

PRAGUE DEVELOPMENT SICAV PLC

Annual Report and Audited Financial Statements

31 December 2025

Premium Banking Centre, 475, Triq il-Kbira San Guzepp, Santa Venera, SVR 1011, Malta

Contents

	PAGE
Management and administration	2
Description.....	3
Manager's report.....	4
Report of the directors	6
Statement of directors' responsibilities	7
Independent auditor's report.....	8
Statement of financial position.....	11
Statement of profit or loss and other comprehensive income	12
Statement of changes in net assets attributable to holders of redeemable shares	13
Statement of cash flows	14
Accounting policies and notes to the financial statements	15
Information about the scheme	38

Management and Administration

**DIRECTORS & INVESTMENT
COMMITTEE MEMBERS**

Mr. Štěpán Havlas
Horný Mecholupy
Drtikolova 156/32
Prague, 10
Czech Republic

Mr. Jan Kašpar
Vlcatin 30
Třebíč District
Czech Republic

DIRECTOR

Ms. Claire Camilleri Gauci
Flat 13, Crystal Towers, 22
Triq ir-Roża
Marsascale
Malta

**INVESTMENT COMMITTEE
MEMBER**

Joseph R Aquilina
77, Good Shepherd Avenue
Balzan
BZN 1623
Malta

**ADMINISTRATOR AND
COMPANY SECRETARY**

BOV Fund Services Limited
58
Zachary Street
Valletta, VLT 1130
Malta
*Recognised to provide Fund Administration
Services by the Malta Financial Services Authority*

AUDITORS

ECOVIS Malta Limited
Level 3, Victoria Centre
Valletta Road
Mosta MST 9012
Malta

LEGAL ADVISORS

Ganado & Associates Advocates
171
Old Bakery Street
Valletta, VLT 1455
Malta

BANKER

Československá obchodní banka, a.s.
FIB Praha - Na Příkopě
Na Příkopě 857/18
Czech Republic

Description

PRAGUE DEVELOPMENT SICAV PLC ("the Company") is organised under the laws of Malta as a professional investor fund with variable share capital (SICAV) pursuant to the Companies Act, 1995. The Company was registered on 3 November 2009 and as at 31 December 2025 consisted of the following funds: Finep Harfa Fund, Finep Prosek Fund and Finep Barrandov Fund.

The Company is licensed by the Malta Financial Services Authority as a non-retail Collective Investment Scheme under the Investment Services Act, 1994. The Company has no employees.

Manager's Report

The Scheme invests its assets through its three (3) funds in the entities as described in section Information about the scheme article 2 (Investment Policies), and these entities (Scheme's subsidiaries and/ or joint ventures) are set up to invest its assets in a residential development projects in Prague as described below.

PROJECT HARFA PARK – FINEP HARFA FUND

PROJECT HARFA PARK is situated in the development territory of Vysočany in Prague 9 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development:

- 11th phase (HARFA PARK XI – house R – 108 units) is being developed by FINEP HARFA bytová k.s., currently 70/108 units are sold, construction completion expected Q2/2027.

PROJECT NOVA ELEKTRA – FINEP HARFA FUND

PROJECT NOVA ELEKTRA is situated in the large development territory of Hloubětín in Prague 9 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development:

- NOVA ELEKTRA (house U, V, X, Y – 291 units), developed by FINEP Hloubětín 61 k.s., the whole project is completely sold to institutional investor (AFI Group), construction completion expected Q4/2026.

PROJECT POD TŘEBEŠÍNEM – FINEP HARFA FUND

Vackov k.s., as the owner of the land for future development in Žižkov in Prague 3 (Prague, Czech Republic), is currently performing the works to gain building permit and the stabilized land is to be sold to investor.

PROJECT NAD KROCÍNKOU – FINEP PROSEK FUND

PROJECT NAD KROCÍNKOU is situated in the territory of Prosek in Prague 9 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development:

- 4th phase (NAD KROCÍNKOU IV – houses B5/B6/B7 – 138 units), developed by FINEP Prosek bytová 12 k.s., currently 58/138 units are sold, construction completion expected Q2/2027.

PROJECT U ŠÁRKY – FINEP PROSEK FUND

PROJECT U ŠÁRKY is situated in the territory of Ruzyně in Prague 6 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development:

- 7th phase (U ŠÁRKY VII – house C1 – 57 units), developed by FINEP RUZYNĚ bytová k.s., the whole project is completely sold to institutional investor, construction completed 12/2025, transaction settlement expected 04/2026,
- 8th phase (U ŠÁRKY VIII – house E1 – 38 units), developed by FINEP RUZYNĚ bytová k.s., currently 34/38 units are sold, construction completion expected 04/2026, and
- 10th phase (U ŠÁRKY X – house F1 – 42 units) is being developed by FINEP RUZYNĚ bytová k.s., currently 14/42 units are sold, construction completion expected Q3/2027.

PROJECT KASKÁDY BARRANDOV – FINEP BARRANDOV FUND

Project KASKÁDY BARRANDOV is situated in the large development territory of Hlubočepy in Prague 5 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development:

- 17th phase (KASKÁDY BARRANDOV XVII – house M – 50 units), developed by FINEP BARRANDOV bytová k.s., currently 45/50 units are sold, construction completion expected Q2/2026,
- 20th phase (KASKÁDY BARRANDOV XX – house O – 118 units), developed by VERANO REAL k.s., currently 109/118 units are sold, construction completion expected 07/2026,
- 22nd phase (KASKÁDY BARRANDOV XXII – house Q2S – 128 units), developed by FINEP BARRANDOV bytová k.s., currently 50/128 units are sold, construction completion expected Q3/2027,
- 23rd phase (KASKÁDY BARRANDOV XXIII – house T, U – 207 units) is being developed by Duero Group k.s., the whole project is completely sold to institutional investor (investment fund REICO, Erste Group), construction started in 01/2026, and
- 24th phase (KASKÁDY BARRANDOV XXIV – house V1, V2 – 169 units) to be developed by FINEP BARRANDOV bytová II, k.s., the whole project to be completely sold (02/2026) to institutional investor (daughter company of Česká spořitelna, a.s.), construction to be started during 04/2026.

PROJECT NOVY OPATOV – FINEP BARRANDOV FUND

PROJECT NOVY OPATOV is situated in the development territory of Chodov in Prague 11 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development:

- 1st phase (NOVY OPATOV I – house G1 – 149 units), developed by FINEP OPATOV bytová k.s., the whole project is completely sold to institutional investor (investment fund REICO, Erste Group), construction completion expected Q1/2027, and
- 3rd phase (NOVY OPATOV III – house F1 – 119 units), developed by FINEP OPATOV bytová 3 k.s., currently 62/119 units are sold, construction completion expected Q1/2028.

PROJECT ZÁPADNÍ MĚSTO – FINEP BARRANDOV FUND

PROJECT ZÁPADNÍ MĚSTO (BRITSKÁ ČTVRŤ) is situated in the development territory of Stodůlky / Třebonice in Prague 13 (Prague, Czech Republic).

Up-to-date ongoing business (residential) development:

- 19th phase (Britská XIX – house A, B – 219 units), developed by FINEP STODŮLKY bytová II, k.s., the whole project is completely sold to institutional investor (investment fund REICO, Erste Group), construction completion expected Q2/2027.

Report of the Directors

The Directors are hereby laying their Annual Report of PRAGUE DEVELOPMENT SICAV PLC for the period 1 January 2025 to 31 December 2025.

In preparing these Annual Audited Financial Statements, the Directors are responsible for ensuring that the Financial Statements are complete and accurate in all material respects and conform to the MFSA's requirements of the Scheme's Licence Conditions.

Principal Activities

PRAGUE DEVELOPMENT SICAV PLC is organised under the laws of Malta as a multi-fund investment company with variable share capital (SICAV) pursuant to the Companies' Act, 1995. The Company may constitute segregated Sub-Funds which are segregated patrimonies and are represented by different classes of shares.

Review of Business Development

The Objective of the Company is the collective investment of its funds in securities and other movable or immovable property, or in any of them, with the aim of spreading investment risks and giving members the benefits of the results of the management of its funds.

The net asset value of PRAGUE DEVELOPMENT SICAV PLC as of 31 December 2025 stood at CZK 1,226,055,126 (2024: CZK 920,071,303).

Risk Management

The Company is exposed to a variety of risks and hence operates a risk management strategy with the objective of controlling and minimising the impact on the financial performance and position. A detailed review of the risk management policies employed by the Company with the exposures to credit risk, liquidity risk, market risk and operational risk is included in note 18 of the financial statements.

Listing Authorities

The funds of PRAGUE DEVELOPMENT SICAV PLC were listed on the official list of the Malta Stock Exchange on 26 January 2016.

Going Concern Statement

The directors consider that the financial position of the Company was satisfactory as at the reporting date, with total net assets of CZK 1,226,055,126 relative to total assets of CZK 1,336,173,833. The directors do not foresee any going concern issues in the foreseeable future during 2025.

Future Developments

The Company intends to maintain its key objective in the future, with aim to widen the number of projects and locations for development in the Czech Republic.

Results

The results for the period under review can be found in the statement of profit or loss and other comprehensive income on page 12.

Statement of Regulatory Breaches

As required by the Investment Services Rules for Investment Service Providers regulated by the MFSA, we report that there were no breaches of the standard licence conditions or other regulatory requirements during the reporting period which were subject to an administrative penalty or other regulatory sanction.

The Audited Financial Statements on pages 11 to 37 were authorised for issue by the Board of Directors on 1 April 2026.

On behalf of the Board



Mr. Jan Kašpar
Director



Mr. Štěpán Havlas
Director

Statement of Directors' Responsibilities

The Directors are required by the Companies Act, 1995 to prepare financial statements which give a true and fair view of the state of affairs of the Company as at the end of each financial period and of the profit or loss for the period.

In preparing the financial statements, the Directors are responsible for:

- ensuring that the financial statements have been drawn up in accordance with International Financial Reporting Standards, as adopted by the EU;
- selecting and applying appropriate accounting policies;
- making accounting estimates that are reasonable in the circumstances;
- ensuring that the financial statements are prepared on the going concern basis unless it is inappropriate to presume that the Company will continue in business as a going concern.

