

28 September 2026

Phoenix Spree Deutschland Limited

(the “Company” or “PSD”)

Interim Results for the six months ended 30 June 2026

Phoenix Spree Deutschland Limited (LSE: PSDL), the UK-listed Berlin residential property company, announces its interim results for the six months ended 30 June 2026. Condominium sales progressed in line with plan during the first half, at pricing that supported balance sheet carrying values. The Company completed its first compulsory share redemption following the period end, returning £17.5m to shareholders.

Third-quarter notarisations to date, however, have been below the first-half run rate, reflecting tightening financing and affordability conditions. The Company reduced prices on selected vacant apartments in July and reset vacant asking prices more broadly from mid-September 2026, with the aim of supporting sales momentum.

HIGHLIGHTS

Metric (€m unless stated)	Six months to 30 June 2026¹	Six months to 30 June 2025¹	Year to 31 December 2025
Realisation and cash returns			
Condominium sales notarised (€m)	28.1	14.6	35.9
Condominium sales notarised per sqm (€) ²	4,433	4,043	4,129
Vacant condominiums notarised per sqm (€) ²	4,705	5,040	4,581
Occupied condominiums notarised per sqm (€) ²	4,264	3,677	3,905
Gross proceeds from sales completed in the period (€m)	24.8	8.7	22.6
Cash returned to shareholders post period end (£m) ³	17.5	-	-
Portfolio valuation and balance sheet			
Portfolio valuation (€m)	518.5	548.7	540.1
Portfolio valuation per sqm (€)	3,670	3,654	3,686
IFRS NAV per share (€)	2.89	2.93	2.94
IFRS NAV per share (£) ⁴	2.49	2.50	2.56
IFRS NAV per share total return for the period (€%)	(1.7)	(2.7)	(2.3)
EPRA NTA per share (€) ⁵	3.36	3.49	3.40
EPRA NTA per share (£) ^{4, 5}	2.89	2.98	2.97
EPRA NTA per share total return (€%) ⁵	(1.2)	(1.7)	(4.2)
Net LTV (%) ⁶	39.6	41.0	41.0
Income statement and operations			
Gross rental income	10.3	11.0	22.7
(Loss) / profit before tax	(4.1)	(7.0)	(13.6)
Annualised like-for-like rent per sqm growth (%) ⁷	0.7	1.3	0.8
EPRA vacancy (%) ⁵	3.6	2.1	4.1

1 The H1 2026 and H1 2025 figures in this table are unaudited; the figures for the year ended 31 December 2025 are extracted from the Group's audited consolidated financial statements for that year. 2 Gross sale prices before tax and broker fees; vacant apartments typically achieve higher pricing than occupied apartments. 3 Paid on 14 July 2026, after the period end. 4 Sterling figures use the GBP/EUR rate at the relevant reporting date. 5 EPRA metrics are defined in the notes to the interim financial statements. 6 Net LTV uses nominal loan balances, excluding capitalised finance arrangement fees. 7 like-for-like movements exclude disposals and transfers between the PRS Portfolio and Condominium Sales Portfolio.

Portfolio realisation strategy converting sales into shareholder returns

- Notarised sales nearly doubled compared with H1 2025 to 93 apartments with an aggregate value of €28.1m (H1 2025: 51 apartments / €14.6m).

- The first compulsory share redemption returned £17.5m to shareholders on 14 July 2026, marking the first capital return under the current realisation programme.
- Further capital returns are expected as completed sales generate surplus cash, supported by €18.2m of sales notarised but not completed at 30 June 2026. The timing of capital returns will follow the conversion of notarisations into completions, and remains subject to available cash, banking covenants, solvency requirements and Board approval.
- Administrative expenses declined by 43% compared to H1 2025 to €1.2m and total property-level and administrative costs declined by 14% to €8.2m, with a review of all recurring costs under way.

Achieved H1 pricing supports balance sheet carrying values and exceeds the PRS benchmark by 41%

- The 93 apartments notarised in H1 achieved an average price of €4,433 per sqm, 2.2% above the latest balance sheet carrying values of the relevant properties.
- Vacant apartments were notarised at 14.7% above those values, while occupied apartments were notarised at 4.8% below.
- Achieved condominium sales' pricing was 41% above the JLL PRS Portfolio December 2025 valuation benchmark of €3,142 per sqm, illustrating the continuing valuation differential between individual unit sales and bulk PRS assets.
- IFRS NAV per share was £2.49 per share at 30 June 2026 (30 June 2025: £2.50).

Outlook

- Notarisations year to date as at 18 September 2026 totalled €33.7m, with a further €21.3m required to reach the FY 2026 target of at least €55m.
- Reservations of 27 units (€7.1m) at 18 September 2026 provide visibility over further activity, although these remain subject to notarisation and completion.
- Third-quarter activity has been below the first-half run rate. Tranche 5 and a further release under consideration will increase properties available for sale in H2.
- In the light of tightening financing and affordability conditions, vacant asking prices, already reduced on selected apartments in July, were reviewed unit-by-unit and reset in September at an average of approximately 9% below previously approved prices.
- Committed financing remains in place until 2030 and all banking covenants were met at 30 June 2026.

