GRENARDI GROUP

Consolidated Annual report for the year 2025

Prepared in accordance with International Financial Reporting Standards as adopted by the EU Together with Independent Auditor's Report.

English translation of the audited Consolidated Annual Report prepared in Latvian (unofficial).

Latvia, April 29, 2026

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General information

Name of the Group	Grenardi Group
Name of the Parent Company	AS Grenardi Group
Legal status of the Parent Group	Joint stock company
Registration No., place and date	40203279291, Riga, Dec 11, 2020
Registered office	Dēļu iela 2, Rīga, LV-1004
Members of the Board	Ainārs Spriņģis – Chairman of the Board Līga Emma Gulbe – Member of the Board (to 28.04.2026) Marta Andersone – Member of the Board Alise Vilka – Member of the Board (from 28.04.2026)
Members of the Council	Alīna Spriņģe – Chairman of the Council Alberts Pole – Council Member Māris Keišs – Council Member
Annual report prepared by	Lilija Adejeva – Chief Accountant
Reporting year	from 01.01.2025 to 31.12.2025
Previous reporting period	from 01.01.2024 to 31.12.2024
Subsidiaries	SIA Given Latvia, Reg. No. 40203166474, Latvia, Rīga, Dēļu iela 2, LV-1004 UAB Given Lithuania, Reg. No. 305936789, Lithuania, Krokuvos g. 53-3, Vilnius, 09305 OÜ Given Estonia, Reg. No. 14505229, Estonia, Peterburi tee 46, Tallinn 11415 SIA Grenardi Latvia, Reg. No. 50003474971, Latvia, Rīga, Dēļu iela 2, LV-1004 OÜ Grenardi Estonia, Reg. No. 11518421, Estonia, Peterburi tee 46, Tallinn 11415 SIA GOLDLIGHT, Reg. No. 40003480834, Latvia, Rīga, Dēļu iela 2, Rīga, LV-1004 Grenardi Czechia s.r.o., Reg. No. 22463739, Namesti Curievych 43 5, Praha 1, Stare Mesto, 11000 PRAHA 1
Auditors	SIA Grant Thornton Baltic Audit, License No. 183 Blaumaņa iela 22, Rīga, LV-1011 Raivis Irbītis – Certified Auditor Certificate No. 205

Management report

General information

AS Grenardi Group (hereinafter – the Parent Company) was established in December 2020 and together with its subsidiaries (hereinafter – the Group) is the leading jewellery retail chain Group in the Baltic States, operating three distinct retail brands — GIVEN, GRENARDI and GOLDLIGHT — alongside GOLDWORK, a provider of professional jewellery repair services.

As of December 31, 2025, the Group operated a total of **89 stores,** of which 71 GIVEN chain stores, 8 GRENARDI chain stores and 10 GOLDLIGHT chain stores, complemented by seven online stores:

- www.given.lv
- www.given.ee
- www.given.lt
- www.grenardi.lv
- www.grenardi.ee
- www.grenardi.cz
- www.goldlight.lv

The Group offers jewellery across both the affordable and luxury segments, with a product range primarily consisting of precious jewellery in gold and silver, as well as watches.

GIVEN

GIVEN is the Group's largest retail chain across the Baltic States. The brand stands for joy, beauty, love, creativity and sustainability, expressed through thoughtfully designed jewellery, unique brand collections and carefully considered details — making the valuable accessible to a wide audience.

GRENARDI

GRENARDI has been the leading luxury jewellery retail chain in Latvia and Estonia for more than 25 years. In 2025, the brand expanded into the Czech market with two jewellery salons on Prague's main shopping street. GRENARDI offers an extensive assortment of world-renowned luxury jewellery brands and sophisticated private collections.

GOLDLIGHT

GOLDLIGHT is a well-established jewellery retail chain in Latvia, offering customers a wide assortment of gold, silver and diamond jewellery, as well as internationally recognised brands such as Nomination, Ti Sento and Mirco Visconti.

GOLDWORK JUVELIERI

GOLDWORK is a company providing jewellery repair services for over 20 years and has built a solid reputation and extensive industry expertise. It strengthens the Group's after-sales service capabilities.

Management report (continued)

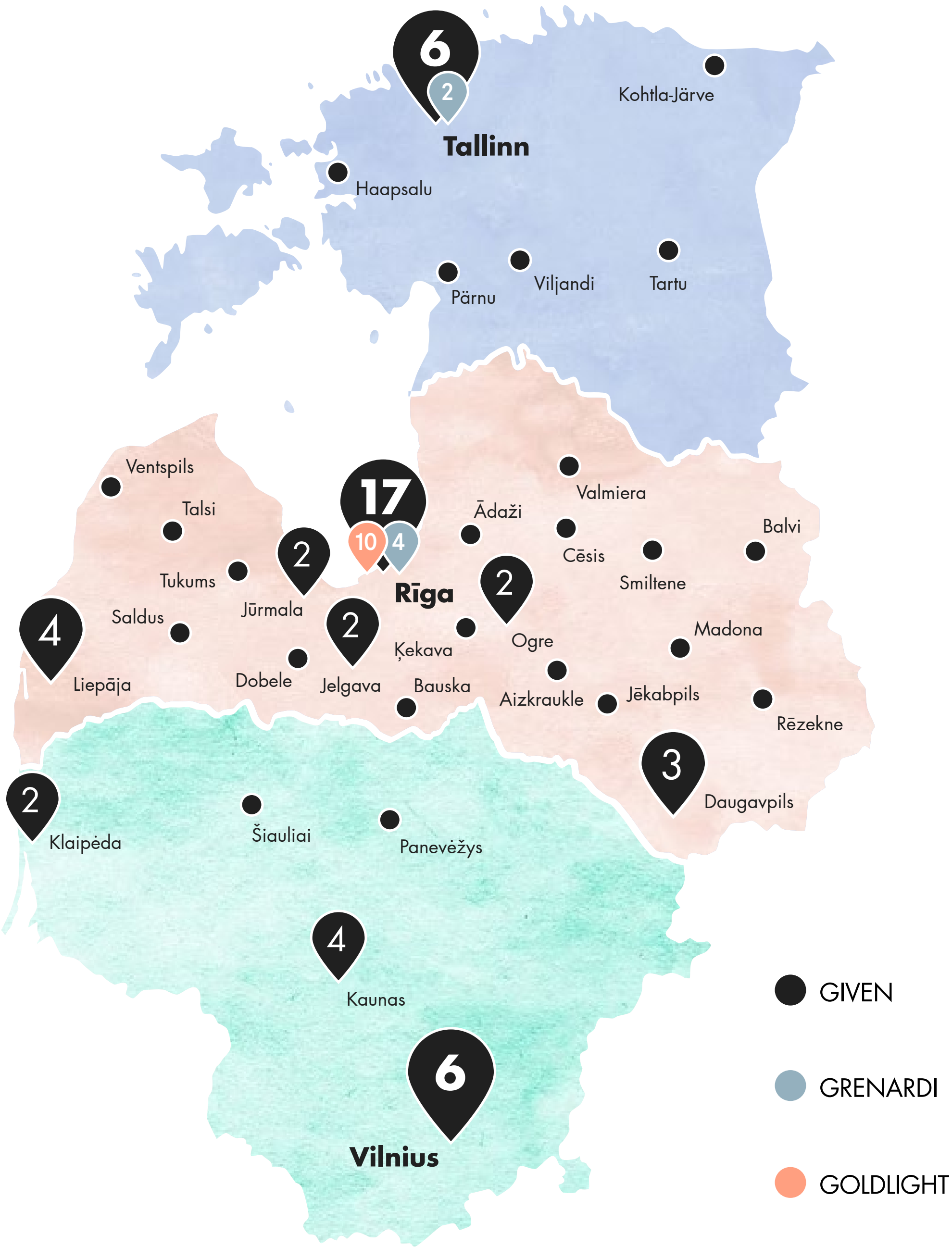
Grenardi Group footprint in Baltics

87

Number of stores in the Baltics

+2

Number of stores in **Czech Republic**



ESTONIA

11 GIVEN stores
2 GRENARDI stores
www.given.ee
www.grenardi.ee

LATVIA

46 GIVEN stores
4 GRENARDI stores
10 GOLDLIGHT stores
www.given.lv
www.grenardi.lv
www.goldlight.lv

LITHUANIA

14 GIVEN stores
www.given.lt

Management report (continued)

Business results

2025 has been the most successful year in the history of AS Grenardi Group, with the Group achieving record financial results and demonstrating strong growth across all key operating indicators. The Group's retail turnover (including VAT) reached a record level of EUR 33.91 million, representing a 19% increase compared to the previous year, while revenue grew by 27% to EUR 30.50 million. At the same time, the Group significantly improved its profitability – EBITDA increased by 58% to EUR 6.85 million, and consolidated net profit reached EUR 0.71 million, the highest net profit in the Group's history. EBITDA and net profit growth were driven by sales growth in existing stores across all countries, an increase in gross margin from retail activities due to optimised pricing, and improvements in operational efficiency. This performance confirms the positive impact of investments and development initiatives undertaken in previous years on the Group's financial results. The Group's strong brand portfolio, supplier relationships, customer loyalty and retail network continue to underpin its growth trajectory.