The Directors are also responsible for designing, implementing and maintaining internal control relevant to the preparation and the fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error, and that comply with the Companies Act, 1995. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board



Mr. Jan Kašpar
Director

1 April 2026



Mr. Štěpán Havlas
Director

Independent Auditors' Report**To the Shareholders of PRAGUE DEVELOPMENT SICAV PLC****Report on the Financial Statements****Opinion**

We have audited the financial statements of PRAGUE DEVELOPMENT SICAV PLC, set out on pages 11 to 37, which comprise the statement of financial position as at 31 December 2025, and the statement of profit or loss and other comprehensive income, statement of changes in net assets attributable to holders of redeemable shares and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU (EU IFRSs) and have been prepared in accordance with the requirements of the Companies Act (Cap. 386).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in accordance with the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act (Cap. 281) in Malta, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the Report of the Directors, the Manager's Report, Description of the Company and its Management and Administration, and the Information about the Scheme. Our opinion on the financial statements does not cover this information.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the Report of the Directors, we also considered whether the Report of the Directors includes the disclosures required by Article 177 of the Maltese Companies Act (Cap. 386) and other applicable legal requirements and is to include a statement that the Company is a going concern with supporting assumptions or qualifications as necessary, as required by Listing Rule 5.62 issued by the Listing Authority of Malta.

Independent Auditors' Report (continued)**To the Shareholders of PRAGUE DEVELOPMENT SICAV PLC****Other Information (continued)**

Based on the work we have performed, in our opinion:

- the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements;
- the Report of the Directors has been prepared in accordance with the Maltese Companies Act (Cap.386); and
- we have nothing to report in relation to the statement on going concern.

In addition, in light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the Report of the Directors. We have nothing to report in this regard.

Responsibilities of the Directors

The directors are responsible for the preparation of the financial statements that give a true and fair view in accordance with IFRS as adopted by the European Union and the Maltese Companies Act (Cap. 386), and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

Independent Auditors' Report (continued)**To the Shareholders of PRAGUE DEVELOPMENT SICAV PLC****Auditors' Responsibilities for the Audit of the Financial Statements (continued)**

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Other matters on which we are required to report by exception

Under the Maltese Companies Act (Cap. 386) we are required to report to you if, in our opinion:

- We have not received all the information and explanations we require for our audit.
- Adequate accounting records have not been kept, or that returns adequate for our audit have not been received from branches not visited by us.
- The financial statements are not in agreement with the accounting records and returns.

We have nothing to report to you in respect of these responsibilities.



Angele Sammut
(Director) for and on behalf of

ECOVIS Malta Limited
Registered Auditors

1 April 2026

Statement of Financial Position

As at 31 December 2025

	Notes	Prague Development SICAV p.l.c. 31.12.2025 CZK	Prague Development SICAV p.l.c. 31.12.2024 CZK	Finep Harfa Fund 31.12.2025 CZK	Finep Harfa Fund 31.12.2024 CZK	Finep Prosek Fund 31.12.2025 CZK	Finep Prosek Fund 31.12.2024 CZK	Finep Barrandov Fund 31.12.2025 CZK	Finep Barrandov Fund 31.12.2024 CZK
Assets									
Investment in subsidiaries	3	27,177,743	25,059,911	7,552,455	5,433,623	4,648,156	4,648,156	14,977,132	14,977,132
Investment in jointly controlled entities	4	8,515,805	161,873	-	-	161,873	161,873	8,353,932	-
Financial assets at fair value through profit or loss	5	-	2,253,832	-	2,253,832	-	-	-	-
Financial assets at amortised cost	6	509,939,662	603,103,041	7,500,000	7,500,000	90,062,494	35,603,041	412,377,168	560,000,000
Taxation refundable		3,174,200	834,400	3,174,200	834,400	-	-	-	-
Trade and other receivables	7	973,741	268,240	102,580	20,586	352,556	232,671	518,605	14,983
Cash and cash equivalents	8	786,392,682	343,725,986	113,697,462	74,717,555	419,257,931	204,529,495	253,407,289	64,448,936
Total assets		1,336,173,833	975,406,283	132,026,697	90,759,996	514,483,010	245,175,236	689,634,126	639,441,051
Liabilities									
Financial liabilities at amortised cost	6	50,000,000	-	-	-	-	-	50,000,000	-
Deferred tax	9	20,762,586	24,099,038	-	-	-	-	20,762,586	24,099,038
Taxation payable		36,935,800	24,954,200	-	-	13,809,200	1,348,400	23,126,600	23,605,800
Trade and other payables	10	2,420,321	6,281,742	392,054	5,553,951	482,422	350,088	1,545,845	377,703
Total liabilities		110,118,707	55,334,980	392,054	5,553,951	14,291,622	1,698,488	95,435,031	48,082,541
Net assets attributable to holders of redeemable investor shares		1,226,055,126	920,071,303	131,634,643	85,206,045	500,191,388	243,476,748	594,199,095	591,358,510

The official closing middle rate of exchange applicable between CZK and EUR as at 31 December 2025 was 24.172 (2024: 25.175).

The accounting policies and notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

These financial statements on pages 11 to 37 were authorised for issue by the Board of Directors on 1 April 2026 and were signed on its behalf by:


Mr. Jani Kašpar
Director


Mr. Štěpán Havlas
Director

Statement of Profit or Loss and Other Comprehensive Income

for the year ended 31 December 2025

	Notes	Prague Development SICAV p.l.c. 31.12.2025	Prague Development SICAV p.l.c. 31.12.2024	Finep Harfa Fund 31.12.2025	Finep Harfa Fund 31.12.2024	Finep Prosek Fund 31.12.2025	Finep Prosek Fund 31.12.2024	Finep Barrandov Fund 31.12.2025	Finep Barrandov Fund 31.12.2024
Income									
Dividend income	13	1,161,566,035	570,645,623	68,139,683	94,455,749	525,239,407	260,048,757	568,186,945	216,141,117
Interest income	13	21,497,127	33,522,009	-	-	100,000	3,967,214	21,397,127	29,554,795
Other income		-	-	-	-	-	-	-	-
Operating income from investments		429,576	-	429,576	-	-	-	-	-
		1,183,492,738	604,167,632	68,569,259	94,455,749	525,339,407	264,015,971	589,584,072	245,695,912
Expenses									
Interest expenses	14	1,103,356	-	-	-	-	-	1,103,356	-
Auditors' remuneration	15	393,261	386,595	131,087	139,071	131,087	123,762	131,087	123,762
Loss on exchange differences		20,261	46,066	7,851	14,860	6,629	15,603	5,781	15,603
Administration fees		947,724	961,149	315,908	318,981	315,908	321,084	315,908	321,084
Legal and professional fees		979,860	1,066,591	206,598	263,736	323,038	355,943	450,224	446,912
Directors' remuneration	17	385,425	377,775	128,475	125,925	128,475	125,925	128,475	125,925
Investment committee fees	17	755,295	660,477	251,765	220,159	251,765	220,159	251,765	220,159
Operating loss from investments		12,157,395	21,446,775	9,060,456	1,858,532	832,388	5,812,773	2,264,551	13,775,470
Other operating expenses		606,206	639,538	214,337	217,939	195,777	210,973	196,092	210,626
		17,348,783	25,584,966	10,316,477	3,159,203	2,185,067	7,186,222	4,847,239	15,239,541
Net income		1,166,143,955	578,582,666	58,252,782	91,296,546	523,154,340	256,829,749	584,736,833	230,456,371
Distribution to shareholders	12	(795,000,000)	(447,000,000)	(5,000,000)	(44,000,000)	(240,000,000)	(203,000,000)	(550,000,000)	(200,000,000)
Tax expense	16	(65,160,132)	(33,016,426)	(6,824,184)	(7,006,270)	(26,439,700)	(14,270,746)	(31,896,248)	(11,739,410)
Increase in net assets attributable to redeemable investor shares		305,983,823	98,566,240	46,428,598	40,290,276	256,714,640	39,559,003	2,840,585	18,716,961

The notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

Statement of Changes in Net Assets Attributable to Holders of Redeemable Shares

for the year ended 31 December 2025

	Prague Development SICAV p.l.c. 31.12.2025 CZK	Prague Development SICAV p.l.c. 31.12.2024 CZK	Finep Harfa Fund 31.12.2025 CZK	Finep Harfa Fund 31.12.2024 CZK	Finep Prosek Fund 31.12.2025 CZK	Finep Prosek Fund 31.12.2024 CZK	Finep Barrandov Fund 31.12.2025 CZK	Finep Barrandov Fund 31.12.2024 CZK
Net assets at the beginning of the year	920,071,303	821,505,063	85,206,045	44,915,769	243,476,748	203,917,745	591,358,510	572,641,549
Net increase in net assets during the year	305,983,823	98,566,240	46,428,598	40,290,276	256,714,640	39,559,003	2,840,585	18,716,961
Net assets attributable to redeemable shares at the end of the year	1,226,055,126	920,071,303	131,634,643	85,206,045	500,191,388	243,476,748	594,199,095	591,358,510

The notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

Statement of Cash Flows

for the year ended 31 December 2025

	Prague Development SICAV p.l.c.	Prague Development SICAV p.l.c.	Finep Harfa Fund	Finep Harfa Fund	Finep Prosek Fund	Finep Prosek Fund	Finep Barrandov Fund	Finep Barrandov Fund
	CZK	CZK	CZK	CZK	CZK	CZK	CZK	CZK
	31.12.2025	31.12.2024	31.12.2025	31.12.2024	31.12.2025	31.12.2024	31.12.2025	31.12.2024
Cash flows from operating activities								
Acquisitions of investments	85,000	(2,253,832)	135,000	(2,253,832)	-	-	(50,000)	-
Losses on investments paid	(14,035,916)	(19,568,254)	(10,918,988)	-	(832,388)	(5,812,773)	(2,284,540)	(13,755,481)
Gains on investments	429,576	-	429,576	-	-	-	-	-
Interest received	19,416,027	35,305,186	-	-	-	4,796,967	19,416,027	30,508,219
Operating expenses paid	(4,048,119)	(4,023,908)	(1,319,133)	(1,192,545)	(1,281,177)	(1,370,418)	(1,447,809)	(1,460,945)
Dividends received	1,157,834,365	573,901,228	64,884,078	97,711,354	525,239,407	260,048,757	567,710,880	216,141,117
Taxation (paid)/received	(58,854,784)	(15,196,070)	(9,163,984)	(4,963,970)	(13,978,900)	(15,556,650)	(35,711,900)	5,324,550
Net cash flows from operating activities	1,100,826,149	568,164,350	44,046,549	89,301,007	509,146,942	242,105,883	547,632,658	236,757,460
Cash flows from financing activities								
Intra-SICAV transfers	-	-	(66,642)	(4,666)	40,947	(5,293)	25,695	9,959
Loans received/(paid)	136,840,547	129,896,959	-	(7,500,000)	(54,459,453)	137,396,959	191,300,000	-
Dividends paid	(795,000,000)	(447,000,000)	(5,000,000)	(44,000,000)	(240,000,000)	(203,000,000)	(550,000,000)	(200,000,000)
Net cash flows used in financing activities	(658,159,453)	(317,103,041)	(5,066,642)	(51,504,666)	(294,418,506)	(65,608,334)	(358,674,305)	(199,990,041)
Net increase in cash and cash equivalents	442,666,696	251,061,309	38,979,907	37,796,341	214,728,436	176,497,549	188,958,353	36,767,419
Cash and cash equivalents at beginning of the year	343,725,986	92,664,677	74,717,555	36,921,214	204,529,495	28,031,946	64,448,936	27,681,517
Cash and cash equivalents at end of the year (note 8)	786,392,682	343,725,986	113,697,462	74,717,555	419,257,931	204,529,495	263,407,289	64,448,936

The notes to the financial statements on pages 15 to 37 are an integral part of these financial statements.

Accounting Policies

1. BASIS OF PREPARATION

These financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union, and comply with the Companies Act, 1995. They have also been prepared in accordance with the requirements of the Malta Financial Services Authority's Investment Services Guidelines.

These financial statements are being prepared from 1 January 2025 to 31 December 2025, whilst the comparative figures relate to the period 1 January 2024 up till 31 December 2024.

The preparation of financial statements in conformity with IFRSs requires the use of certain accounting estimates. It also requires Directors to exercise their judgment in the process of applying its accounting policies. The Statement of Financial Position presents assets and liabilities in increasing order of liquidity and does not distinguish between current and non-current items. Investments in subsidiaries and jointly controlled ventures are intended to be held for an indefinite period of time and may be sold in response to needs for liquidity or in accordance to the Sub-Investment Manager's or the Advisor's recommendations. The maturity of all other assets and liabilities are disclosed in note 18.

Consolidated financial statements as required by International Financial Reporting Standard 10 have not been drawn up, since the Company has taken advantage of the exemption from so doing conferred on it by Article 174 of the Companies Act, 1995 (Chapter 386, Laws of Malta). Accordingly, these financial statements present information about the Company and not about its group. The Company forms part of the Group FINEP HOLDING, SE. FINEP HOLDING, SE is a company domiciled in the Czech Republic and the address of its registered office is Havlíčkova 1030/1, Nové Město, 110 00, Prague 1. FINEP HOLDING, SE prepares consolidated financial statements in accordance with International Financial Reporting Standards. A copy of the consolidated financial statements of the group can be obtained from FINEP HOLDING, SE's registered office.

Going concern considerations

The Directors have assessed the ability of the Company to continue as a going concern, taking into account prevailing macroeconomic conditions, geopolitical developments, and climate-related risks that may have a material impact on its operations and financial position.

The global economic environment remains uncertain due to factors such as inflationary pressures, interest rate fluctuations, and geopolitical tensions, including the ongoing Ukraine war. These factors could impact market volatility, investor sentiment, and asset valuations, which in turn may affect the Company's ability to generate returns and attract or retain investors. The Directors have considered these risks and concluded that the Company has sufficient liquidity and risk management strategies in place to mitigate potential adverse effects.

Furthermore, the Company has evaluated the potential impact of climate-related risks, including both physical and transitional risks. Physical risks, such as extreme weather events, could disrupt operations or impact the resilience of key service providers. Transitional risks, including regulatory changes, market shifts toward sustainable finance, and evolving client expectations, may also affect the Company's business model and operational costs. The Directors have considered these risks in their assessment and concluded that there is no material uncertainty impacting the Company's ability to continue as a going concern for the foreseeable future.

Based on this evaluation, the Directors are satisfied that the Company has adequate financial resources and risk management measures in place to manage these uncertainties and, therefore, continue to adopt the going concern basis in preparing the financial statements.

Accounting Policies

1. BASIS OF PREPARATION (continued)

Changes in accounting policies and disclosures

The principal accounting policies adopted in the preparation of these financial statements are set out below:

Standards, interpretations and amendments to published standards as endorsed by the European Union effective in the current year.

The Company has adopted the following new and amended IFRS, IFRS Sustainability Disclosure Standards and IFRIC interpretations. The adoption of these new standards and interpretations did not have any material effect on the Company.

- Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (effective for financial years beginning on or after 1 January 2025)

Standards, interpretations and amendments to published standards as endorsed by the European Union that are not yet effective

Up to the date of approval of these financial statements, certain new standards, amendments and interpretations to existing standards have been published but are not yet effective for the current reporting period and which have not been adopted early.

- Amendments to IFRS 7 Financial Instruments: Disclosures and IFRS 9 Financial Instruments: Classification and Measurements of Financial Instruments (effective for financial years beginning on or after 1 January 2026)
- Amendments to IFRS 7 Financial Instruments: Disclosures and IFRS 9 Financial Instruments: Power purchase arrangements (effective for financial years beginning on or after 1 January 2026)
- Annual Improvements to IFRS Accounting Standards – Volume 11 (effective for financial years beginning on or after 1 January 2026)
- IFRS 18 Presentation and Disclosures in Financial Statements (effective for annual periods beginning on or after 1 January 2027)

The directors are assessing the impact that the adoption of these International Financial Reporting Standards (IFRS) will have on the financial statements in the period of initial application. The directors anticipate that the adoption of the above standards and amendments will have no material impact on the financial statements in the period of initial application.

Standards, interpretations and amendments to published standards that are not yet endorsed by the European Union

These are as follows:

- IFRS 19 Subsidiaries without Public Accountability: Disclosures (effective for annual periods beginning on or after 1 January 2027)
- Amendments to IFRS 19 Subsidiaries without Public Accountability: Disclosures (effective for financial years beginning on or after 1 January 2027)

Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Translation to a Hyperinflationary Presentation Currency (effective for financial years beginning on or after 1 January 2027)

Accounting Policies

1. BASIS OF PREPARATION (continued)

Basis of measurement

The financial statements have been prepared on the historical cost basis.

Use of estimates and judgements

The preparation of financial statements in conformity with International Financial Reporting Standards as adopted by the EU requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimates are revised and in any future years affected. Information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements are described in note 2 to the financial statements.

Functional and presentation currency

The financial statements are presented in Czech Koruna (CZK), which is the Company's functional currency.

2. FOREIGN EXCHANGE TRANSLATION

Transactions in foreign currencies are translated into Czech Koruna at the exchange rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated at the reporting date into Czech Koruna at the exchange rate at that date. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are translated into Czech Koruna at the exchange rate at the date that the fair value was determined.

Foreign currency differences arising on translation are recognised in the statement of profit or loss and other comprehensive income as net foreign exchange gain or loss, except for those arising on financial instruments at fair value through profit or loss, which are recognised as net gain or loss from instruments at fair value through profit or loss.

3. INVESTMENT IN SUBSIDIARY

A subsidiary is an entity, including an unincorporated entity such as a partnership, which is controlled by the Company. Control is the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

An investment in a subsidiary is initially measured at cost. After initial recognition, an investment in subsidiary may be carried either under the cost method, that is at cost less any accumulated impairment losses or in accordance to IFRS 9 or using the equity method.

After initial recognition the investment in subsidiary is carried under the cost method.

4. INVESTMENT IN JOINTLY CONTROLLED ENTITY

A joint venture is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control.

A jointly controlled entity is a joint venture that involves the establishment of a separate entity in which each venturer has an interest. Jointly controlled entities are accounted for by the Company under the cost method.

Accounting Policies

5. OTHER RECEIVABLES AND PAYABLES

Other receivables and payables represent amounts receivable and payable respectively, for transactions contracted for but not yet delivered by the end of the year. These amounts include bonds subscribed to by the Sub-Funds and loans payable at the year end. Other receivables and payables are initially recognised at fair value and subsequently measured at amortised cost less any provision for impairment. A provision for impairment of amounts due is established in accordance with accounting policy 10.

6. REDEEMABLE SHARES

The Company classifies financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments.

The Company issues redeemable shares and are classified as financial liabilities. The redeemable shares provide investors with the right to require redemption for cash at a value proportionate to the investor's share in the respective Fund's net assets at the redemption date and also in the event of the Fund's liquidation. The redemption price per share on the relevant redemption day shall be the net asset value calculated to 3 decimal places as at the close of business on the relevant valuation day. In accordance with the offering supplement of the Sub-funds, unless otherwise determined by the directors of the Company, no redemptions will be affected during the first five years of the life of the Sub-Fund. After the lapse of this five year period, Investor Shares may be redeemed on Redemption Days.

7. EXPENSES

Expenses are accounted for on an accrual basis and are expensed as incurred.

Fees and commission expenses

Fees and commission expenses are recognised in the statement of profit or loss and other comprehensive income as the related services are performed.

8. INCOME RECOGNITION

Interest income

Interest income and expense, including interest income from non-derivative financial assets at fair value through profit or loss, are recognised in the statement of comprehensive income using the effective interest method.

The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial asset or liability (or, when appropriate, a shorter period) to the carrying amount of the financial asset or liability. When calculating the effective interest rate, the Company estimates future cash flows considering all contractual terms of the financial instrument, but not future credit losses. Interest received or receivable, and interest paid or payable are recognised in the statement of comprehensive income as interest income and interest expense, respectively.

Dividend income

Dividend income is recognised in the statement of profit or loss and other comprehensive income when the right to receive income is established. For quoted equity securities this is usually the ex-dividend date. For unquoted equity securities this is usually the date when the shareholders have approved the payment of a dividend. Dividend income from equity securities designated at fair value through profit or loss is recognised in the statement of comprehensive income as dividend income.

