows and from the fluctuation of the GBP/EUR exchange rate. The value of the Yacht hotel is 49.9 MEUR based on the latest valuation report dated March 3rd, 2025 by an external evaluator.

The Yacht hotel is registered in Finland but located in London, United Kingdom, where it is leased under a Bareboat Charter agreement to Sunborn UK. Sunborn International (UK) Ltd is responsible for the management and costs of operation.

Investment property

EUR thousand	Yacht hotel
Cost at January 1, 2025	45 574
Cost at June 30, 2025	**45 574**
Accumulated depreciation at January 1, 2025	15 056
Depreciation	754
Accumulated depreciation and impairment at June 30, 2025	**15 810**
Net book value at January 1, 2025	30 517
Net book value at June 30, 2025	29 763

EUR thousand	Yacht hotel
Cost at July 1, 2025	45 574
Cost at December 31, 2025	**45 574**
Accumulated depreciation at July 1, 2025	15 810
Depreciation	95
Accumulated depreciation and impairment at December 31, 2025	**15 905**
Net book value at July 1, 2025	29 763
Net book value at December 31, 2025	29 668

EUR thousand	Yacht hotel
Cost at January 1, 2026	45 574
Additions	35
Cost at June 30, 2026	**45 608**
Accumulated depreciation at January 1, 2026	15 905
Depreciation	425
Accumulated depreciation and impairment at June 30, 2026	**16 331**
Net book value at January 1, 2026	29 668
Net book value at June 30, 2026	29 277

Rental income and direct operating expenses related to Yacht hotel recognised in the comprehensive income statement are as follows:

EUR thousand	1 Jan – 30 Jun 2026	1 Jan – 31 Dec 2025	1 Jan – 30 Jun 2025
Rental income	1 863	3 555	1 760
Direct operating expenses from property that generated rental income	56	113	57

5. Equity

Number of the shares has been 200 shares since the establishment of the parent Company. Shares have no nominal value.

6. Borrowings

EUR thousand	30 Jun 2026	31 Dec 2025	30 Jun 2025
Non-current:			
Senior secured bond	-	21 722	-
Current:			
Senior secured bond	22 525	1 400	23 470
Total	**22 525**	**23 122**	**23 470**

At 22 September 2021 the Company issued senior secured bonds with nominal amount of EUR 25.5 million to certain qualified institutional investors mainly to refinance the maturing bonds with equivalent terms and conditions. The bonds are denominated in euros, and the maturity date has been extended to 5 February 2027. The bonds shall be fully redeemed on maturity date at nominal amount in addition to 1% call premium. The contractual interest is 5.5% plus 3-month Euribor. The effective interest rate is 7.61%.

Management estimates that the fair value of the bond payable approximates the carrying amount as credit standing of the Company has not changed significantly from the issue date.

A summary table with maturity of all financial liabilities is presented below. The amounts disclosed in the tables below are the contractual undiscounted cash flows including the interest payments. The interest payments are calculated based on the interest rate level on the balance sheet dates presented.

30 Jun 2026

EUR thousand	< 1 year	1 to 2 years	2 to 3 years	3 to 5 years	Total
Payables to group companies	7	-	-	-	7
Trade and other payables	1	-	-	-	1
Senior secured bond	22 525	-	-	-	22 525
Senior secured bond, interest payments	1 109	-	-	-	1 109
Total	23 642	-	-	-	23 642

31 Dec 2025

EUR thousand	< 1 year	1 to 2 years	2 to 3 years	3 to 5 years	Total
Payables to group companies	126	-	-	-	126
Trade and other payables	11	-	-	-	11
Senior secured bond	23 125	-	-	-	23 125
Senior secured bond, interest payments	1 731	205	-	-	1 936
Total	24 993	205	-	-	25 198

30 Jun 2025

EUR thousand	< 1 year	1 to 2 years	2 to 3 years	3 to 5 years	Total
Payables to group companies	1 138	-	-	-	1 138
Trade and other payables	3	-	-	-	3
Senior secured bond	23 475	-	-	-	23 475
Senior secured bond, interest payments	1 106	-	-	-	1 106
Total	25 722	-	-	-	25 722

Collaterals and guarantees given

The bonds are secured by a 1st lien mortgage in the Yacht hotel. In addition the security package includes a pledge over shares of Sunborn London Oyj and Sunborn International (UK) Ltd, a pledge granted on Subordinated Loans, Parent loan, intra-group loans, pledged Accounts and other bank accounts held by the Issuer, a floating charge over relevant assets, rights and revenues of the Issuer, an assignment by the Issuer of all rights, titles and interests, under the Bareboat Agreement, including step-in rights for the Trustee, a floating charge granted by the Guarantor creating security over all relevant assets, rights and revenues of the Guarantor and a pledge granted by the Guarantor of the Guarantor's Receivable and any Intra-Group Loans from time to time, an assignment by the Guarantor of any relevant insurances related to the Barge and an on demand guarantee (In Norwegian: "påkravsgaranti').