In 2025, the Group opened four new stores — one GIVEN store in Latvia, one in Lithuania, and two in the Czech Republic — and closed seven, resulting in a net reduction as the Group optimised its retail footprint. Four stores were also relocated and one renovated to enhance customer experience and operational efficiency. Both Czech stores are located on Prague's main shopping street: a shop-in-shop combining a boutique of the globally recognised Italian jewellery brand Damiani with the GRENARDI multi-brand assortment, and a mono-brand boutique of the exclusive Italian luxury brand Pasquale Bruni. Following the acquisition of GOLDLIGHT in November 2024, the Group focused on its operational transformation throughout 2025 — expanding services, improving in-store presentation, investing in employee training, and digitalising operations to strengthen data analytics and decision-making. These initiatives are starting to show results, reflected in growing same-store sales across the GOLDLIGHT network. Alongside this, in December 2025 the Group further strengthened its service capabilities through the acquisition of SIA Goldwork, a company specialising in professional jewellery repair services, which became part of AS Grenardi Group as of 5 January 2026.

In March 2025, the Group successfully exercised a call option on its secured bonds (ISIN: LV0000860195), redeeming EUR 1.68 million in bonds at 102% of nominal value, together with accrued interest. This step reflects the Group's strengthened financial position and confidence in its cash generation. During the year, shareholders' equity of the Parent Company further increased by EUR 1.34 million.

Results for 2025 confirm the effectiveness of our development strategy – we have achieved the highest financial performance in the Group's history and are seeing a clear return on investments made in previous years. We will continue to consistently implement our growth strategy by strengthening our position in existing markets and developing the Group's presence internationally

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Ainārs Spriņģis

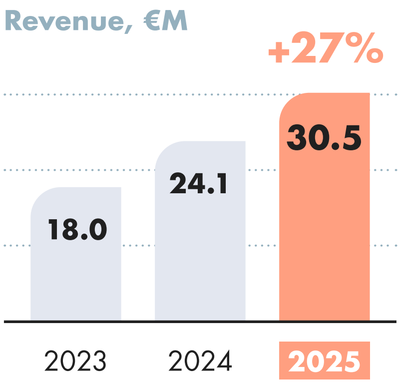
CEO and
Chairman of the Board
of AS Grenardi Group

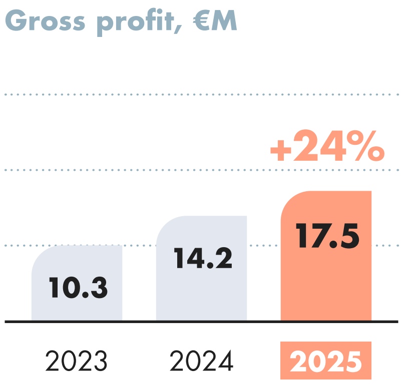
Management report (continued)

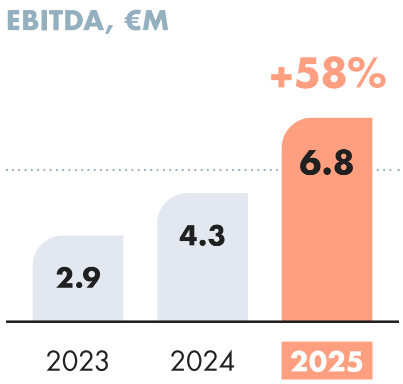
Future prospects

The Group enters 2026 with a strong foundation and clear ambitions — accelerating growth in the Lithuanian market, development of operations in the Czech Republic and continuing to improve operational and financial efficiency. In 2026, the Group plans to launch a new e-commerce platform, introduce a new customer loyalty programme, and implement artificial intelligence (AI) solutions to enhance productivity and enable faster, more informed decision-making.

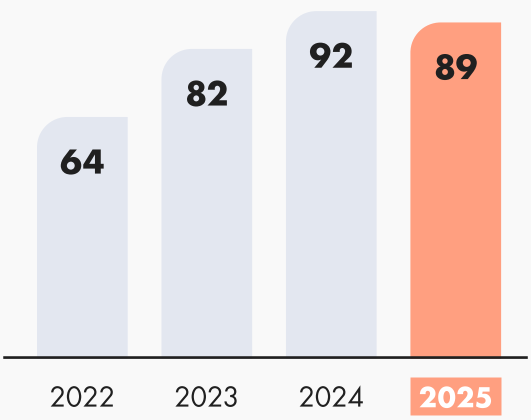
Financial performance highlights of AS Grenardi Group



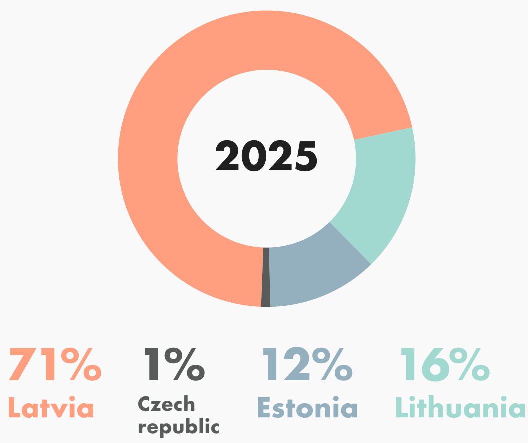




Number of stores



Retail turnover by countries



Management report (continued)

Risk management

The Group's activities expose it to a variety of financial risks: foreign currency risk, interest rate risk, liquidity risk, credit risk and capital risk.

Foreign currency risk

The Group's financial assets and liabilities, which are exposed to foreign currency risk, comprise cash and cash equivalents, trade receivables, trade payables, as well as current and non-current borrowings. The Group is mainly exposed to foreign currency risk of the US dollar (USD) and Czech koruna (CZK).

Interest rate risk

Interest rate risk arises from changes in interest rates that affect the Group's net profit and future cash flows. The interest rate payable on the Group's borrowings is disclosed in Note 17.

Liquidity risk

Liquidity risk is related to the Group's ability to meet short-term and long-term liabilities in a timely manner.

The Group manages its liquidity risk by arranging an adequate amount of capital in form of debt or equity, keeping adequate cash reserves, planning the repayment terms of trade receivables, and developing and analysing future cash flows.

Credit risk

The Group is exposed to credit risk through its trade receivables, as well as cash and cash equivalents.

Receivables of the Group consist mainly of receivables from clients and guarantee deposits. The Group manages its credit risk by continuously assessing the credit history of customers and assigning credit terms on an individual basis. In addition, receivable balances are monitored on an ongoing basis to ensure that the Group's exposure to bad debts is minimised.

The credit risk on cash and cash equivalents is limited because the counterparties are banks and payment systems. To spread the credit risk, the Group deposits its cash reserves with different banks.

Capital risk

The Group aims to maintain an optimal capital and funding structure that ensures the lowest cost of capital available to the Group. Capital risk is monitored via Capitalization Ratio, which is calculated as the Adjusted Equity to the Group's consolidated assets. The Group monitors equity capital on the basis of the capitalization ratio as defined in Bond prospectus, which as at December 31, 2025 was 36.5% (see Note 28).