9. CASH AND CASH EQUIVALENTS

For the purpose of the statement of cash flows, cash and cash equivalents comprise deposits with banks with original maturities of less than three months. In the statement of financial position, overdrawn bank balances are included within liabilities.

Accounting Policies

10. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

Financial assets

The Company classifies its financial assets as those measured at amortised cost, fair value through other comprehensive income (OCI), or fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under IFRS 15.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Financial assets at amortised cost (debt instruments)

This category is the most relevant to the Company. The Company measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired. The Company's financial assets at amortised cost includes loans receivables and trade and other receivables.

Financial assets at fair value through profit and loss

Investments in other private equity instruments are measured at fair value through profit or loss (FVTPL) unless the Company irrevocably elects, at initial recognition, to present subsequent changes in fair value in other comprehensive income (FVOCI).

For assets measured at fair value, gains and losses will be recorded either in profit or loss or in OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to present subsequent changes in fair value in other comprehensive income. The Company has not elected to present subsequent changes in fair value in OCI.

Equity investments classified as FVTPL are initially recognized at fair value and subsequently measured at fair value at the reporting date. Changes in fair value, including realized and unrealized gains and losses, are recognized in profit or loss in the period in which they arise. Transaction costs related to the acquisition of such financial assets are expensed as incurred.

Dividends received from equity instruments measured at FVTPL are recognized in profit or loss when the Company's right to receive payment is established.

Accounting Policies

10. FINANCIAL ASSETS AND FINANCIAL LIABILITIES (continued)

Derecognition

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

- The rights to receive cash flows from the asset have expired; or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either the Company has transferred substantially all the risks and rewards of the asset, or the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the asset is recognised to the extent of the Company's continuing involvement in the asset. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Financial liabilities

Financial liabilities are classified at initial recognition, as financial liabilities at fair value through profit or loss, loan and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings payables, net of directly attributable transaction costs.

The Company's financial liabilities included trade and other payables and loans and borrowings from related parties. Trade and other payables are stated at their nominal value unless the effect of discounting is material. Other payables are carried at cost which is the fair value of the consideration to be paid in the future for goods and services received, whether or not billed to the Company. Amounts due to related parties are carried at cost.

Impairment of financial assets

The Company recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL). For trade receivables, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Company has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

Accounting Policies

10. FINANCIAL ASSETS AND FINANCIAL LIABILITIES (continued)

Impairment of financial assets (continued)

The Company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

11. OFFSETTING

Financial assets and liabilities are offset, and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to set off the recognised amounts and it intends either to settle on a net basis or to realise the asset and the liability simultaneously.

Income and expenses are presented on a net basis only when permitted under IFRSs, for example, for gains and losses arising from a group of similar transactions, such as gains and losses from financial instruments at fair value through profit or loss.

12. TAX EXPENSE

The tax regime for collective investment schemes is based on the classification of funds into prescribed or non-prescribed funds in terms of the conditions set out in the Collective Investment Schemes (Investment Income) Regulations, 2001, as amended. In general, a prescribed fund is defined as a resident fund, which has declared that the value of its assets situated in Malta amount to at least 85% of the value of the total assets of the fund.

Investment income as defined in the Income Tax Act received by a prescribed fund is subject to a withholding tax and such income cannot be received by the Sub-Fund gross of tax. The applicable rate of withholding tax is currently 15% on local bank interest and 10% on investment income other than local bank interest. The Company (whether in respect of prescribed or non-prescribed funds) is not entitled to a credit or to a refund of any tax at source deducted from income received by the Company. Other income and capital gains are tax exempt in the hands of prescribed funds.

On the other hand, any fund which is classified as a non-prescribed fund for income tax purposes would not be subject to tax on its income or gains (other than any income from immovable property situated in Malta), but resident investors therein may be subject to a 15% final withholding tax on capital gains realised on redemption of units. However, the investor may request the Company not to affect the deduction of the said 15% withholding tax in which case the investor would be required to declare the gains in his income tax return and will be subject to tax at the normal rates of tax. In case of the Company's foreign investments, any capital gains, dividends, interest and other gains or profits may be subject to tax imposed by the country of origin concerned and such taxes may not be recoverable by the Company or by its shareholder.

Deferred tax is recognised using the balance sheet liability method, providing for temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantially enacted by the reporting date.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. 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 realised.

13. DIVIDENDS

Dividends payable to holders of redeemable shares are recognised in the statement of profit or loss and other comprehensive income as finance costs when they are authorised by the board of directors.

Notes to the Financial Statements

1. GENERAL

PRAGUE DEVELOPMENT SICAV PLC ("the Company") is an open-ended investment company and was incorporated as a public company with limited liability in Malta on 3 November 2009. The Company and the Funds are licensed by the Malta Financial Services Authority as Collective Investment Schemes under the Investment Services Act, 1994.

The Funds of Prague Development SICAV plc were listed on the official list of the Malta Stock Exchange on 26 January 2016. The Funds were listed in terms of Chapter 8 of the Listing Rules applicable to open-ended collective investment schemes.

2. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The preparation of the Company's financial statements requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of revenue, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Actual results may differ from these estimates.

Estimates and judgments are continually evaluated based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances.

Expected credit losses

The Company uses a provision matrix to calculate ECLs for financial assets at amortised cost, dividend and interest receivable and cash and cash equivalents. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Company's historical observed default rates. The Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions are expected to deteriorate over the next year which can lead to an increased number of defaults in the immovable property sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed. The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

Under IFRS 9 it is a requirement to consider a range of possible future outcomes, which has resulted in an increase in the provision for applying macroeconomic assumptions. To capture the effect of changes to the economic environment, the ECL model incorporates forward-looking information and assumptions linked to economic variables, including GDP growth, population, unemployment, the residential market in Czech Republic, interest rates and inflation. The forward-looking information does not have a significant impact on the calculation of the ECL.

Fair value of private equity

The key judgements in respect of the Company relate to the accounting for the private equity investments at fair value, given that these are not quoted or traded in an active market. Management uses its judgement to select appropriate methods and make assumptions that are not always supported by observable market information. Changes in assumptions could affect the reported fair value of these investments. Further information is disclosed in note 5.

Notes to the Financial Statements

3. INVESTMENT IN SUBSIDIARIES

Name	Registered Address	2025	2024
FINEP Harfa k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Harfa bytová k.s. (formerly FINEP Elektra k.s.)	Prague 1, Havlíčkova 1030/1,110 00, Prague	99.0%	99.0%
FINEP Hloubětín 61 k.s.	Prague 1, Havlíčkova 1030/1,110 00, Prague	99.0%	99.0%
Střížkov Park k.s.	Prague 1, Havlíčkova 1030/1,110 00, Prague	99.0%	99.0%
FINEP Hloubětín k.s., Vackov k.s.	Prague 1, Havlíčkova 1030/1,110 00, Prague	99.0%	0.00%
FINEP Prosek bytová k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	0.50%
FINEP Prosek k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek bytová 2, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek bytová 5, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek bytová 10, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP Prosek bytová 12, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
B+3 REAL k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
PROSEK Development k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP BARRANDOV ZÁPAD k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP BARRANDOV bytová k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
VERANO REAL k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
Duero Group, k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	99.0%
FINEP BARRANDOV bytová II k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	99.0%	0.00%

Finep Harfa Fund

On 10 November 2009, the Finep Harfa Fund, acquired 48% as a general partner in the Limited Partnership FINEP Harfa k.s., incorporated in the Czech Republic. During the year ended 31 December 2016, following a revision to the agreement between Finep Harfa Fund and FINEP Harfa k.s., the former has a 99% ownership of the latter. The audited financial statements of the subsidiary have been prepared in accordance with Czech accounting standards. The distribution of all profits of FINEP Harfa k.s. attributable to the general partners has been approved and appropriately accounted for in these financial statements.

On 5 February 2021, the Finep Harfa Fund, acquired 90% of the shares in FINEP Elektra s.r.o., incorporated in the Czech Republic, for CZK 2,152,123. FINEP Elektra s.r.o. was subsequently converted into a Limited Partnership Finep Elektra k.s. On 21 August 2023, Finep Harfa Fund increased its shareholding to 99%. No additional contribution was made. The Finep Harfa Fund holds 99% of the voting rights of FINEP Elektra k.s., and shares 99% in the distribution of profits and division of losses. During 2025, Finep Elektra k.s. underwent a change of name to FINEP HARFA Bytová k.s.

On 3 January 2022, the Finep Harfa Fund, acquired 98% of the shares in FINEP Hloubětín 61 a.s., incorporated in the Czech Republic, for CZK 2,296,500. FINEP Hloubětín 61 k.s. was subsequently converted into a Limited Partnership FINEP Hloubětín 61 k.s. During the transformation process, share capital amounting to CZK 995,000 was released. On 21 August 2023, Finep Harfa Fund increased its shareholder to 99%. No additional contribution was made. The Finep Harfa Fund holds 99% of the voting rights of FINEP Hloubětín 61 k.s., and shares 99% in the distribution of profits and division of losses.

On 17 May 2023, the Finep Harfa Fund, acquired 99% of the shares in Střížkov Park a.s., incorporated in Czech Republic, for CZK 1,980,000. Střížkov Park a.s. was subsequently converted into a Limited Partnership Střížkov Park k.s. The Finep Harfa Fund holds 99% of the voting rights of Střížkov Park k.s., and shares 99% in the distribution of profits and division of losses.

On 30 May 2025, the Fund acquired an additional 98.5% interest in Vackov k.s., increasing its total holding to 99%. This acquisition was completed pursuant to an agreement entered into between Vackov k.s. and Finep Harfa Fund. Following this transaction, Vackov k.s. is effectively controlled by the Fund and is accounted for as a subsidiary in these financial statements. The Finep Harfa Fund holds 99% of the voting rights of Vackov k.s. and shares 99% in the distribution of profits and division of losses.