The bond terms include an asset cover ratio of a minimum of 120.0 % to maintain the market value to adjusted financial indebtedness, an interest cover ratio covenant of EBITDA to net finance charges of no less than 1.10:1.00 to maintain profitability and the covenant for maintain liquidity in an amount exceeding the aggregate amount of six months of interests. The financial covenants are tested semi-annually, and the Company was in compliance with all covenants as of 30 June 2026.

7. Related parties

Transactions with related parties

Related parties are the ultimate parent company Sunborn International Oyj, the direct parent company Sunborn International Holding Oy, other Sunborn Group entities, the board of directors and key management of the Group and the Board of Directors and management of the parent company, together with their close family members, and companies controlled by these individuals.

The following table summarises the Group's transactions and outstanding balances with related parties during or at the end of the years presented:

	1 Jan – 30 Jun 2026			1 Jan – 30 Jun 2025		
EUR thousand	Rental income from the operating lease	Management fee	Interest income	Rental income from the operating lease	Management fee	Interest income
Ultimate parent – Sunborn International Oyj	-	-32	-	-	-10	-
Parent – Sunborn International Holding Oy	-	-	893	-	-	1 002
Sunborn UK	1 863	-	-	1 760	-	-
Total	1 863	-32	893	1 760	-10	1 002

	1 Jan – 31 Dec 2025		
EUR thousand	Rental income from the operating lease	Management fee	Interest income
Ultimate parent – Sunborn International Oyj	-	-140	-
Parent – Sunborn International Holding Oy	-	-	1 917
Sunborn UK	3 555	-	-
Total	3 555	-140	1 917

	30 Jun 2026		31 Dec 2025		30 Jun 2025	
EUR thousand	Receivables	Liabilities	Receivables	Liabilities	Receivables	Liabilities
Sub-group parent – Sunborn International Oyj	-	7	-	126	-	10
Parent – Sunborn International Holding Oy	24 200	-	22 985	-	26 278	-
Sunborn UK	-	-	-	-	-	1 128
Total	24 200	7	22 985	126	26 278	1 138

The rental income arises from the Bareboat Charter agreement related to the Yacht hotel with Sunborn UK. This agreement is in force until terminated by either party subject to six months' prior notice.

The Group has paid management fee to Sunborn International Oyj during the period and received interest income from Sunborn International Holding Oy. The interest income arises from the receivable from the parent company as described below.

The intercompany receivable from the parent company Sunborn International Holding Oy matures in February 2027, however subject to the occurrence of certain events in the bond terms receivable mature and become immediately due. The loan receivable accumulates interest income, which is recognised as receivable from the parent company. The interest is in line with the interest of external financing and is at 7.61 % on June 30, 2026. Fair value of the loan receivable approximates it's carrying amount, as the management estimates that the credit standing of the debtor has not changed significantly from the issue date, and it carries interest rate based on market rate.

Sunborn UK and Sunborn International Holding Oy have guaranteed the senior secured bonds of the Company. Detailed information on the guarantee is described in note 6 Borrowings.

8. Events after the reporting date

Nothing to report.

Nothing to report.Appendix 1 Sunborn International (UK) Ltd

Sunborn International (UK) Ltd
HALF-YEAR UNAUDITED REPORT 1 January – 30 June 2026

STATEMENT OF COMPREHENSIVE INCOME (IFRS)

GBP thousand	Note	1 Jan – 30 Jun 2026	1 Jan - 30 Jun 2025	1 Jan – 31 Dec 2025
Revenue	3	5,484	5,125	11,027
Cost of sales		(1,647)	(1,294)	(2,856)
Depreciation	5	(268)	(238)	(512)
Bare Boat Charter	4	(1,620)	(1,476)	(3,036)
Administrative expenses		(2,386)	(2,381)	(4,789)
Operating profit		**(437)**	**(264)**	**(166)**
Finance income		-	7	12
Finance costs		(26)	(22)	(68)
Profit before taxes		**(463)**	**(279)**	**(222)**
Corporation tax				
Profit for the period		**(463)**	**(279)**	**(222)**
Total comprehensive income for the period		**(463)**	**(279)**	**(222)**

The above statement of comprehensive income should be read in conjunction with the accompanying notes.