Market risk

The Group is exposed to market risk arising from fluctuations in the prices of gold and other precious metals, given its operations in the jewelry retail sector. Precious metal prices are determined on international markets and can significantly influence both the cost of goods purchased and the selling prices of finished products. Increases in precious metal prices may adversely impact the Group's profitability and competitiveness, while decreases may reduce the value of existing inventory. To mitigate this risk, the Group continuously monitors market developments and adjusts its pricing strategy as necessary.

Management report (continued)

Events after the reporting period

On 31 March 2026 the Register of Enterprises of the Republic of Latvia has registered the merger of its wholly owned subsidiaries SIA Grenardi Latvia and SIA GOLDLIGHT into SIA GIVEN Latvia. As a result, SIA Grenardi Latvia and SIA GOLDLIGHT have been deleted from the Commercial Register, and SIA GIVEN Latvia has assumed all their rights, obligations, and assets. Upon completion of the reorganisation, the paid-up share capital of SIA GIVEN Latvia was increased from EUR 1 700 000 to EUR 2 198 000.

In February and March 2026, following amendments to the guarantee line agreements with Signet Bank AS, the existing commercial pledges over all current and future assets of SIA GIVEN Latvia were updated to reflect increased secured amounts — the second-ranking pledge securing a maximum claim of EUR 1 045 425 (in connection with the SIA GIVEN Latvia guarantee line) and the third-ranking pledge securing EUR 216 975 (in connection with the OÜ GIVEN Estonia guarantee line).

On 20 March 2026, the State Enterprise Register approved a share capital increase of EUR 184 083.70, with a share premium of EUR 15 916.30, through the issuance of 1 840 837 new shares at EUR 0.10 nominal value each, for a total consideration of EUR 200 000.00.

Statement of Management Responsibility

Members of the Board are responsible for the preparation of the consolidated financial statements in accordance with applicable law and regulations. Under that law, Members of the Board are responsible for preparing the financial statements in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union.

In preparing the consolidated financial statements, Members of the Board should:

- Select suitable accounting policies and apply them consistently.
- Make judgements and estimates that are reasonable.
- Prepare the financial statements on a going concern basis, unless it is inappropriate to presume that AS Grenardi Group will continue in business as a going concern.

Members of the Board are responsible for ensuring that proper accounting records are kept that disclose, with reasonable accuracy, at any time, the financial position of AS Grenardi Group and enable Members of the Board to ensure that the consolidated financial statements comply with the IFRS as adopted by the EU. This responsibility includes designing, implementing, and maintaining such internal control as Members of the Board determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error. Members of the Board are also responsible for safeguarding the assets of AS Grenardi Group, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On the basis of information at the disposal of the Members of the Board of AS Grenardi Group the financial accounts have been prepared in accordance with the requirements of the applicable laws and regulations and give a true and fair view of the assets, liabilities, financial position, and profit or loss of the Parent Company and the Group and that true information is included in the management report for the year 2025.

Ainārs Spriņģis	**Marta Andersone**
Chairman of the Board	Member of the Board
signature	signature

Consolidated Financial Statements

Consolidated Statement of Comprehensive Income

	Note	2025 EUR	2024 EUR
Net turnover	3	30 503 694	24 062 673
Cost of sales	4	(12 966 453)	(9 880 831)
Gross profit or loss		**17 537 241**	**14 181 842**
Selling expenses	5	(11 824 468)	(10 258 126)
Administrative expenses	6	(2 567 882)	(2 611 577)
Other operating income	7	379 462	198 262
Other operating costs	8	(322 628)	(305 004)
Other revenue from interest and similar revenue		6 731	8 638
Interest expense and similar expense		(2 491 595)	(2 352 841)
Profit or loss before corporate income tax		**716 861**	**(1 138 806)**
Income tax	9	(9 000)	(49 548)
Total comprehensive income for the year		**707 861**	**(1 188 354)**

Notes on pages 18 to 44 form an integral part of these financial statements.

Ainārs Spriņģis
Chairman of the Board

signature

Marta Andersone
Member of the Board

signature

Lilija Adejeva
Chief Accountant

signature

Consolidated Statement of Financial Position

ASSETS	Note	31.12.2025 EUR	31.12.2024 EUR
LONG-TERM INVESTMENTS			
Intangible assets			
Concessions, patents, licences, trademarks and similar rights		282 016	165 873
Other intangible assets		21 946	35 669
Goodwill		7 935 748	7 935 748
Advance payments for intangible assets		91 476	11 034
Total intangible assets	**10**	**8 331 186**	**8 148 324**
Fixed assets, investment properties, and right-of-use assets:			
Long-term investments in rented fixed assets		920 185	877 729
Right of-use-assets		6 850 574	6 610 992
Other fixed assets and inventory		1 228 600	1 379 429
Costs of the establishment of fixed assets and unfinished building objects		71 016	77 177
Advance payments for fixed assets		-	806
Total fixed assets	**11**	**9 070 375**	**8 946 133**
Long-term financial investments			
Other loans and other long-term debtors		8 731	31 034
Deferred tax assets	21	142 490	142 490
Total long-term financial investments		**151 221**	**173 524**
TOTAL LONG-TERM INVESTMENTS		**17 552 782**	**17 267 981**
CURRENT ASSETS			
Inventories			
Finished goods and goods for sale		24 513 204	24 900 119
Advance payments for inventories		137 225	80 823
Total inventories		**24 650 429**	**24 980 942**
Receivables			
Trade receivables	12	259 200	459 997
Receivables from associated entities		3 770	3 046
Other receivables	13	971 364	384 697
Deferred expenses		119 942	190 603
Accrued income		176	3 465
Total receivables		**1 354 452**	**1 041 808**
Cash	**14**	**3 109 474**	**2 466 294**
TOTAL CURRENT ASSETS		**29 114 355**	**28 489 044**
TOTAL ASSETS		**46 667 137**	**45 757 025**

Notes on pages 18 to 44 form an integral part of these financial statements.

Consolidated Statement of Financial Position (continued)

EQUITY AND LIABILITIES	Note	31.12.2025 EUR	31.12.2024 EUR
EQUITY			
Share capital	15	9 748 061	8 434 286
Share premium		2 487 254	2 460 125
Accumulated losses/Retained earnings:			
brought forward		(925 220)	263 134
for the period		707 861	(1 188 354)
Total equity		**12 017 956**	**9 969 191**
LIABILITIES			
Long-term liabilities			
Bonds	17	21 898 340	21 668 782
Non-current lease liabilities	16	4 726 535	4 308 096
Total long-term liabilities		**26 624 875**	**25 976 878**
Short-term liabilities			
Loans against debentures	17	-	1 682 000
Other loans		317	1 990
Received advance payables		320 783	267 515
Trade payables		3 117 071	3 259 316
Current lease liabilities	16	2 553 673	2 695 193
Payables to related parties		3 962	-
Taxes and State mandatory social insurance payments	18	1 148 347	1 103 686
Other liabilities	19	462 248	436 982
Accrued liabilities	20	417 905	364 274
Total short-term liabilities		**8 024 306**	**9 810 956**
Total liabilities		**34 649 181**	**35 787 834**
TOTAL EQUITY AND LIABILITIES		**46 667 137**	**45 757 025**

Notes on pages 18 to 44 form an integral part of these financial statements.