Notes to the Financial Statements

3. INVESTMENT IN SUBSIDIARY (continued)

Finep Harfa Fund (continued)

On 29 September 2025, the Fund completed the acquisition of a 99% ownership interest in FINEP Hloubětín k.s. The acquisition was executed through a purchase agreement entered into between the Fund and the existing holders of the partnership interest. The Finep Harfa Fund holds 99% of the voting rights of FINEP Hloubětín k.s. and shares 99% in the distribution of profits and division of losses.

Finep Prosek Fund

On 1 November 2012, the Finep Prosek Fund, contributed CZK 80,000 (80%) to the capital of the partnership Prosek Bytová Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek bytová k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Prosek Bytová Limited Partnership and shares 99% in the distribution of profits and division of losses. On 3 October 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek bytová k.s. Prosek Bytová Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

On 30 October 2013, the Finep Prosek Fund contributed CZK 80,000 (80%) to the capital of the partnership Finep Prosek Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Finep Prosek Limited Partnership and shares 99% in the distribution of profits and division of losses. On 2 October 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek k.s. Finep Prosek Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

On 20 November 2013, the Finep Prosek Fund contributed CZK 80,000 (80%) to the capital of the partnership Prosek Park V Ltd Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek bytová 5 k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Finep Prosek Limited Partnership and shares 99% in the distribution of profits and division of losses. On 14 August 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek bytová 5 k.s. Prosek Park V Ltd Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

On 31 March 2014, the Finep Prosek Fund contributed CZK 80,000 (80%) to the capital of the partnership Prosek Park II Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP Prosek bytová 2 k.s., a limited partnership incorporated in the Czech Republic. The Finep Prosek Fund held 99% of the voting rights of Prosek Park II Limited Partnership and shares 99% in the distribution of profits and division of losses. On 14 August 2017, the Finep Prosek Fund acquired directly 99% shares in FINEP Prosek bytová 2 k.s. Prosek Park II Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities.

On 19 April 2016, the Finep Prosek Fund contributed CZK 200,000 to the capital of FINEP Prosek bytová 10 k.s., an entity incorporated in the Czech Republic. The Finep Prosek Fund held 10% of the voting rights of FINEP Prosek bytová 10 k.s. and shares 10% in the distribution of profits and division of losses. On 16 August 2017 and 21 August 2023, the Finep Prosek Fund increased its shareholding to 98% and 99% interest respectively. No additional contributions were made. The Finep Prosek Fund holds 99% of the voting rights of FINEP Prosek bytová 10 k.s. and shares 99% in the distribution of profits and division of losses.

Notes to the Financial Statements

3. INVESTMENT IN SUBSIDIARIES (continued)

Finep Prosek Fund (continued)

On 10 July 2017, the Finep Prosek Fund, contributed CZK 200,000 (10%) to the capital of Office Centre Beta a.s., an entity incorporated in the Czech Republic. The Finep Prosek Fund held 10% of the voting rights of Office Centre Beta a.s. and shares 10% in the distribution of profits and division of losses. On 14 November 2017, Office Centre Prosek Beta a.s. has transformed its legal form into a limited partnership called FINEP Prosek bytová 12 k.s. On 03 October 2018, the Finep Prosek Fund increased its shareholding to 99% interest. No additional contribution was made. The Finep Prosek Fund holds 98% of the voting rights of FINEP Prosek bytová 12 k.s. and shares 99% in the distribution of profits and division of losses.

On 10 January 2022, the Finep Prosek Fund, acquired 93.5% of the shares in B+3 REAL a.s., incorporated in the Czech Republic, for CZK 4,790,831. B+3 REAL a.s. was subsequently converted into a Limited Partnership B+3 REAL k.s. During the transformation process share capital amounting to CZK 1,860,650 was released. On 21 August 2023, Finep Prosek Fund increased its shareholding to 99%. No additional contribution was made. The Finep Prosek Fund holds 99% of the voting rights of B+3 REAL k.s. and shares 99% in the distribution of profits and division of losses.

On 13 May 2022, the Finep Prosek Fund, acquired 98% of the shares in PROSEK Development a.s., incorporated in the Czech Republic, for CZK 2,480,227. PROSEK Development a.s. was subsequently converted into a Limited Partnership PROSEK Development k.s. During the transformation process share capital amounting to CZK 1,162,251 was released. On 21 August 2023, Finep Prosek Fund increased its shareholding to 99%. Finep Prosek Fund holds 99% of the voting rights of PROSEK Development k.s. and shares 99% in the distribution of profits and division of losses.

Finep Barrandov Fund

On 20 June 2014, the Finep Barrandov Fund contributed CZK 80,000 (80%) to the capital of the partnership Kaskady Barrandov Limited Partnership, a Limited Partnership incorporated in Cyprus. This Limited Partnership was specifically set up to gain controlling interest as a general partner in FINEP BARRANDOV ZÁPAD k.s., a limited partnership incorporated in the Czech Republic. The Finep Barrandov Fund holds 99% of the voting rights of Kaskady Barrandov Limited Partnership and shares 99% in the distribution of profits and division of losses. On 15 June 2016, the interest in FINEP BARRANDOV ZÁPAD k.s. was acquired directly by Finep Barrandov Fund. Kaskady Barrandov Limited Partnership was dissolved and struck off the Register under the Partnership and Business Names Law Cap. 116, Section 57 (1) on the 31 August 2018. As at the date of dissolution the Partnership did not own any assets and did not have any outstanding liabilities. Finep Barrandov Fund holds 99% of the voting rights of FINEP BARRANDOV ZÁPAD k.s. and shares 99% in the distribution of profits and division of losses.

On 30 September 2016, the Finep Barrandov Fund, acquired 99% as a general partner, in the Limited Liability Partnership, FINEP BARRANDOV bytová k.s., incorporated in the Czech Republic. The Finep Barrandov Fund holds 99% of the voting rights of FINEP BARRANDOV bytová k.s. and shares 99% in the distribution of profits and division of losses.

On 01 December 2016, the Finep Barrandov Fund, acquired 99% as a general partner, in the Limited Liability Partnership, VERANO REAL k.s., incorporated in the Czech Republic. The Finep Barrandov Fund holds 99% of the voting rights of VERANO REAL k.s. and shares 99% in the distribution of profits and division of losses.

On 18 April 2023, the Finep Barrandov Fund, acquired 10% of the shares in Duero Group s.r.o., incorporated in the Czech Republic, for CZK 14,977,132. Duero Group s.r.o. was subsequently converted into a Limited Partnership Duero Group, k.s. and Finep Barrandov Fund's interest was increased to 91%. On 13 May 2024, Finep Barrandov Fund increased its shareholding to 99% interest. No additional contribution was made. Finep Barrandov Fund holds 99% of the voting rights of Duero Group, k.s. and shares 99% in the distribution of profits and division of losses.

On 12 November 2025, the Finep Barrandov Fund acquired a 99% interest in the Limited Liability Partnership, FINEP BARRANDOV bytová II k.s.. The Fund holds 99% of the voting rights of FINEP BARRANDOV bytová II k.s. and is entitled to 99% of the distribution of profits and allocation of losses.

Notes to the Financial Statements

4. INVESTMENT IN JOINTLY CONTROLLED ENTITIES

Name	Registered Address	2025	2024
Finep RUZYNĚ bytová k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	49.0%	49.0%
RED Thirteen k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	49.5%	49.5%
FINEP OPATOV bytová k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	49.5%	49.5%
FINEP OPATOV bytová 3 k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	49.5%	00.0%
FINEP STODULKY bytová II k.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	49.5%	00.0%

On 5 February 2021, FINEP RUZYNĚ bytová k.s, a Limited Partnership, was incorporated in the Czech Republic. The Finep Prosek Fund holds 49% of the voting rights of FINEP RUZYNĚ bytová k.s and shares 49% in the distribution of profits and division of losses.

On 23 September 2022, the Finep Prosek Fund, acquired 49.5% of the shares in RED Thirteen s.r.o., incorporated in the Czech Republic, for CZK 161,873. RED Thirteen s.r.o. was subsequently converted into a Limited Partnership RED Thirteen k.s. Finep Prosek Fund holds 49% of the voting rights of RED Thirteen k.s. and shares 49.5% in the distribution of profits and division of losses.

On 21 June 2024, the Finep Barrandov Fund, acquired 49.5% of the shares in FINEP OPATOV bytová k.s. The Finep Barrandov Fund holds 49.5% of the voting rights of FINEP OPATOV bytová k.s. and shares 49.5% in the distribution of profits and division of losses. During the financial year, the Fund advanced an interest-free loan to FINEP OPATOV bytová k.s. The difference between the principal amount of the loan and the present value amounting to CZK8,303,932 has been classified as an additional investment in FINEP OPATOV bytová k.s. as disclosed in note 6.

On 21 May 2025, the Finep Barrandov Fund acquired 49.5% of the partnership interest in FINEP OPOTAV bytová 3 k.s., a limited partnership incorporated in the Czech Republic. The Fund holds 49% of the voting rights of FINEP Opatov bytová 3 k.s. and is entitled to 49.5% of the distribution of profits and allocation of losses.

On 28 January 2025, the Finep Barrandov Fund acquired 49.5% of the partnership interest in FINEP Stodůlky bytová II, incorporated in the Czech Republic. The Fund holds 49.5% of the voting rights of FINEP Stodůlky bytová II and participates in 49.5% of the distribution of profits and division of losses.

5. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT AND LOSS

Name	Registered Address	2025	2024
Vackov a.s.	Prague 1, Havlíčkova 1030/1,110,00, Prague	0.0%	0.5%

On 7 November 2024, the Finep Harfa Fund, acquired 0.5% of the shares Vackov a.s. The company was converted to a limited liability partnership on 30 May 2025. As a result, this company is now included as part of the investment in subsidiaires.

The investment in Vackov a.s. is classified as a level 3 instrument. Valuation techniques use significant unobservable inputs. This category includes all instruments where the valuation technique includes inputs not based on observable data, including the Company's own assumptions, and the unobservable inputs have a significant effect on the instrument's valuation.

The Company acquired the investment on 7 November 2024 for CZK 2,253,832. As at 31 December 2024, management had assessed the fair value of this investment to be consistent with its acquisition price. The assessment is based on the fact that it is a recent transaction price, close to the reporting date and that there is no evidence of any material changes in the market conditions or other observable inputs that would indicate a deviation from the initial purchase price.