BALANCE SHEET

GBP thousand	Note	30-Jun-26	30-Jun-25	31-Dec-25
Assets				
Non-current assets				
Property, plant and equipment	4	239	252	277
Right-of-use assets	4	653	575	807
Total non-current assets		892	827	1,084
Current assets				
Inventories		119	116	127
Amounts due from group companies	6	-	965	-
Trade and other receivables		1,211	996	751
Cash and cash equivalents		809	657	1,191
Total current assets		2,139	2,734	2,069
Total assets		3,031	3,561	3,153
Equity and liabilities				
Share capital		150	150	150
Retained earnings		(77)	330	386
Total equity		73	480	536
Non-current liabilities				
Lease liabilities	5	573	353	726
Total non- current liabilities		573	353	726
Current liabilities				
Trade and other payables		1,838	1,972	1,377
Income tax liability		-	19	-
Lease liabilities	5	122	241	117
Accrued expenses		425	496	397
Total current liabilities		2,385	2,728	1,891
Total liabilities		2,958	3,081	2,617
Total equity and liabilities		3,031	3,561	3,153

STATEMENT OF CHANGES IN EQUITY

GBP thousand	Share Capital	Retained Earnings	Total
Equity at 1.1.2025	150	608	758
Result for the period	-	(279)	(279)
Total comprehensive income	150	(279)	(279)
Equity at 30.6.2025	150	330	480
Equity at 1.1.2025	150	608	758
Loss for the period	-	(222)	(222)
Total comprehensive income	150	386	536
Equity at 31.12.2025	150	386	536
Equity at 1.1.2026	150	386	536
Result for the period	-	(463)	(463)
Total comprehensive income	-	(463)	(463)
Equity at 30.6.2026	150	(77)	73

STATEMENT OF CASH FLOW

GBP thousand	1 Jan to 30 Jun 2026	1 Jan to 30 Jun 2025	1 Jan to 31 Dec 2025
Cash flows from operating activities			
Profit for the period	(463)	(279)	(222)
Finance income	-	(7)	(12)
Finance cost	-	22	-
Depreciation	268	238	512
(Increase)/decrease in inventories	8	11	-
(Increase)/decrease in receivables	(460)	(273)	937
(Decrease)/increase in payables	489	438	(235)
Interest paid in cash	-	7	12
Tax paid	-		(19)
Net cash utilised in operating activities	(158)	157	973
Cash flows from investing activities			
Acquisition	(75)	(139)	(286)
Disposal	-	-	-
Net cash from investing activities	(75)	(139)	(286)
Cash flows from financing activities			
Repayment of lease liabilities	(149)	(124)	(259)
Net cash utilised in financing activities	(149)	(124)	(259)
Net increase in cash and cash equivalents	(382)	(106)	428
Cash and cash equivalents at beginning of period	1191	763	763
Cash and cash equivalents at end of period	809	657	1,191

NOTES TO THE FINANCIAL STATEMENTS

1. General information

Sunborn International (UK) Limited ('the Company') is a private Company limited by share capital incorporated in England and Wales under the Companies Act. Sunborn International (UK) Limited forms part of the Sunborn International group. During 2025, the group structure changed following a share exchange completed on 28 April 2025 between Sunborn International Holding Oy and Rush Factory Plc. As part of that transaction, Rush Factory Plc was renamed Sunborn International Plc and became the listed parent company of the wider Sunborn International group, with its shares admitted to trading on Nasdaq First North Growth Market Finland on 29 April 2025. Sunborn International (UK) Limited remains a wholly owned subsidiary within the Sunborn International group and continues to operate as the UK trading entity for the Sunborn London yacht hotel.

The UK entity continues to operate the Sunborn London yacht hotel at Royal Victoria Dock as charterer and operator, with the vessel owned by its sister company, Sunborn London Oyj.

Its ultimate parent and holding Company is Sunborn International Oyj, an undertaking incorporated in Finland. Sunborn International (UK) Limited ("Sunborn UK") is acting as a charterer for a luxury yacht hotel "Sunborn London" docked at Royal Victoria Dock in London, the UK ("Yacht hotel"), which is owned by its sister Company Sunborn London Oyj. The Yacht hotel is equipped with 138 cabins, including 5 suites, conference and auditorium facilities for up to 200 delegates, restaurant and two bars. Since 2021 operations consist of acting as the charterer and operator of the Yacht hotel.

2. Summary of significant accounting policies

Basis of preparation

This half year financial report for six months ended 30 June 2026 have been prepared in accordance with International Financial Reporting Standards (IFRS), IAS 34 interim Financial Reporting, as adopted by the European Union. The half year financial report is based on the same accounting policies and calculation methods as used in the financial statements for the year 2025, except for as presented below. The half year financial report does not include all the information and notes that are presented in the annual financial statements. As such the half year financial report should be read in conjunction with the financial statements for the year ended 31 December 2025.