Ainārs Spriņģis	**Marta Andersone**	**Lilija Adejeva**
Chairman of the Board	Member of the Board	Chief Accountant
signature	signature	signature

Consolidated Statement of Cash Flows

(indirect method)

	2025 EUR	2024 EUR
Cash flow from operating activities		
Profit or loss before corporate income tax	**716 861**	**(1 138 806)**
Corrections:		
Corrections of decrease in value of fixed assets	3 590 704	2 911 830
Corrections of decrease in value of intangible assets	133 586	108 987
Profit or loss from fluctuations of foreign currency rates	26 693	(67 852)
Other revenue from interest and similar revenue	(6 065)	(6 950)
Interest payments and similar costs	2 401 172	2 192 398
Profit or loss before corrections of influence of changes in balances of current assets and short-term creditors	**6 862 951**	**3 999 607**
Corrections:		
Increase or decrease in balances receivables	(166 233)	168 470
Increase or decrease in balances of inventories	(18 009)	(7 166 767)
Increase or decrease in balances of payables	601 092	(3 685 719)
Gross cash flow from operating activities	**7 279 801**	**(6 684 409)**
Expenses for interest payments	(2 400 182)	(2 194 125)
Expenses for corporate income tax payments	(9 000)	(49 458)
Net cash flow from operating activities	**4 870 619**	**(8 927 992)**
Cash flows from investing activities		
Acquisition of stocks or shares of related undertakings, associated undertakings, or other undertakings, net of acquired cash	-	(2 741 234)
Long term financial investment	135 778	(154 367)
Excluded intangible assets and fixed	-	(55 868)
Acquisition of fixed assets and intangible assets	(1 133 797)	(379 497)
Revenue from sale of fixed assets and intangible investments	15 931	145 086
Interest received	6 323	8 677
Cash flows from investing activities	**(975 765)**	**(3 177 203)**
Cash flows from financing activities		
Income from stock issue or investments of capital participatory shares	1 340 903	3 000 003
Loans received and bonds issued	(240 941)	22 571 407
Repayment of loans	(1 687 000)	(10 621 383)
Payment of principal portion of lease liabilities	(2 637 943)	(2 067 192)
Cash flows from financing activities	**(3 224 981)**	**12 882 835**
Result of fluctuations of foreign currency exchange rates	(26 693)	67 852
Net cash flow of the reporting year	**643 180**	**845 492**
Balance of cash and its equivalents at the beginning of the reporting year	**2 466 294**	**1 620 802**
Balance of cash and its equivalents at the end of the reporting year	**3 109 474**	**2 466 294**

Consolidated Statement of Changes in Equity

	Share capital EUR	Share premium EUR	Retained earnings or uncovered losses EUR	Total equity EUR
As at 31.12.2023	**7 200 001**	**694 407**	**263 134**	**8 157 542**
Increase in share capital	1 234 285	-	-	1 234 285
Share issue premium	-	1 765 718	-	1 765 718
Increase/decrease in retained profit	-	-	(1 188 354)	(1 188 354)
As at 31.12.2024	**8 434 286**	**2 460 125**	**(925 220)**	**9 969 191**
Increase in share capital	1 313 775	-	-	1 313 775
Share issue premium	-	27 129	-	27 129
Increase/decrease in retained profit	-	-	707 861	707 861
As at 31.12.2025	**9 748 061**	**2 487 254**	**(217 359)**	**12 017 956**

Notes on pages 18 to 44 form an integral part of these financial statements.

Ainārs Spriņģis
Chairman of the Board

signature

Marta Andersone
Member of the Board

signature

Lilija Adejeva
Chief Accountant

signature

Notes to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

(1) Corporate information

AS Grenardi Group (the "Parent Company") and its subsidiaries (together "The Group") was established in December 2020. The Parent Company was incorporated on December 11, 2020, as a joint stock company for an unlimited duration. The registered office of the Parent Company is Dēļu street 2, Riga, LV-1004. The Parent Company acquired SIA Given Latvia on December 12, 2020, OÜ Given Estonia on December 28, 2020, and established UAB Given Lithuania on November 15, 2021. On December 1, 2023, AS Given Jewellery acquired the GRENARDI retail chain (which includes SIA Grenardi Latvia and OÜ Grenardi Estonia) and was renamed AS Grenardi Group after the transaction. On November 20, 2024, AS Grenardi Group acquired the GOLDLIGHT retail chain. On January 13, 2025, the Parent Company established Grenardi Czechia s.r.o. In December 2025, the Group further strengthened its service capabilities through the acquisition of SIA Goldwork, a company specializing in professional jewellery repair services. SIA Goldwork became part of AS Grenardi Group as of 5 January 2026. The Parent Company is the sole shareholder of its subsidiaries.

2) Significant accounting principles

Basis of preparation

The consolidated annual report has been prepared in accordance with International Financial Reporting Standards as adopted in the European Union (further IFRS). These consolidated financial statements include the disclosures required by IFRS that are applicable for financial years beginning on or after 1 January 2025. The most significant impact from adoption of IFRS compared to Latvian, Estonian, Lithuanian and Czech Republic statutory requirements is from IFRS 16 "Operative lease".

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Consolidation

The consolidated financial statements of the Group include:

Company name	Registration number	Country of incorporation	Principal activities	Controlled since
AS Grenardi Group	40203279291	Latvia	Holding company	-
UAB Given Lithuania	305936789	Lithuania	Retail sale of watches and jewellery in specialised stores	15.11.2021
SIA Given Latvia	40203166474	Latvia	Retail sale of watches and jewellery in specialised stores	12.12.2020
OÜ Given Estonia	14505229	Estonia	Retail sale of watches and jewellery in specialised stores	28.12.2020
SIA Grenardi Latvia	50003474971	Latvia	Retail sale of watches and jewellery in specialised stores	01.12.2023
OÜ Grenardi Estonia	11518421	Estonia	Retail sale of watches and jewellery in specialised stores	01.12.2023
SIA GOLDLIGHT	40003480834	Latvia	Retail sale of watches and jewellery in specialised stores	01.12.2024
Grenardi Czechia s.r.o.	22463739	Czech Republic	Retail sale of watches and jewellery in specialised stores	13.01.2025

Subsidiaries are the entities controlled by the Parent Company. Control is achieved when the Parent Company:

- Has the power over the investee;
- Is exposed, or has rights, to variable returns from its involvement with the investee;
- Has the ability to use its power to affect its returns.

The Parent Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

Inter-company transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated but considered an impairment indicator of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Reporting period

The reporting period is 12 months:
01.01.2025 to 31.12.2025
The previous reporting period is 12 months:
01.01.2024 to 31.12.2024

Accounting principles

These financial statements are prepared on the going concern basis, the accounting and measurement methods applied are consistent with those of the previous financial year, and prudent estimates have been made in preparing these financial statements.

	USD	CZK
31.12.2025	1.175	24.237
31.12.2024	1.0389	25.185

Foreign exchange gains and losses are recognised in the statement of profit or loss for the respective reporting period.

Related parties

A related party is a person or an entity that is related to the reporting Group.

A person or a close member of that person's family is related to the reporting Group if that person has control, joint control or significant influence over the reporting Group or is a member of the key management personnel of the reporting Group.

An entity is related to the reporting Group if both are members of the same group. Besides, an entity is related to the reporting Group if the entity is controlled, jointly controlled or significantly influenced by a related party of the reporting Group or this related party of the reporting Group is a member of the key management personnel of that entity or of a parent of that entity.

Intangible assets, goodwill and fixed assets

Fixed assets are displayed in their acquisition value less depreciation. The acquisition value of fixed assets consists of purchase price, import duties and non-refundable purchase taxes, other costs directly attributable to delivery of the assets to their location and getting in the working condition pursuant to the suggested use. Depreciation and amortisation is calculated over the useful life of the asset according to the linear method applying the following depreciation rates as the basis of calculation:

Buildings and structures	5-10%
Technological equipment	20-35%
Computer hardware	20-35%
Other fixed assets	20-35%

Intangible assets are displayed in their acquisition value less depreciation. Depreciation has been calculated within the period of useful life of an asset according to the linear method, applying the following depreciation rates:

Licenses	10-35%
Other intangible investments	20-35%

Gains or losses from sales of fixed assets are displayed in the income statement of the respective period. Repair or renovation expenses that increase the useful life of fixed assets or their value are capitalised and written off within the period of useful life of assets. Other repair or renovation expenses are recognised as the loss of the accounting period.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Intangible assets, goodwill and fixed assets (continued)

Expenses related to leasehold improvements are capitalised and displayed in the fixed assets. Depreciation is calculated over the lease period using the linear method. Loan issue expenses that are directly related to formation of fixed assets and construction in progress are capitalised, if such expenses are reasonably attributable and directly related. Loan issue expenses are capitalised before putting the fixed assets into operation.