Notes to the Financial Statements

6. FINANCIAL ASSETS AND FINANCIAL LIABILITIES AT AMORTISED COST

The following table provides the bonds and loans provided by the Sub-Funds as at 31 December 2025:

Fund	Amount CZK	Interest rate	Maturity
Finep Harfa Fund			
FINEP Harfa k.s. loan	7,500,000	0%	31 st December 2026
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>7,500,000</u>		
Finep Prosek Fund			
B+3 REAL k.s. loan	2,000,000	5%	31 st December 2026
FINEP Prosek k.s. loan	16,500,000	0%	30 th June 2027
FINEP Prosek bytova 12 k.s. loan	71,562,494	0%	31 st December 2028
	<u>90,062,494</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>90,062,494</u>		
Finep Barrandov Fund			
FINEP Barrandov ZAPAD k.s. bond	35,000,000	5%	17 th December 2026
FINEP Barrandov bytová II k.s. loan	153,700,000	0%	31 st December 2027
FINEP OPATOV bytová k.s.loan	65,000,000	0%	31 st December 2027
Duero Group k.s. loan	165,000,000	0%	31 st December 2027
	<u>418,700,000</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
Less: capital contribution – discounting effect (note 4)	<u>(8,303,932)</u>		
	<u>412,377,168</u>		

As from 1 January 2026, the loans receivable by the Finep Prosek Fund from FINEP Prosek bytova 12 k.s. and by the Finep Barrandov Fund from FINEP Barrandov bytová II k.s. will be subject to an interest rate of 5.25% respectively.

The following table provides the bonds and loans provided to the Sub-Funds as at 31 December 2025:

Fund	Amount CZK	Interest rate	Maturity
Finep Barrandov Fund			
FINEP STODULKY bytova II	(50,000,000)	4.45%	30th June 2028
	<u>(50,000,000)</u>		

Notes to the Financial Statements

6. FINANCIAL ASSETS AT AMORTISED COST (continued)

The following table provides the bonds and loans subscribed by Sub-Funds as at 31 December 2024:

Fund	Amount CZK	Interest rate	Maturity
Finep Harfa Fund			
FINEP Harfa k.s. loan	7,500,000	0%	31 December 2026
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>7,500,000</u>		
Finep Prosek Fund			
B+3 REAL k.s. loan	2,000,000	5%	31 December 2026
FINEP Prosek k.s. loan	18,000,000	0%	30 June 2027
RED Thirteen k.s. loan	15,603,041	0%	31 December 2025
	<u>35,603,041</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>35,603,041</u>		
Finep Barrandov Fund			
FINEP BARRANDOV ZÁPAD k.s. bond	410,000,000	5%	17 December 2026
FINEP BARRANDOV ZÁPAD k.s. bond	150,000,000	6%	30 June 2025
	<u>560,000,000</u>		
Less: loss allowance for debt investments at amortised cost (Note 2)	-		
	<u>560,000,000</u>		

The fair values of the loans and bonds are not significantly different to their carrying amounts. The fair values were calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

7. TRADE AND OTHER RECEIVABLES

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2025 CZK	2024 CZK	2025 CZK	2024 CZK	2025 CZK	2024 CZK	2025 CZK	2024 CZK
Other prepayments	126,923	56,504	35,937	20,586	48,446	20,935	42,540	14,983
Dividend income receivable from subsidiary	476,065	-	-	-	-	-	476,065	-
Interest receivable	304,110	204,110	-	-	304,110	204,110	-	-
Intra-SICAV transactions	66,643	7,626	66,643	-	-	7,626	-	-
	<u>973,741</u>	<u>268,240</u>	<u>102,580</u>	<u>20,586</u>	<u>352,556</u>	<u>232,671</u>	<u>518,605</u>	<u>14,983</u>

Notes to the Financial Statements

8. CASH AND CASH EQUIVALENTS

For the purpose of the statements of cash flows, the year-end cash and cash equivalents comprise bank balances held at call as follows:

	2025 CZK	% of net assets	2024 CZK	% of net assets
Prague Development				
Cash at bank	786,392,682	64.14	343,725,986	37.36
Finep Harfa Fund				
Cash at bank	113,697,462	86.37	74,717,555	87.69
Finep Prosek Fund				
Cash at bank	419,257,931	83.82	204,529,495	84.00
Finep Barrandov Fund				
Cash at bank	253,407,289	42.65	64,448,936	10.90

9. DEFERRED TAX LIABILITY

	Finep Barrandov Fund	
	2025 CZK	2024 CZK
Revaluation of investment property held by FINEP BARRANDOV ZÁPAD k.s.	<u>20,762,586</u>	<u>24,099,038</u>

10. TRADE AND OTHER PAYABLES

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2025 CZK	2024 CZK	2025 CZK	2024 CZK	2025 CZK	2024 CZK	2025 CZK	2024 CZK
Accrued expenses	1,250,323	1,139,990	392,054	439,814	449,101	350,088	409,168	350,088
Losses payable to subsidiaries	-	1,878,521	-	1,858,532	-	-	-	19,989
Loan interest payable	1,103,356						1,103,356	
Intra-SICAV transactions	66,642	7,626	-	-	33,321	-	33,321	7,626
Advanced profit payable to subsidiary	-	3,255,605	-	3,255,605	-	-	-	-
	<u>2,420,321</u>	<u>6,281,742</u>	<u>392,054</u>	<u>5,553,951</u>	<u>482,422</u>	<u>350,088</u>	<u>1,545,845</u>	<u>377,703</u>

Notes to the Financial Statements

11. SHARE CAPITAL

The Company may issue up to a maximum of 5,000,000,000 fully paid-up shares without any nominal value assigned to them.

Founder Shares

The issued share capital of the Company is CZK 30,000 divided into 1,000 shares with no nominal value. The Founder shares carry the right to one vote each and rank *pari passu* among themselves in all respects. The Founder shares do not carry a right to participate in any dividends or other distributions of the Company or in the assets of the Company on a winding up (other than the return of the paid up capital after payment of all amounts due to the Investor Shares). Transactions in redeemable shares for the years ended 31 December 2025 and 2024 were:

	Finep Harfa Fund No. of shares	Finep Prosek Fund No. of shares	Finep Barrandov Fund No. of shares
Redeemable shares at 1 January 2025	48,810.8400	8,382.8505	1,000,000.0000
Redeemable shares at 31 December 2025	48,810.8400	8,382.8505	1,000,000.0000
Redeemable shares at 1 January 2024	48,810.8400	8,382.8505	1,000,000.0000
Redeemable shares at 31 December 2024	48,810.8400	8,382.8505	1,000,000.0000

The redeemable shares do not carry any voting rights and rank *pari passu* among themselves in all respects. The redeemable shares participate in the assets of the respective Fund and in any dividends, and distributions of the Company relating to the respective Fund, upon liquidation.

12. DIVIDENDS

During the year under review, Finep Harfa Fund distributed dividends amounting to CZK 5,000,000 (2024: CZK 44,000,000), Finep Prosek Fund distributed dividends amounting to CZK 240,000,000 (2024: CZK 203,000,000) and Finep Barrandov Fund distributed dividends amounting to CZK 550,000,000 (2024: CZK 200,000,000). These were considered as a distribution of profits and have been recognised as distributions out of the statement of profit or loss and other comprehensive income.

The total number of redeemable shares as at 31 December 2025 and 2024 can be found in note 11.

	Date	Distribution per share	Distribution paid
Finep Harfa Fund	31 Dec 2025	CZK 102	CZK 5,000,000
Finep Harfa Fund	31 Dec 2024	CZK 901	CZK 44,000,000
Finep Prosek Fund	31 Dec 2025	CZK 28,630	CZK 240,000,000
Finep Prosek Fund	31 Dec 2024	CZK 24,216	CZK 203,000,000
Finep Barrandov Fund	31 Dec 2025	CZK 550	CZK 550,000,000
Finep Barrandov Fund	31 Dec 2024	CZK 200	CZK 200,000,000

13. DIVIDEND AND INTEREST INCOME

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2025	2024	2025	2024	2025	2024	2025	2024
	CZK	CZK	CZK	CZK	CZK	CZK	CZK	CZK
Dividend earned from subsidiary carried at cost	1,161,566,035	570,645,623	68,139,683	94,455,749	525,239,407	260,048,757	568,186,945	216,141,117
Interest income	21,497,127	33,522,009	-	-	100,000	3,967,214	21,397,127	29,554,795
Operating income from investments	429,576	-	429,576	-	-	-	-	-
	1,183,492,738	604,167,632	68,569,259	94,455,749	525,339,407	264,015,971	589,584,072	245,695,912

Notes to the Financial Statements

14. INTEREST EXPENSE

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2025	2024	2025	2024	2025	2024	2025	2024
	CZK	CZK	CZK	CZK	CZK	CZK	CZK	CZK
Interest expenses	1,103,356	-	-	-	-	-	1,103,356	-
	1,103,356	-	-	-	-	-	1,103,356	-

15. FEES

Auditors' remuneration

Auditors' remuneration amounted to CZK 393,261 (2024: CZK 386,595) (incl. VAT). Charges for other services amounted to CZK 329,781 (2024: CZK 312,614) (incl. VAT).

16. INCOME TAX EXPENSE

	PRAGUE DEVELOPMENT SICAV PLC		Finep Harfa Fund		Finep Prosek Fund		Finep Barrandov Fund	
	2025	2024	2025	2024	2025	2024	2025	2024
	CZK	CZK	CZK	CZK	CZK	CZK	CZK	CZK
Current foreign tax	(68,496,584)	(45,209,266)	(6,824,184)	(7,006,270)	(26,439,700)	(14,270,746)	(35,232,700)	(23,932,250)
Deferred tax expense (Note 9)	3,336,452	12,192,840	-	-	-	-	3,336,452	12,192,840
	(65,160,132)	(33,016,426)	(6,824,184)	(7,006,270)	(26,439,700)	(14,270,746)	(31,896,248)	(11,739,410)

17. RELATED PARTIES

Shareholding

FINEP HOLDING, SE is the ultimate controlling party of PRAGUE DEVELOPMENT SICAV PLC. FINEP HOLDING, SE holds 60% of the founder shares and 80% of the redeemable shares in each of the fund. ERDEX a.s. holds 40% of the founder shares and 20% of the redeemable shares in each of the fund. ERDEX a.s. is 100% owned by FINEP HOLDING, SE.

