

Translation from German language.

The German text is authoritative.

Consolidated Financial Information for the
period from January 1 to June 30, 2024
according to the

International Financial Reporting Standards (EU)

Compilation Report

ESPG AG
Köln

Consolidated Financial Information

Consolidated Balance Sheet as at June 30, 2024	Appendix 1
Consolidated Income Statement for the period from January 1 to June 30, 2024	Appendix 2
Consolidated Statement of Changes in Equity for the period from January 1 to June 30, 2024	Appendix 3
Consolidated Cash Flow Statement for the period from January 1 to June 30, 2024	Appendix 4
Compilation Report	Appendix 5

ESPG AG**Consolidated Balance Sheet**

in €

June 30, 2024**December 31, 2023****Assets****NON-CURRENT ASSETS**

Intangible assets	3,00	3,00
Property, plant and equipment	268.341,77	326.465,74
Investment Properties	228.606.400,01	228.600.000,00
Lending	9.860.759,54	9.591.855,51
Other non-current assets	1.191.975,79	1.510.740,92
Deferred tax assets	57.788,86	38.586,12
Total non-current assets	239.985.268,97	240.067.651,29

CURRENT ASSETS

Receivables from supplies and services	68.158,06	261.943,77
Income tax receivables	133.963,67	103.935,18
other current receivables and assets	2.190.913,33	503.402,56
Cash and cash equivalents	3.638.224,51	7.160.757,67
Total current assets	6.031.259,57	8.030.039,18
Total assets	246.016.528,54	248.097.690,47

ESPG AG**Consolidated Balance Sheet**

in €

	<u>June 30, 2024</u>	<u>December 31, 2023</u>
<u>Equity and liabilities</u>		
EQUITY		
Subscribed capital	23.431.820,00	23.431.820,00
Capital reserves	911.037,52	911.037,52
Group retained earning	14.352.881,01	18.312.430,60
Gains and losses attributable to the parent company's shareholders	38.695.738,53	42.655.288,12
Non-controlling interests	9.576.422,41	9.654.852,40
Total equity	48.272.160,94	52.310.140,52
NON-CURRENT LIABILITIES		
Deferred tax liabilities	10.318.391,39	10.512.336,15
Bond	45.985.477,80	45.843.139,53
Secured financial loans	128.490.672,08	110.640.814,81
Unsecured financial loans	0,00	74.662,00
Other non-current liabilities	1.202.946,83	1.227.204,63
Total non-current liabilities	185.997.488,10	168.298.157,12
CURRENT LIABILITIES		
Bond	0,00	0,00
Secured financial loans	1.960.943,00	21.634.366,89
Unsecured financial loans	0,00	1.131.254,85
Trade liabilities	1.332.381,88	571.911,19
Income tax liabilities	297.484,68	285.835,44
Other liabilities	8.156.069,93	3.866.024,45
Total current liabilities	11.746.879,49	27.489.392,82
Total equity and liabilities	246.016.528,54	248.097.690,47

ESPG AG**Consolidated Income Statement**

in €	<u>Jan 1 - Jun 30, 2024</u>	<u>Jan 1 - Jun 30, 2023</u>
Revenues from property management	7.917.942,12	6.326.017,23
Property management related expenses	<u>-4.390.661,99</u>	<u>-2.385.592,37</u>
Results from property management	3.527.280,13	3.940.424,87
Personnel expenses	-522.298,17	-525.887,56
Other operating income	409.711,80	415.384,59
Other operating expenses	-1.231.788,99	-1.426.897,23
Depreciation and amortisation of property, plant and equipment and intangible assets	-61.025,81	-61.919,16
Valuation results from investment property	<u>0,00</u>	<u>-268.509,49</u>
Earnings before interest and taxes (EBIT)	2.121.878,96	2.072.596,02
Financial income	336.971,14	419.203,27
Financial expenses	<u>-6.511.203,62</u>	<u>-5.258.594,72</u>
Earnings before tax (EBT)	-4.052.353,53	-2.766.795,43
Income tax	<u>14.373,91</u>	<u>-268.625,53</u>
Total consolidated income	<u>-4.037.979,60</u>	<u>-3.035.420,95</u>
Of the consolidated profit or loss:		
Shareholders of the parent company	-3.959.549,61	-3.043.889,56
Shares of minority shareholders	-78.429,99	8.468,61
Of the total consolidated income:		
Shareholders of the parent company	-3.959.549,61	-3.043.889,56
Shares of minority shareholders	-78.429,99	8.468,61