Research costs are recognized in the statement of profit and loss of the reporting year they are incurred. The Company's development costs are capitalized if their recoverability in the future may be substantially proved. Amortisation is calculated during the whole recovery period of development costs.

Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any. For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units that are expected to benefit from the synergies of the combination. Such units represent the smallest groups of assets that generate cash inflows from continuing use that are largely independent of the cash flows of other assets or CGUs. A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than it's carrying amount, the impairment loss is recognized.

Valuation of inventories

Inventory cost price is determined using FIFO method. Inventories are stated at the lower of cost or net realizable value at the balance date.

If necessary, obsolete, slow-moving or damaged inventories are written down. Stock balances are checked in the inventory.

Receivables

A receivable represents the Group's and Parent Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

The Group and the Parent Company split trade receivable balances in two portfolios based on a business model.

- Trade receivables from contracts with customers within a business model with the objective to hold financial assets in order to collect contractual cash flows are accounted at amortized cost and reviewed for impairment;

- Trade receivables from contracts with customers held with the only objective of selling the financial assets are accounted for at FVTPL.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Deferred expenses

The deferred expenses reflect the payments made during the accounting year, but the use of expenditure is referring to the following reporting periods. The balance value of the balance sheet asset is assessed to the extent that the expected economic benefit is expected in the following reporting periods.

Deferred tax assets and liabilities

Deferred tax is provided using the liability method for all temporary differences arising between the tax bases of assets and liabilities and their carrying value for accounting purposes. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

In Latvia and Estonia legal entities are not required to pay income tax on earned profits. Corporate income tax is paid on distributed profits and deemed profit distributions.

The effective tax rate in the reporting period for the all operations of the Group was close to zero. The assessment of the recognisable amount of the tax asset is based on reasonably certain three year forecast to utilised accumulated tax loss by the respective entities. The recognised deferred tax asset represents unutilised tax loss in Lithuania.

Cash

Cash is cash in hand and non-cash in payment accounts and deposit accounts.

Loans and borrowings

All borrowings are recognized initially at cost, being the fair value of the consideration received net of issue costs associated with the borrowing. In subsequent periods, borrowings are recognized at amortized cost.

A borrowing is classified as long-term if the payment or write-off occurs later than one year after the end of the respective reporting year. Amounts payable or written off during the year are presented under short-term borrowings.

Bonds

A financial liability is measured at amortized cost in case it is not held-for-trading and is not designated as held-for-trading in the initial recognition. These financial liabilities are initially measured at fair value less directly attributable transaction costs. After the initial recognition, these liabilities are measured at amortized cost, using the effective interest rate.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Financial lease liabilities

Leases of assets under which the company assumes substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalized at the lower of the fair value of the leased asset or the present value of the minimum lease payments at the inception of the lease. Lease interest payments are included in the income statement for the period in order to reflect a constant rate of lease liability.

Lease is classified as a financial lease if in fact all risks and remunerations that are a characteristic of ownership are transferred to a tenant and if it corresponds to at least one of the following conditions:

a) ownership to the leased asset will be transferred to the tenant upon expiration of the leasing term;

b) the lease term includes the majority of the asset's time of useful life;

c) the leased assets are so specific that only the tenant is entitled to use them without a significant modification.

The assets for financial lease are initially recognised as the Company's assets after their fair value or after the current value of the minimum leasing payments if it is lower than the fair value. Each of these values are determined on the date of acquiring the lease asset. Lease liabilities are included in the balance sheet as long-term and short-term liabilities of financial lease. Financial expenditure are reflected in the income statement on the relevant period so that a regular and periodic cost rate from the liability surplus would be provided for each reporting period.

Operative lease - Application of IFRS 16 in the Reporting period

Group as a lessee

The Group recognizes as a lessee the right to use an asset that reflects its right to use the underlying asset and a lease liability that reflects its obligation to make lease payments.

Each lease payment is apportioned between the lease liability and interest expense on the lease liability. Interest expense on the lease liability is recognized in the lease term's income statement to form a constant periodic rate of interest on each period's remaining lease liability. The right-of-use asset is amortized on a straight-line basis from the inception date to the end of the underlying asset's useful life.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Operative lease - Application of IFRS 16 in the Reporting period (continued)

Classification

When agreeing, the Group assesses whether the agreement is a lease or includes a lease. A contract is a lease or includes a lease if it gives the right to control the use of an identifiable asset for a specified period of time in exchange for consideration. To assess whether an arrangement is or contains a lease, the Group assesses whether:

- The contract provides for the use of an identifiable asset - the asset may be specified directly or indirectly. It must be physically separable or reflect the full capacity of the asset from the physically separable asset. If the supplier has a significant right to replace the asset, the asset is not identifiable;

- The Group has the right to obtain all economic benefits from the use of an identifiable asset throughout its useful life;

- The Group has the right to determine the use of an identifiable asset. The Group has the right to determine the manner of use when deciding how and for what purpose the asset will be used. Where appropriate decisions about how and for what purpose an asset is used are predetermined, the Group must assess whether they have the right to operate the asset or to assign the asset to the asset in a particular way or whether the Group has designed the asset in a manner that predetermines it, how and for what purpose the asset will be used.

Right to use

Leases are recognized as rights to use the asset and the corresponding lease liability at the date when the leased asset is available for use by the Group. The cost of the right to use the asset consists of:

- the amounts of the initial valuation of the lease liabilities less the compensation received from the lessor for the construction of the object (FIT-OUT)
- any lease payments made on or before the commencement date, less any lease payments received;
- renewal costs related to the dismantling and renewal of fixed assets;
- any initial direct costs.

The right to use an asset is amortized on a straight-line basis from the inception date to the end of the underlying asset's useful life. Depreciation is calculated on a straight-line basis from the inception of the lease until the end of the lease term unless an asset is planned to be redeemed. The right to use the asset is periodically reduced by any impairment loss, if any, and adjusted for changes in the value of the lease liability.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Operative lease - Application of IFRS 16 in the Reporting period (continued)

Lease obligations

Upon initial recognition of a lease, the Group will recognize a lease liability carried at the present value of the lease payments due during the lease term. Lease payments include fixed payments less any rental incentives received and variable lease payments that depend on an index or rate. Variable lease payments independent of an index or rate are recognized as an expense in the period in which they are incurred.

The Group has entered into several premises lease agreements, mainly for the lease of store premises. The Group has used a flat discount rate of 4.5 % for the entire lease portfolio for lease agreements signed before January 1, 2023. Discount rate of 6.0% used for lease agreements signed starting from 2023.

Each lease payment is apportioned between the lease liability and the finance charge. Finance costs are charged to the income statement over the lease term to arrive at a constant periodic interest rate on the liability's remaining balance. The right to use the asset is depreciated over the lease term on a straight-line basis.

Short-term leases and leases with a low value of the underlying asset

Lease payments related to short-term leases or leases with a low value of the underlying asset are recognized as an expense in the income statement on a straight-line basis. Short-term leases are leases that are for 12 months or less at the inception date.

Accrued liabilities

Accrued liabilities are clearly known trade liability sums for the goods or services received within the reporting year when a relevant payment document (an invoice) has failed to be received on the date of drawing up the balance sheet. The liability sums are calculated, based on the price, which is defined in the relevant agreement, and on the documents that approve actual receipt of the goods or services.

Accrued liabilities for unused vacation compensation

Accrued liabilities for unused vacation compensations are established by multiplying the average wage for the last six months of the reporting period with the number of days of unused annual leaves on the end date of the reporting period, including also the mandatory state social insurance contributions made by the employer.

Accrued liabilities for not received expense invoices

Accrued liabilities for unreceived invoices are clearly known trade liability sums for the goods or services received within the reporting year when a relevant payment document (an invoice) has failed to be received on the date of drawing up the balance sheet. The liability sums are calculated, based on the price, which is defined in the relevant agreement, and on the documents that approve actual receipt of the goods or services.