Management and investment committee agreement

PRAGUE DEVELOPMENT SICAV PLC is self-managed by an appointed Investment Committee made up of three members, Štěpán Havlas, Mr. Jan Kašpar and Joseph R Aquilina. Štěpán Havlas and Mr. Jan Kašpar also act as directors of PRAGUE DEVELOPMENT SICAV PLC. The directors of the Company are Štěpán Havlas, Mr. Jan Kašpar and Claire Camilleri Gauci.

During the year end 31 December 2025, the directors' fees amounted to CZK 128,475 (2024: CZK 125,925) for Finep Harfa Fund, CZK 128,475 (2024: CZK 125,925) for Finep Prosek Fund and CZK 128,475 for Finep Barrandov Fund (2024: CZK 125,925). The investment committee fees amounted to CZK 251,765 (2024: CZK 220,159) for Finep Harfa Fund, CZK 251,765 (2024: CZK 220,159) for Finep Prosek Fund and CZK 251,765 for Finep Barrandov Fund (2024: CZK 220,159). As at 31 December 2025, there were global outstanding investment committee fees and directors' fees amounting to CZK 151,257 at SICAV level, (2024: CZK 203,289), CZK 50,419 (2024: CZK 67,763) attributable to Finep Harfa Fund, CZK 50,419 (2024: CZK 67,763) attributable to Finep Prosek Fund, and CZK 50,419 (2024: CZK 67,763) attributable to Finep Barrandov Fund.

Notes to the Financial Statements

17. RELATED PARTIES (continued)

Share of profits/losses earned/incurred from subsidiaries and jointly controlled entities

Fund	Subsidiary	Profit/(loss) 2025 CZK	Profit/(loss) 2024 CZK	Outstanding 2025 CZK	Outstanding 2024 CZK
Finep Harfa	FINEP Harfa k.s.	(292,107)	92,744,395	-	(3,255,605)
Finep Harfa	FINEP Elektra k.s.	-	196,566	-	-
Finep Harfa	FINEP Hloubětín 61 k.s.	(5,794,709)	(1,858,532)	-	(1,858,532)
Finep Harfa	Střížkov Park a.s.	58,393,156	1,514,789	-	-
Finep Harfa	Vackov a.s.	(2,945,710)	-	-	-
Finep Harfa	FINEP HARFA bytová k.s.	9,145,700	-	-	-
Finep Harfa	FINEP Hloubětín k.s.,	572,897	-	-	-
Finep Prosek	FINEP Prosek bytová k.s.	406,313	5,058	-	-
Finep Prosek	FINEP Prosek k.s.	364,246	(2,724,409)	-	-
Finep Prosek	FINEP Prosek bytová 2, k.s.	(154,656)	125,163,116	-	-
Finep Prosek	FINEP Prosek bytová 5, k.s.	227,516,336	(2,782,465)	-	-
Finep Prosek	FINEP Prosek bytová 10, k.s.	201,858,791	17,992,723	-	-
Finep Prosek	FINEP Prosek bytová 12, k.s.	(354,621)	(136,127)	-	-
Finep Prosek	Finep RUZYNĚ bytová k.s.	76,435	5,013,187	-	-
Finep Prosek	B + 3 REAL k.s.	(323,110)	(169,772)	-	-
Finep Prosek	PROSEK Development, k.s.	91,296,670	96,271,632	-	-
Finep Prosek	RED Thirteen k.s.	3,720,615	15,603,041	-	-
Finep Barrandov	FINEP BARRANDOV ZÁPAD k.s.	54,255,743	(13,755,482)	-	-
Finep Barrandov	FINEP BARRANDOV bytová k.s.	(343,710)	200,935,682	-	-
Finep Barrandov	VERANO REAL k.s.	(1,899,257)	11,018,966	-	-
Finep Barrandov	Duero Group, k.s.	508,653,827	4,186,469	-	-
Finep Barrandov	FINEP OPATOV bytová k.s.	4,801,310	(19,989)	-	(19,989)
Finep Barrandov	FINEP OPATOV bytová 3 k.s.	(21,584)	-	-	-
Finep Barrandov	FINEP STODULKY bytová II, k.s.	476,065	-	476,065	-

The outstanding amounts are unsecured, interest free and repayable on demand.

Contracted loans to/from subsidiaries

The following table shows the loan and bond amounts to subsidiaries outstanding as at 31 December 2025 and 2024:

Sub-Fund	Subsidiary	2025 CZK	2024 CZK
Finep Harfa Fund	FINEP Harfa k.s.	7,500,000	7,500,000
		7,500,000	7,500,000
Finep Prosek Fund	Finep Prosek bytová 12 k.s.	71,562,494	-
	B+3 REAL k.s.	2,000,000	2,000,000
	FINEP Prosek k.s.	16,500,000	18,000,000
	RED Thirteen k.s.	-	15,603,041
		90,062,494	35,603,041
Finep Barrandov Fund	FINEP BARRANDOV ZÁPAD k.s.	35,000,000	560,000,000
	FINEP OPATOV Bytová k.s.	65,000,000	-
	Duero Group k.s.	165,000,000	-
	FINEP BARRANDOV bytova II k.s.	153,700,000	-
		418,700,000	560,000,000

All above loans are unsecured. Further details of the loans are stated in note 6, 7 and 10.

The interest income derived from the above loans are disclosed in note 13.

Notes to the Financial Statements

18. FINANCIAL INSTRUMENTS

The funds are exposed to the following risks from financial instruments:

- Credit risk
- Liquidity risk
- Market risk
- Operational risk

This note presents information about the Funds' exposure to each of the above risks, the Funds' objectives, policies and processes for measuring and managing risk, and the Fund's management of capital.

Risk management framework

The Funds' investment portfolios comprise of unlisted equity which have been classified as investment in subsidiary and debt securities. The Funds' investment committees have been given discretionary authority to manage the assets in line with the Funds' investment objectives. The nature and extent of the financial instruments outstanding at the balance sheet date and the risk management policies employed are discussed below.

Market price risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates and foreign exchange rates. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return. The performance of the Funds will be affected by a number of market risks relating to the immovable property market in Czech Republic. Immovable property historically has experienced fluctuations and cycles in value and such market conditions may result in reductions in the value of the assets of the Funds.

The marketability and value of the immovable property held indirectly by the Funds will depend on many factors beyond the control of the Company, including global economic factors, changes in economic or political conditions in the Czech Republic, changes in interest rates and changes to the laws and regulations that apply to the particular property market. As with all investment assets, commercial property prices can be adversely affected by sharp and unexpected rises in inflation.

Interest rate risk

Interest rates can be expected to rise in such an environment which, other things being equal, would depress property values. A number of property markets have experienced declining yields over recent years, which has contributed to positive investment performance by stimulating capital growth. Future movements in property yields will depend on many factors beyond the control of the Company, including changes within the property markets and changes in interest rates. As at the end of the reporting period, 92.07% (2024 – 96.49%) of Net Asset Value of the Finep Harfa Fund, 101.83% (2024 – 98.62%) of Finep Prosek Fund, and 113.49% (2024 – 105.60%) of Finep Barrandov Fund were interest bearing. As a result, the funds are subject to significant amounts of risk due to fluctuations in the prevailing levels of market interest rates. The funds are exposed to fair value interest rate risk on debt instruments carrying a fixed interest rate and cash flow interest rate risk on assets carrying a floating rate of interest.

Notes to the Financial Statements

18. FINANCIAL INSTRUMENTS (continued)

Interest rate risk (continued)

The funds exposure to interest rate risk is summarised in the table below:

	Finep Harfa Fund % NAV	Finep Prosek Fund % NAV	Finep Barrandov Fund % NAV
2025			
Assets held at fixed rates	5.70	18.01	69.40
Assets held at variable rates	86.37	83.82	42.65
Total assets	92.07	101.83	112.05
2024			
Assets held at fixed rates	8.80	14.62	94.70
Assets held at variable rates	87.69	84.00	10.90
Total assets	96.49	98.62	105.60

Currency risk

The Funds invested in financial instruments that are denominated in the same currency as their functional currency. Consequently, the Funds' exposure to risk is minimal or non-existent.

Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Funds, resulting in a financial loss to the Funds. It arises principally from loans and receivables and cash and cash equivalents. It is the Fund's policy to enter into financial instruments with reputable counterparties. The investment Committee's policy is to closely monitor the creditworthiness of the Fund's counterparties by reviewing their credit rating on a regular basis. The carrying value of receivables from related party, trade and other receivables and cash and cash equivalents, as disclosed in the statement of financial position represents the maximum credit exposure, hence, no separate disclosure is provided.

The investment objective of the Funds is to generate significant total returns over the long term whilst assuming moderate levels of risk. The Funds may be exposed to credit risk on its investments indirectly. The underlying assets are not exposed to concentration risk with respect to specific customers, since their revenues are generated from the sale of units on the primary market as well as for tenement followed by sale on secondary market to various customers and tenants.

The Funds' cash and cash equivalents are held mainly with Ceskoslovenska obchodni banka, a.s. which carries an A1 long-term rating by Moody's.

The Company's exposures to credit risk as at the end of the reporting period are analysed in notes 6, 7 and 8. The loss allowance for debt investments is explained in note 2. No financial assets carried at amortised cost were past due or impaired at 31 December 2025 and 31 December 2024.

Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the processes, technology and infrastructure supporting the Company's activities with financial instruments either internally within the Company or externally at the Company's service providers, and from external factors other than credit, market, and liquidity risks such as those from legal and regulatory requirements and generally accepted standards of investment management behaviour. The Company's objective is to manage operational risk so as to balance limiting of financial losses and damage to its reputation with achieving its investment objective of generating returns to investors.

Notes to the Financial Statements

18. FINANCIAL INSTRUMENTS (continued)

Operational risk (continued)

The primary responsibility for the development and implementation of controls over operational risk rests with the board of directors. This responsibility is supported by the development of overall standards for the management of operational risk, which encompasses the controls and processes at the service providers and the establishment of service levels with the service providers, in the following areas:

- Requirements for appropriate segregation of duties between various functions, roles and responsibilities;
- Requirements for the reconciliation and monitoring of transactions;
- Compliance with regulatory and other legal requirements;
- Documentation of controls and procedures;
- Requirements for the periodic assessment of operational risk faced, and the adequacy of controls and procedures to address the risks identified;
- Contingency plans;
- Ethical and business standards; and
- Risk mitigation.