The preparation of the half year financial report in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The actual outcomes may differ from these estimates and judgments. The most significant estimates made by the management relating to the accounting policies and uncertainties are the same as applied in the financial statements for the year 2025. The financial statements are presented in thousands of pounds sterling unless otherwise stated. All figures presented have been rounded and consequently the sum of individual figures may deviate from the presented sum figure. The half year financial report is unaudited.

3. Revenue

During the reporting period the company generates revenue from hotel operations.

4. Property, plant and equipment

Property, plant and equipment are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of property, plant and equipment includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

- Improvements to property 10 years straight line
- Equipment 3 years straight line

GBP thousand	Improvements to property	Right to use asset	Equipment	Total
Cost at 1.1.2025	1,370	1,276	459	3,105
Addition	26	70	113	209
Disposal	-	-	-	-
Cost at 30.6.2025	1,396	1,346	572	3,314
Accumulated depreciation at 1.1.2025	1,328	649	272	2,249
Depreciation	22	122	94	238
Released at disposal	-	-	-	-
Accumulated depreciation and impairment at 30.6.2025	1,350	771	366	2,487
Net book value at 1.1.2025	42	627	187	856
Net book value at 30.6.2025	46	575	206	827
Cost at 1.1.2025	1,370	1,276	459	3,105
Addition	44	454	242	740
Disposal	-	-	-	-
Cost at 31.12.2025	1,414	1,730	701	3,845
Accumulated depreciation at 1.1.2025	1,328	649	272	2,249
Depreciation	42	274	196	512
Released at disposal	-	-	-	-
Accumulated depreciation and impairment at 31.12.2025	1,370	923	468	2,761
Net book value at 1.1.2025	42	627	187	856
Net book value at 31.12.2025	44	807	233	1,084
Cost at 1.1.2026	1,414	1,730	701	3,845
Addition	54	-	23	77
Disposal	-	-	-	-
Cost at 30.6.2026	1,468	1,730	724	3,922
Accumulated depreciation at 1.1.2026	1,370	923	468	2,761
Depreciation	20	154	95	269
Released at disposal	-	-	-	-
Accumulated depreciation and impairment at 30.6.2026	1,390	1,077	563	3,030

Net book value at 1.1.2026	44	807	233	1,084
Net book value at 30.6.2026	**78**	**653**	**161**	**892**

5. Lease liabilities

At 30 June 2026 the company is committed to **£695k** in future lease payments which relate to the long-term mooring agreement and other assets under finance leases. The carrying amount of the lease liabilities approximate the fair value.

GBP thousand	30 Jun 2026	31 Dec 2025	30 Jun 2025
Within 1 year	356	356	274
Between 1 and 2 years	356	356	274
Between 2 and 3 years	48	225	114
Between 3 and 4 years	-	-	78
Total	**760**	**938**	**741**
Less unearned interest cost	(65)	(95)	(147)
Lease liabilities	**695**	**843**	**594**

The main lease expenses of the Company arise from a lease contract related to the Yacht hotel with its sister Company, Sunborn London Oyj. The Lease contract ("Bareboat charter agreement") is in force until terminated by either party subject to six months' prior notice. The lease expense charged to the income statement was as follows:

GBP thousand	1 Jan – 30 Jun 2026 Bareboat Charter	1 Jan – 30 Jun 2025 Bareboat Charter	1 Jan - 31 Dec 2025 Bareboat Charter
Sunborn London Oyj	1,620	1,476	3,036
Total	**1,620**	**1,476**	**3,036**

6. Transactions with related parties

The Company's related parties are its parent company Sunborn International Holding Oy, ultimate parent company Sunborn International Oyj, other Sunborn Group entities, the board of directors and key management of the Company and the Board of Directors and management of the parent company, together with their close family members, and companies controlled by these individuals.

The following table summarises the Company's transactions and outstanding balances with related parties during or at the end of the periods presented:

	30 Jun 2026		30 Jun 2025		31 Dec 2025	
GBP thousand	Receivables	Liabilities	Receivables	Liabilities	Receivables	Liabilities
Sunborn Energy	15				7	-
Sunborn Gibraltar	-	-	965	-	-	
Total	15	-	965	-	7	-

7. Other financial information

In January 2026, bondholders approved amendments to the bond terms, extending the maturity of the outstanding senior secured bond from 5 February 2026 to 5 February 2027, with the existing interest payment terms remaining unchanged. This is relevant to Sunborn International (UK) Limited because its operations are dependent on the continued availability of the London yacht hotel, which is owned by Sunborn London Oyj and leased to the UK operating company under the bareboat charter arrangement. In addition, Sunborn International Plc announced in June 2026 that planning permission had been granted for the new Sunborn London Yacht Hotel at Royal Victoria Dock. This supports the group's stated strategy to continue and expand the London floating hotel operations.