Accrued liabilities for bonus compensation

Accrued liabilities for bonus payments are made according to the operational results of the reporting year. The accrued liabilities are diminished by making actual money payments to employees.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Income and expenses

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, less value added tax and sales-related discounts. Revenue is recognized by reference to the economic nature and substance of the transaction rather than its legal form. Expenses are recognized as incurred. Expenses are recognized net of the amount of value added tax. In certain situations value added tax incurred on a services received or calculated in accordance with legislation requirements is not recoverable in full from the taxation authority. In such cases value added tax is recognized as part of the related expense item as applicable. The same principles is applied if value added tax is not recoverable on acquisition of an asset.

Sale of goods

Revenue is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, and amounts of income earned and expense incurred in connection with the sale of the relevant goods can be measured reliably.

Rendering of services

Revenue from services is recognized in the period in which the services are rendered. Revenue from services and related costs are recognized by reference to the stage of completion of the transaction at the balance sheet date. If the outcome of a transaction involving a service cannot be estimated reliably, revenue is recognized only to the extent of the costs recognized that are recoverable.

The effective interest rate method

Under IFRS 9 for all financial instruments measured at amortized cost interest income or expense is recorded at the effective interest rate, which is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to the net carrying amount of the financial asset or financial liability. The calculation takes into account all contractual terms of the financial instrument and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the effective interest rate, but not future credit losses.

Accounting for grants

In compliance with IAS 20, a government grant is recognised only when there is reasonable assurance that (a) the entity will comply with any conditions attached to the grant and (b) the grant will be received. The grant is recognised as income over the period necessary to match them with the related costs, for which they are intended to compensate, on a systematic basis.

Corporate income tax

Current corporate income tax rates for the subsidiaries are: Latvia – 20%, Estonia – 20%, Lithuania – 15%, Czech Republic – 21%.

In Latvia and Estonia legal entities are not required to pay income tax on earned profits. Corporate income tax is paid on distributed profits and deemed profit distributions. Both distributed profits and deemed profit distributions are subject to the tax rate of 20 per cent of their gross amount, or 20/80 of net expense in Latvia. Corporate income tax on other deemed profit items is recognised at the time when expense is incurred in the reporting year. In Lithuania earnings are taxable when earned.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expense, and disclosure of contingencies. Future events occur which cause the assumptions used in arriving at the estimates to change. The effect of any changes in estimates will be recorded in the financial statements, when determinable. The actual results may ultimately differ from those estimates (e.g., vacation pay reserve, etc.).

The Group based its assumptions and estimates on the parameters available when the financial statements were prepared. However, the current circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Any gain or loss arising on derecognition of the asset is calculated as the difference between the net disposal proceeds and the carrying amount of the item and is included in the statement of profit or loss in the year the item is derecognized.

The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable. If any such indication exists and where the carrying values exceed the estimated recoverable amount, the assets or cash-generating units are written down to their recoverable amount. The recoverable amount of property, plant and equipment is the higher of an asset's net selling price and its value in use. In assessing the value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. Impairment losses are recognized in the statement of profit or loss.

An item of property, plant and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the statement of profit or loss in the year the item is derecognized.

Notes to the Consolidated Financial Statements (continued)

(2) Significant accounting principles (continued)

Standards, amendments and interpretations issued and endorsed in the EU but not yet effective

There are a number of standards, amendments to standards, and interpretations which have been issued by the IASB that are effective in future accounting periods that the Group has decided not to adopt early. Those which may be relevant to the Group are set out below.

- IFRS 9 and IFRS 7 Amendments to the Classification and Measurement of Financial Instruments (effective for annual periods beginning on or after 1 January 2026)

- Annual Improvements to IFRS Accounting Standards Volume 11 (effective for annual periods beginning on or after 1 January 2026)

The Group is currently assessing the impact of these new accounting standards and amendments. The Group does not believe that the amendments in their present form, will have a material impact on the Group.

Subsequent events

Post-year-end events that provide additional information about the Group's position at the balance sheet date (adjusting events) are reflected in the financial statements. Post-year-end events that are not adjusting events are disclosed in the notes when material.

Notes to the Consolidated Financial Statements (continued)

(3) Net turnover

Net turnover - proceeds from the Group's major activity - retail sale of jewellery and watches without value added tax.

Turnover by country	2025 EUR	2024 EUR
Latvia	21 896 941	16 883 734
Estonia	4 427 448	4 084 498
Lithuania	3 395 394	3 002 607
Other European Union countries	783 911	91 834
Total	**30 503 694**	**24 062 673**

Turnover by type	2025 EUR	2024 EUR
Retail	28 256 164	23 703 017
Wholesale	2 247 530	165 927
Other	-	193 729
Total	**30 503 694**	**24 062 673**

(4) Cost of sales

	2025 EUR	2024 EUR
Cost of goods purchased	12 966 453	9 880 831
Total	**12 966 453**	**9 880 831**

Notes to the Consolidated Financial Statements (continued)

(5) Selling expenses

	2025 EUR	2024 EUR
Personnel costs	5 147 801	4 564 195
Depreciation of property, plant and equipment and intangible assets	3 618 456	3 052 881
Payment for services	457 825	331 571
Advertising expenses	1 049 449	908 253
Transport costs	192 536	188 416
Retail space rental & utilities (IFRS 16 adjustment)	545 621	607 365
Other selling expenses	812 780	605 445
Total	**11 824 468**	**10 258 126**

(6) Administrative expenses

	2025 EUR	2024 EUR
Personnel costs	1 883 489	1 832 731
Bank charges	122 699	165 622
Professional services expenses	53 165	73 210
Office costs (IFRS 16 adjustment)	243 723	260 554
Other administration costs	264 806	279 460
Total	**2 567 882**	**2 611 577**

Notes to the Consolidated Financial Statements (continued)

(7) Other operating income

	2025 EUR	2024 EUR
Revenue from foreign currency fluctuations	116 394	-
Proceeds from sale of fixed assets	3 715	70 073
Other income	259 353	128 189
Total	**379 462**	**198 262**

(8) Other operating costs

	2025 EUR	2024 EUR
Provisions for bad and doubtful debts	21 254	27 452
Loss from disposal and sale of fixed assets	81 948	41 726
Donations	11 492	41 922
Loss from exchange rate fluctuations	14 370	96 416
Other costs	193 564	97 488
Total	**322 628**	**305 004**

(9) Income tax

	2025 EUR	2024 EUR
Current corporate income tax charge for the reporting year	(9 000)	(49 548)
Deferred corporate income tax due to changes in temporary differences (Lithuania)*	-	-
Total	**(9 000)**	**(49 548)**

* see Note 21

Notes to the Consolidated Financial Statements (continued)

(10) Intangible assets

	Concessions, patents, licences, trademarks and similar rights EUR	Other intangible assets EUR	Goodwill EUR	Advance payments for intangible assets EUR	Total intangible assets EUR
Acquisition value 31.12.2024	**454 539**	**113 390**	**7 935 748**	**11 034**	**8 514 711**
Additions	177 861	-	-	138 587	316 448
Reclassified	49 072	9 073	-	(58 145)	-
Acquisition value 31.12.2025	**681 472**	**122 463**	**7 935 748**	**91 476**	**8 831 159**
Accumulated amortization 31.12.2024	**288 666**	**77 721**	**-**	**-**	**366 387**
Amortization charge	110 790	22 796	-	-	133 586
Accumulated amortization 31.12.2025	**399 456**	**100 517**	**-**	**-**	**499 973**
Net book value 31.12.2024	**165 873**	**35 669**	**7 935 748**	**11 034**	**8 148 324**
Net book value 31.12.2025	**282 016**	**21 946**	**7 935 748**	**91 476**	**8 331 186**

Goodwill impairment test

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than it's carrying amount, the impairment loss is recognized.

Goodwill was tested for impairment as at the reporting date by estimating the recoverable amounts of goodwill acquired through business combinations based on the discounted future cash flows of each cash generating unit to which goodwill has been allocated. Based on the impairment tests performed, no impairment was identified in 2025 nor 2024 for any of the cash generating units. The recoverable amounts of the cash generating units were measured based on their value in use.

The expected future cash flows of the cash generating unit to which the goodwill acquired on acquisition of SIA Grenardi Latvia (acquisition in December 2023) was allocated GRENARDI cash generating unit. The expected future cash flows of the cash generating unit were discounted using a discount rate of 11.05%. The expected future cash flows of the GOLDLIGHT cash generating unit (acquisition in December 2024) were discounted using a discount rate of 11.41%.