ESPG AG

Consolidated Statement of Changes in Equity

in €	<u>Subscribed capital</u>	<u>Capital reserves</u>	<u>Group retained earning</u>	<u>Gains and losses attributable to the parent company's shareholders</u>	<u>Shares of minority shareholders</u>	<u>Total equity</u>
As at January 1, 2022	23.431.820,00	-17.289.387,67	23.904.568,46	30.047.000,79	8.390.906,74	38.437.907,52
Consolidated profit or loss	0,00	0,00	1.356.727,31	1.356.727,31	721.044,06	2.077.771,37
Contribution to the capital reserve	0,00	8.363.364,96	0,00	8.363.364,96	0,00	8.363.364,96
Change in scope of consolidation or in the percentage of shares held	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>572.144,22</u>	<u>572.144,22</u>
As at December 31, 2022	23.431.820,00	-8.926.022,71	25.261.295,77	39.767.093,06	9.684.095,02	49.451.188,08
Consolidated profit or loss	0,00	0,00	-6.948.865,37	-6.948.865,37	-29.242,62	-6.978.107,99
Contribution to the capital reserve	<u>0,00</u>	<u>9.837.060,23</u>	<u>0,00</u>	<u>9.837.060,23</u>	<u>0,00</u>	<u>9.837.060,23</u>
Change in scope of consolidation or in the percentage of shares held	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>
As at December 31, 2023	<u>23.431.820,00</u>	<u>911.037,51</u>	<u>18.312.430,60</u>	<u>42.655.288,12</u>	<u>9.654.852,40</u>	<u>52.310.140,53</u>
Consolidated profit or loss January 1 - June 30, 2024	0,00	0,00	-3.959.549,61	-3.959.549,61	-78.429,99	-4.037.979,60
Contribution to the capital reserve	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>
Change in scope of consolidation or in the percentage of shares held	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>	<u>0,00</u>
As at June 30, 2024	<u>23.431.820,00</u>	<u>911.037,50</u>	<u>14.352.881,19</u>	<u>38.695.738,72</u>	<u>9.576.422,40</u>	<u>48.272.161,14</u>

ESPG AG

Consolidated Cash Flow Statement

in €	<u>01.01. - 30.06.2024</u>	<u>01.01. - 30.06.2023</u>
Earnings before interest and taxes	2.121.878,96	2.072.596,02
Non-cash expenses/income		
Fair value adjustments of investment properties	0,00	268.509,49
Amortisation of intangible assets	61.025,81	61.919,16
other non cash expenses/income	0,00	0,00
Change in receivables and other current assets	-1.107.618,00	-492.924,16
Change in operating liabilities	2.860.355,43	1.084.013,88
Operating Cashflow	3.935.642,20	2.994.114,38
Interests and additional financial expenses paid	-3.911.504,72	-2.513.698,31
Interests received	725,18	105.450,90
Income tax refunds (+) / income tax payments (-)	-217.152,84	-532.721,10
Cashflow from operating activities	-192.290,17	53.145,87
Payments for the acquisition of real estate property companies less net cash acquired	0,00	0,00
Payments for investments in property investments	0,00	-268.509,49
Payments for granted non-current loans	0,00	0,00
Payments for investments in tangible and intangible assets	-2.901,84	-37.060,71
Cashflow from investment activities	-2.901,84	-305.570,20
Contributions to equity	0,00	7.386.753,09
Cash received from credit agreements	336.964,82	854.632,50
Payments from repaying credit agreements	-3.618.202,15	-6.586.336,48
Payments from repaying loans	-46.103,82	-43.050,48
Cashflow from financing activities	-3.327.341,15	1.611.998,62
Net change in cash	-3.522.533,16	1.359.574,30
Cash at the beginning of the period	7.160.757,67	3.015.078,51
Cash at the end of the period	3.638.224,51	4.374.652,81
davon frei verfügbare Zahlungsmittel am Ende der Periode	2.879.193,53	3.515.652,81
davon verfügbungsbeschränkte Zahlungsmittel am Ende der Periode	759.030,98	859.000,00

Compilation Report

The Management Board of ESPG AG, Cologne - hereinafter also referred to as the "Company" - commissioned us to prepare the consolidated financial statements as at 30 June 2024 in accordance with the principles of the International Financial Reporting Standards - IFRS. This consolidated financial statements does not fulfill the requirements of IAS 34 for interim financial reporting.

The basis for the preparation was the receipts, books and inventory records submitted to us, which we did not audit in accordance with our engagement, as well as the information provided to us.

The preparation of the consolidated financial statements in accordance with IFRS principles is the responsibility of the company's legal representatives.

We conducted our engagement in accordance with the pronouncement of the German Federal Chamber of Tax Advisors on the principles for the preparation of financial statements. This comprises the development of the balance sheet and the profit and loss account as well as the cash flow statement on the basis of the bookkeeping and the inventory as well as the specifications on the accounting and valuation methods to be applied.

We would like to point out that the valuation of the real estate assets was based on appraisals as at 31 December 2023. A revaluation as of 30 June 2024 was not commissioned by the Executive Board.

After the balance sheet date, ESPG AG launched restructuring project according to StaRUG due to impending insolvency. The interest payment on the 2018/2026 bond due on 1 October 2024 will no longer be made.

Cologne, September 10, 2024

Seitz Rechtsanwälte Steuerberater
Partnerschaftsgesellschaft mbB

Christoph Frey
(Rechtsanwalt/Steuerberater)

Christian Frank
(Steuerberater)