The directors have established Investment Committees which shall carry out or procure appropriate and timely assessments of the investment strategies of the Company, and of the investment performance achieved, in the light of market conditions, and the Company's investment objectives, stated policies and restrictions.

Liquidity risk

Liquidity risk is the risk that the Funds will encounter difficulty in meeting obligations arising from their financial liabilities that are settled by delivering cash or other financial asset, or that such obligations will have to be settled in a manner advantageous to the Funds.

The Fund's policy and the Investment Committees' approach to managing liquidity is to have sufficient liquidity to meet their liabilities, including estimated redemptions of shares, as and when due, without incurring undue losses or risking damage to the Fund's reputation. The Funds' financial assets include unlisted equity investments, which generally are illiquid. In addition, the unlisted equity investments invest directly or indirectly in immovable property, which are relatively illiquid compared to other financial instruments, and are significantly more difficult to realise.

The investor shares may be redeemed on the first Business Day of every year and on any ad hoc redemption day that may be set by the directors from time to time or on the end of the divestment term. The investor shares may therefore only be suitable for those investors who are able to make a long-term commitment of capital. The Company may also, in specific circumstances, suspend the determination of the net asset value, in which case the Company may be unable to redeem investor shares.

The following table summarises the maturity profile of the Fund's financial liabilities based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Fund's financial assets (also undiscounted) in order to provide a complete view of the Fund's contractual commitments and liquidity.

Financial liabilities

The maturity grouping is based on the remaining period from the end of the reporting period to the contractual maturity date. When a counterparty has a choice of when the amount is paid, the liability is allocated to the earliest period in which the Fund can be required to pay.

Notes to the Financial Statements

18. FINANCIAL INSTRUMENTS (continued)

Liquidity risk (continued)

Financial assets

Analysis of equity into maturity groupings is based on the expected date of which these assets will be realised. For other assets, the analysis into maturity groupings is based on the remaining period from the end of the reporting period to the contractual maturity date or, if earlier, the expected date on which the assets will be realised.

FINEP HARFA FUND as at 31 December 2025	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
Investment in subsidiaries	-	-	-	-	7,552,455	7,552,455
Financial assets at amortised cost	-	-	7,500,000	-	-	7,500,000
Corporation taxation receivable	-	-	3,174,200	-	-	3,174,200
Prepayments	35,937	-	-	-	-	35,937
Bank balances	113,697,462	-	-	-	-	113,697,462
Other receivables	66,643	-	-	-	-	66,643
Total assets	113,800,042	-	10,674,200	-	7,552,455	132,026,697
Accruals	-	-	392,054	-	-	392,054
Other payable	-	-	-	-	-	-
Total financial liabilities	-	-	392,054	-	-	392,054

FINEP HARFA FUND as at 31 December 2024	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
Investment in subsidiaries	-	-	-	-	5,433,623	5,433,623
FVTPL	-	-	-	-	2,253,832	2,253,832
Financial assets at amortised cost	-	-	-	7,500,000	-	7,500,000
Corporation taxation receivable	-	-	834,400	-	-	834,400
Prepayments	20,586	-	-	-	-	20,586
Bank balances	74,717,555	-	-	-	-	74,717,555
Total assets	74,738,141	-	834,400	7,500,000	7,687,455	90,759,996
Accruals	-	439,814	-	-	-	439,814
Other payable	-	5,114,137	-	-	-	5,114,137
Total financial liabilities	-	5,553,951	-	-	-	5,553,951

FINEP PROSEK FUND as at 31 December 2025	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
Investment in subsidiaries	-	-	-	-	4,648,156	4,648,156
Investment in jointly controlled entities	-	-	-	-	161,873	161,873
Financial assets at amortised cost	-	-	2,000,000	88,062,494	-	90,062,494
Interest receivable	-	-	-	-	-	-
Other receivable	-	304,110	-	-	-	304,110
Prepayments	48,446	-	-	-	-	48,446
Bank balances	419,257,931	-	-	-	-	419,257,931
Total assets	419,306,377	304,110	2,000,000	88,062,494	4,810,029	514,483,010
Accruals	-	449,101	-	-	-	449,101
Corporation tax payable	-	13,809,200	-	-	-	13,809,200
Other payables	33,321	-	-	-	-	33,321
Total financial liabilities	33,321	14,258,301	-	-	-	14,291,622

Notes to the Financial Statements

18. FINANCIAL INSTRUMENTS (continued)

Financial assets (continued)

FINEP PROSEK FUND as at 31 December 2024	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
Investment in subsidiaries	-	-	-	-	4,648,156	4,648,156
Investment in jointly controlled entities	-	-	-	-	161,873	161,873
Financial assets at amortised cost	-	-	15,603,041	20,000,000	-	35,603,041
Interest receivable	-	-	204,110	-	-	204,110
Other receivable	7,626	-	-	-	-	7,626
Prepayments	20,935	-	-	-	-	20,935
Bank balances	204,529,495	-	-	-	-	204,529,495
Total assets	204,558,056	-	15,807,151	20,000,000	4,810,029	245,175,236
Accruals	-	350,088	-	-	-	350,088
Corporation tax payable	-	1,348,400	-	-	-	1,348,400
Total financial liabilities	-	1,698,488	-	-	-	1,698,488

FINEP BARRANDOV FUND as at 31 December 2025	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
Investment in subsidiaries	-	-	-	-	14,977,132	14,977,132
Investment in jointly controlled entities	-	-	-	-	8,353,932	8,353,932
Financial assets at amortised cost	200,000,000	-	-	212,377,168	-	412,377,168
Prepayments	42,540	-	-	-	-	42,540
Other receivable	-	476,065	-	-	-	476,065
Bank balances	253,407,289	-	-	-	-	253,407,289
Total assets	453,449,829	476,065	-	212,377,168	23,331,064	689,634,126
Financial liabilities at fair value through profit or loss	-	-	-	50,000,000	-	50,000,000
Deferred tax	-	-	-	20,762,586	-	20,762,586
Accruals	-	409,168	-	-	-	409,168
Corporation tax payable	-	23,126,600	-	-	-	23,126,600
Other payables	33,321	-	-	1,103,356	-	1,136,677
Total financial liabilities	33,321	23,535,768	-	71,865,942	-	95,435,031

FINEP BARRANDOV FUND as at 31 December 2024	Less than 1 month CZK	1 to 3 months CZK	4 to 12 months CZK	1 to 5 years CZK	No fixed maturity CZK	Total CZK
Investment in subsidiaries	-	-	-	-	14,977,132	14,977,132
Financial assets at amortised cost	-	-	150,000,000	410,000,000	-	560,000,000
Prepayments	14,983	-	-	-	-	14,983
Bank balances	64,448,936	-	-	-	-	64,448,936
Total assets	64,463,919	-	150,000,000	410,000,000	14,977,132	639,441,051
Deferred tax	-	-	-	24,099,038	-	24,099,038
Accruals	-	350,088	-	-	-	350,088
Corporation tax payable	-	23,605,800	-	-	-	23,605,800
Other payables	-	27,615	-	-	-	27,615
Total financial liabilities	-	23,983,503	-	24,099,038	-	48,082,541

19. RECONCILIATION OF NET ASSET VALUE

Net Assets attributable to holders of redeemable shares represent a liability in statement of financial position, carried at the redemption amount that would be payable as at reporting date if the holder had to exercise the right to put the share back to the Company at that time. For the year ended 31 December 2025, a difference arose between the accounting treatment prescribed by the Company's offering memorandum and that required under IFRS as adopted by the EU, specifically in relation to the application of amortised cost for debt instruments. This difference resulted in an increase in interest income of CZK 1,981,100 for Finep Barrandov Fund.

3. Charges and other fees

- a. a subscription fee of up to CZK 8,000 which may be waived by the Directors.
- b. a redemption fee of up to CZK 8,000 which may be waived by the Directors.
- c. an annual investment committee fee of Euro 3,900 per annum for Finep Harfa Fund
- d. an annual investment committee fee of Euro 4,500 per annum for Finep Prosek Fund
- e. an annual investment committee fee of Euro 7,500 per annum for Finep Barrandov Fund
- f. an administration fee Euro 12,000 per annum per sub fund

4. Risk warnings

Market fluctuations

Investment in the Fund should be regarded as a long-term investment. The Fund's investments are subject to normal market fluctuations and risks inherent in all investments and there are no assurances that capital appreciation will occur. The price of shares and the income derived from them (if any) can, from time to time, go down as well as up and investors may not realise the amount of their initial investment. Past performance is no guarantee of future performance. The value of the Fund may fall as well as rise.

Erosion of Capital

Deduction of the initial charge means that if an investor withdraws from the investment in the short term he/she may not get back the amount he/she invested.

Currency Fluctuations

Currency fluctuations between the functional currency of the Fund, and, the investor's currency of reference, and, the currency of the underlying investments of the Fund, may adversely affect the value of investments and the income (if any) derived therefrom.

Specific risks relevant to Prague Development

PRAGUE DEVELOPMENT SICAV PLC has a degree of indirect exposure to equity markets and carries the risks associated with investments in such markets.

5. Scheme particulars

The above details are extracted from PRAGUE DEVELOPMENT SICAV PLC Prospectus dated 06 November 2009 as revised and updated on 7 May 2012 and further revised and updated on 19 January 2016 and further revised and updated on 28 November 2018 and further revised and updated on 24 March 2021, and further revised and updated on 1 February 2022, and further revised and updated on 15 June 2023, and further revised and updated on 22 November 2024 which are available upon request from the Manager and were current at the date of this Annual Report and Audited Financial Statements. Persons wishing to invest in Prague Development should do so on the basis of the full information contained in the Prospectus.

6. Manager's statement

In the opinion of the Manager, this Annual Report and Audited Financial Statements, contains all the information required to enable the investors to make an informed judgement of the results and activities of the Company for the year ended 31 December 2025, and does not omit any matter or development of significance.