Notes to the Consolidated Financial Statements (continued)

(11) Fixed assets, investment properties, and right-of-use assets

	Right-of-use assets EUR	Long-term investments in rented fixed assets EUR	Other fixed assets and inventory EUR	Costs of the establishment of fixed assets and unfinished building objects EUR	Advance payments for fixed assets EUR	Total fixed assets EUR
Acquisition value 31.12.2024	**11 124 756**	**1 776 232**	**3 348 175**	**77 177**	**806**	**16 327 146**
Additions	3 306 268	376 837	378 422	83 460	-	4 144 987
Disposal	(391 405)	(40 481)	(151 297)	(4 512)	-	(587 695)
Reclassified	-	56 472	29 443	(85 109)	(806)	-
Acquisition value 31.12.2025	**14 039 619**	**2 169 060**	**3 604 743**	**71 016**	**-**	**19 884 438**
Accumulated depreciation 31.12.2024	**4 513 764**	**898 503**	**1 968 746**	**-**	**-**	**7 381 013**
Depreciation charge	2 675 281	371 737	484 188	-	-	3 531 206
Depreciation of fixed assets that have been liquidated or reclassified	-	(21 365)	(76 791)	-	-	(98 156)
Accumulated depreciation 31.12.2025	**7 189 045**	**1 248 875**	**2 376 143**	**-**	**-**	**10 814 063**
Net book value 31.12.2024	**6 610 992**	**877 729**	**1 379 429**	**77 177**	**806**	**8 946 133**
Net book value 31.12.2025	**6 850 574**	**920 185**	**1 228 600**	**71 016**	**-**	**9 070 375**

Notes to the Consolidated Financial Statements (continued)

(12) Trade receivables

	31.12.2025 EUR	31.12.2024 EUR
Trade receivables carrying amount	354 828	575 469
Allowance for expected credit loss	(95 628)	(115 472)
Total	**259 200**	**459 997**

(13) Other receivables

	31.12.2025 EUR	31.12.2024 EUR
Guarantee deposits	480 632	295 195
Other debtors*	490 732	89 502
Total	**971 364**	**384 697**

* Including EUR 250 000 payment made for SIA Goldwork share purchase which has been made in December 2025. SIA Goldwork became part of AS Grenardi Group as of 5 January 2026.

(14) Cash

	31.12.2025 EUR	31.12.2024 EUR
Cash in bank accounts (EUR)	3 042 334	2 347 661
Cash on hand	67 140	118 633
Total	**3 109 474**	**2 466 294**

(15) Share capital

On 31 December 2025, the share capital has been fully paid.
It consists of 97 480 610 shares with the nominal value of EUR 0.1 each.

Notes to the Consolidated Financial Statements (continued)

(16) Lease liabilities

Lease liabilities	31.12.2025 EUR	31.12.2024 EUR
Discounted lease liabilities at the beginning of the year	7 003 289	6 861 201
New contracts during the reporting period	3 325 625	2 224 300
Terminated contracts during the reporting period	(413 870)	(131 253)
Minus: Rental costs determined during the reporting period	(3 021 754)	(2 381 012)
Plus: Lease interest expense during the reporting period	386 918	430 053
Total	**7 280 208**	**7 003 289**

Long - term part of lease liabilities (from 1 year to 5 years)	4 726 535	4 308 096
Short - term part of lease liabilities	2 553 673	2 695 193
Total	**7 280 208**	**7 003 289**

Lease commitments include the lease of retail space, warehouse premises, office premises. As of 31 December 2025, the Group had 92 active lease agreements for premises. In accordance with the Group's policy, it applies IFRS 16 Leases.

Notes to the Consolidated Financial Statements (continued)

(17) Bonds

	% rate	Due date	31.12.2025 EUR	31.12.2024 EUR
Subordinated bonds[1]	6%	31.05.2028	4 986 489	4 812 729
Secured bonds[2]	3M EURIBOR+6%	31.07.2025	-	1 671 567
Secured bonds[3]	10%	16.04.2027	11 942 546	11 909 107
Secured bonds[4]	10%	30.08.2027	4 969 305	4 957 379
Total			**21 898 340**	**23 350 782**

[1] On November 30, 2021, Grenardi Group AS issued subordinated bonds, which enables to attract financing in the amount of five million euros. The annual interest rate of the issues is 6% and their maturity is 7.5 years. On 31 July 2024 the Group registered amendments for subordinated bonds in additional amount of EUR 2 million (total nominal value of subordinated bonds EUR 7 million). As at December 31, 2025 the Group has raised a total of EUR 4 995 000. According to IAS 9, bonds are shown at amortized cost applying effective interest rate of 6.06%.

[2] On July 8, 2022 the Parent Company issued secured bonds in the amount of four million euros. The annual interest rate of the issues is 3M EURIBOR+6% and their maturity is 3 years. All the property belonging to SIA GIVEN Latvia as a joint property at the time of the pledge, as well as the subsequent components of the joint property, establishing a first-order commercial pledge on it, have been pledged in 2022 in favor of ZAB VILGERTS SIA, Registration No. 40203309933 as a collateral for bonds issued by Grenardi Group AS (ISIN: LV0000860104). On August 30, 2024, during the exchange offer, bonds in an amount of EUR 2 318 000 were exchanged to equal nominal amount of secured bonds (ISIN: LV0000860195). On March 31, 2025 Grenardi Group executed call option with the record date on 28 March 2025. According to the Terms of the Issue, bondholders received 102% of the nominal value of their bonds together with accrued and unpaid interest.

[3] On April 16, 2024 the Parent Company issued secured bonds in the amount of twelve million euros. The annual interest rate of the issues is 10% and their maturity is 3 years. All the property belonging to SIA GIVEN Latvia, SIA Grenardi Latvia, GIVEN Lithuania UAB, GIVEN Estonia OU and Grenardi Estonia OU as a joint property at the time of the pledge, as well as the subsequent components of the joint property, establishing a first-order commercial pledge on it, have been pledged in 2024 in favor of ZAB VILGERTS SIA, Registration No. 40203309933 as a collateral for bonds issued by Grenardi Group AS (ISIN: LV0000860179). As at December 31, 2025 the Group has raised a total of EUR 12 000 000. According to IAS 9, loans against bonds are shown at amortized cost applying effective interest rate of 11.36%.

[4] On August 30, 2024 the Parent Company issued secured bonds in the amount of five million euros. The annual interest rate of the issues is 10% and their maturity is 3 years. All the property belonging to SIA GIVEN Latvia, SIA Grenardi Latvia, GIVEN Lithuania UAB, GIVEN Estonia OU and Grenardi Estonia OU as a joint property at the time of the pledge, as well as the subsequent components of the joint property, establishing a first-order commercial pledge on it, have been pledged in 2024 in favor of ZAB VILGERTS SIA, Registration No. 40203309933 as a collateral for bonds issued by Grenardi Group AS (ISIN: LV0000860195). As at December 31, 2025 the Group has raised a total of EUR 5 000 000. According to IAS 9, loans against bonds are shown at amortized cost applying effective interest rate of 11.28%.

Notes to the Consolidated Financial Statements (continued)

(18) Taxes and State mandatory social insurance payments

	31.12.2025 EUR	31.12.2024 EUR
Value added tax	824 368	817 055
Personal income tax	116 232	103 706
Social contributions	199 323	182 200
Corporate income tax	8 288	365
Risk duty	78	80
Natural resources tax	58	280
Total	**1 148 347**	**1 103 686**

	31.12.2025 EUR	31.12.2024 EUR
Tax debt	1 148 347	1 103 686

(19) Other liabilities

	31.12.2025 EUR	31.12.2024 EUR
Wages and salaries	363 156	342 347
Settlements with other creditors	99 092	94 635
Total	**462 248**	**436 982**

(20) Accrued liabilities

	31.12.2025 EUR	31.12.2024 EUR
Accrued vacation pay	275 725	280 198
Accrued liabilities for employee bonuses	74 991	-
Accrued liabilities to suppliers	67 189	84 076
Total	**417 905**	**364 274**

Notes to the Consolidated Financial Statements (continued)

(21) Deferred tax assets

	31.12.2025 EUR	31.12.2024 EUR
Deferred tax assets	142 490	142 490
Total	**142 490**	**142 490**

A deferred tax asset has been recognized in UAB Given Lithuania. Based on five-year business plan the Group management believes that the tax asset arising from tax losses will be utilized in the nearest few years against future profits.

(22) Transactions with related parties

Related party	Services rendered and goods sold 2025, EUR	Services rendered and goods purchased 2025, EUR	Payables to related parties 31.12.2025, EUR	Receivables from related parties 31.12.2025, EUR
SIA Grenardi Latvia	3 537 912	266 940	169 809	2 551 943
OÜ Grenardi Estonia	50 998	762 194	487 872	-
SIA GIVEN Latvia	3 120 241	714 709	189 179	768 428
UAB GIVEN Lithuania	38 252	1 086 812	320 980	22 683
OÜ GIVEN Estonia	142 411	929 625	125 566	67 883
SIA GOLDLIGHT	249 506	1 155 595	1 821 584	19 395
S.r.o. Grenardi Czechia	-	2 391 641	2 057 546	2 701
SIA Goldwork*	181 146	12 950	3 770	3 962
AS Grenardi Group	-	-	-	1 739 311
Total	**7 320 466**	**7 320 466**	**5 176 306**	**5 176 306**

* Related party. Subsidiary consolidated into the Group from 5 January 2026.

Transactions are made at market prices.

(23) Average number of employees

	2025	2024
Members of the Board	3	3
Members of the Supervisory Board	3	3
Other employees	295	296
Average number of employees	**301**	**302**

Notes to the Consolidated Financial Statements (continued)

(24) Information on the payments for members of the council and the board

The Supervisory Board does not receive remuneration for fulfilling its duties. Members of the Management Board receive remuneration based on a mandate agreement. In 2025, the total remuneration paid to Management Board members for fulfilling their duties amounted to EUR 10 950, with mandatory state social insurance contributions (VSAOI) totaling EUR 2 583. In 2024, the remuneration for fulfilling duties was EUR 14 600, and VSAOI contributions amounted to EUR 3 444.

	2025	2024
Members of the Board	3	3
Members of the Supervisory Board	3	3
Total	**6**	**6**

(25) Information on issued guarantees, warranties, and other possible liabilities and pledged assets

In 2025, all the property belonging to SIA GIVEN Latvia as an aggregation of the property at the time of pledging, as well as the future components of the aggregation of the property, have been pledged in favor of ZAB VILGERTS SIA, registration no. 40203309933, registered as a first-order commercial pledge as a collateral for bonds issued by the parent company Grenardi Group AS, registration number 40203279291 (ISIN: LV0000860179 and ISIN: LV0000860195), as well as the second, third and fourth-order commercial pledge is registered on the same collateral in favor Signet Bank AS, registration no. 40003076407 to secure the guarantees issued by Signet Bank AS to the lessors of retail premises of SIA GIVEN Latvia, OÜ GIVEN Estonia and UAB GIVEN Lithuania (see Note 17).

All the property belonging to OÜ GIVEN Estonia, UAB GIVEN Lithuania, SIA Grenardi Latvia* and OÜ Grenardi Estonia as an aggregation of the property at the time of pledging, as well as the future components of the aggregation of the property, have been pledged in favor of ZAB VILGERTS SIA, registration no. 40203309933, registered as a first-order commercial pledge as a collateral for bonds (ISIN: LV0000860104, ISIN: LV0000860179 and ISIN: LV0000860195) issued by Grenardi Group AS, registration number 40203279291 (see Note 17).

The inventory belonging to SIA GOLDLIGHT* as an aggregation of the property at the time of pledging, as well as the future components of the aggregation of property, have been pledged in favor of Citadele banka AS, registration no. 40103303559, establishing a first-order commercial pledge on it, as security for guarantees issued by Citadele banka AS to the lessors of retail premises of SIA GOLDLIGHT. SIA Grenardi Latvia has valid guarantee obligations to SIA GOLDLIGHT for fulfilling its commitments to Citadele banka AS, covering guarantees issued to the lessors of SIA GOLDLIGHT's retail premises.

* On 31 March 2026 the Register of Enterprises of the Republic of Latvia has registered the merger of its wholly owned subsidiaries SIA Grenardi Latvia (reg. No. 50003474971) and SIA GOLDLIGHT (reg. No. 40003480834) into SIA GIVEN Latvia (reg. No. 40203166474). As a result, SIA Grenardi Latvia and SIA GOLDLIGHT have been deleted from the Commercial Register, and SIA GIVEN Latvia has assumed all their rights, obligations, and assets.

Notes to the Consolidated Financial Statements (continued)

(26) Information on lease and rent agreements, that have important influence on company's activity

Lease commitments include the lease of retail space, warehouse premises, office premises. As of 31 December 2025, the Group had 92 active lease agreements for premises. In accordance with the Group's policy, it applies IFRS 16 Leases.

(27) Employee stock options

In 2022, employees working for the Group had entered into a share option agreement with Grenardi Group AS, while employees in Estonia and Lithuania had entered into a share option agreement with OÜ GIVEN Estonia and UAB GIVEN Lithuania, respectively. The aim of the share options is to retain employees and increase their motivation through the opportunity to directly benefit from the growth of the Group. The vesting of employee share purchase rights is dependent on the Group's operating results. Employee stock options are granted free of charge to employees with management responsibilities. The selling price of shares to the employee is equal to the nominal value of the share. In the event that the stock option criteria are fulfilled, new shares will be issued and there will be no impact on the separate financial statements of the Group companies. In 2025, the employee stock option program was discontinued as the specified results required for the vesting of employee share purchase rights were not achieved.

Notes to the Consolidated Financial Statements (continued)

(28) Commitments and Contingencies

There are covenants in the prospectus for the senior secured bonds issued (ISIN: LV0000860179 and ISIN: LV0000860195).

According to the prospectus, the Group shall comply with the following financial covenants:

a) To maintain consolidated Interest Coverage Ratio of at least 2x (two times), calculated for the Relevant Period at the end of each quarter. Interest Coverage Ratio – Interest coverage ratio equals (ICR) equals EBITDA to Net Finance Charges for the last twelve months, where EBITDA - consolidated net profit of the Group for the relevant period before corporate income tax, net finance charges, amortization and depreciation, and net foreign exchange result and where Net Finance Charges - All recurring debt related charges of the Group for the Relevant Period calculated according to the most recent Financial Reports: (a) including cash interest expense on Financial Indebtedness (after deducting any interest income relating to Cash and Cash equivalents); and (b) including cash interest expense on guarantees issued by a bank or other financial institution; and (c) excluding any payment-in-kind interest capitalized on loans from Related Parties and/or Subordinated Debt.

b) To maintain consolidated Capitalization Ratio at least 30% (thirty per cent) calculated for the Relevant Period at the end of each quarter. Capitalization Ratio – Capitalization ratio equals adjusted Equity to consolidated assets of the Group calculated as at the end of the period. Adjusted Equity means book value of the Group's equity and Subordinated debt.

c) To maintain Inventory Coverage Ratio for the Collateral Provider of at least 1.25x (one point twenty five times), calculated for the Relevant Period at the end of each quarter. Inventory Coverage Ratio equals pledged inventory plus consolidated Cash and Cash Equivalents of the Group divided by the secured financial indebtedness.

The Relevant Period means each period of 12 (twelve) consecutive calendar months, fixed at the end of each calendar quarter.

During the reporting period the Group complied with all covenants as per prospectus.

The covenants are fulfilled with the following ratios:

1) 2.75
2) 36.5%
3) 1.33

Notes to the Consolidated Financial Statements (continued)

(29) Going concern

The financial statements are prepared with the assumption that the Group will continue as a going concern.

Ainārs Spriņģis	**Marta Andersone**	**Lilija Adejeva**
Chairman of the Board	Member of the Board	Chief Accountant
signature	signature	signature

GRENARDI

GROUP

www.grenardi.group

Latvia, 2026