Robert Hingley, Chairman of Phoenix Spree Deutschland, commented:

“During the first half of 2026, PSD made further progress with its orderly realisation strategy. Condominium sales tracked the Company's plan through the first half and achieved pricing that continued to support carrying values. PSD's first compulsory share redemption, completed following the period end, marked an important milestone in returning realised proceeds to shareholders.

Sales have been slower since the half year. In the light of tightening financing and affordability conditions, the Company reduced prices on selected apartments in July and reviewed and reset every vacant asking price in September. Despite reduced liquidity, Berlin condominium prices have held up. We remain committed to maximising value for shareholders, but our intention is to complete this programme expeditiously, not to prolong it.”

Half-year report and accounts

The full half-year report and accounts will shortly be available on the Company's website and will be submitted to the National Storage Mechanism in the required format.

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CHAIRMAN'S STATEMENT

Progress during the period

The first half of 2026 marked a further stage in the Company's Portfolio realisation programme. Sales activity increased materially compared with the prior year, with notarisations progressing in line with the Board's plan during the period and achieved pricing that continues to support the balance sheet carrying values of the properties sold.

Delivering shareholder value

The Board's objective remains to maximise aggregate net proceeds for shareholders through a disciplined and orderly realisation of the Portfolio.

The first compulsory share redemption, completed following the period end, marked the first return of realised proceeds to shareholders under the current programme. Future redemptions will continue to be assessed in light of completed sales, realised net proceeds, available cash, liquidity requirements, covenant headroom, statutory solvency requirements and Board approval.

Financial flexibility

The Company's financing position remains strong. With committed financing in place until 2030 and continued compliance with all banking covenants, sales decisions continue to be driven by achievable pricing, market conditions and the long-term interests of shareholders.

Responsible business

The Company's corporate responsibility framework, Better Futures, continues to guide how it engages with tenants, communities and other stakeholders during the realisation programme. Tenant communication remains a particular focus for properties earmarked for future condominium sales, including clear and timely engagement with affected tenants and the continued application of statutory first purchase rights.

Outlook

The Board's priorities remain unchanged: maintaining price discipline, controlling costs as the Portfolio reduces in size, preserving balance sheet strength and returning surplus capital to shareholders as expeditiously as practicable. Administrative expenses fell by almost half in the first half, and further savings are targeted before the year end. Sales activity has been slower since the half year. The Board reduced prices on selected vacant apartments in July and, as tightening financing and affordability conditions persisted, reviewed and reset vacant asking prices more broadly in September.

The full year 2026 target of at least €55m of notarisations remains the Board's objective, although achievement now depends on the rate at which current reservations and repriced apartments are notarised in the final quarter.

Robert Hingley

Chairman

PORTFOLIO REALISATION STRATEGY AND EXECUTION

The Company's managed Portfolio realisation strategy is designed to realise embedded condominium value through individual unit sales, which, on average, are valued at approximately 33% above the same apartments held on a bulk PRS basis. The programme balances pricing, liquidity, tenant protections and execution risk.

Table: Portfolio realisation strategy at a glance

Strategic pillar	Approach	H1 2026 execution
Release inventory	Legally split properties are transferred into the Condominium Sales Pool in tranches.	Tranche 5 added in H1 2026, increasing the available inventory base; further release under consideration before year end.
Capture individual-unit value	Vacant and occupied units are sold individually, with vacant units typically commanding higher pricing.	93 units notarised for €28.1m, with achieved pricing above asset carrying values overall.
Convert notarisations into cash	Completion follows notarisation, registration in the Grundbuch (the German land register) and release of lender security.	€24.8m of completed proceeds received during H1 2026.
Return surplus capital	Compulsory share redemptions at NAV-referenced pricing, subject to covenants, solvency requirements and Board approval.	First compulsory share redemption of £17.5m completed, with payment made on 14 July 2026.
Balance-sheet discipline	Committed long-dated financing in place until 2030; covenant headroom maintained.	Net LTV 39.6%; cash balances €36.2m at 30 June 2026 (before the return of capital to shareholders on 14 July 2026).

The programme is supported by an established operating platform covering sales execution, legal preparation, tenant engagement and condominium governance. This platform enables the Company to release legally prepared inventory in phases while maintaining price discipline and managing buyer demand, financing conditions, regulation and unit mix.

Pricing dynamics

Every category of condominium sale achieved a substantial premium to the PRS valuation benchmark in H1 2026, ranging from 33.8% for occupied units to 49.7% for vacant units. Vacant units achieve the highest pricing, reflecting broader buyer demand and the absence of tenancy constraints. Occupied units are sold to tenants or third-party investors at pricing that reflects statutory protections and the limitations associated with tenanted apartments. The table below compares achieved pricing with the JLL PRS Portfolio valuation benchmark as at 30 June 2026.

Table: Pricing achieved relative to PRS valuation benchmarks (H1 2026)

Category	Average pricing (€/sqm) ¹	Premium / (disc.) to PRS valuation (%) ²
Vacant condominiums (H1 2026 notarisations)	€4,705	49.7%
Occupied condominiums - tenant purchasers (H1 2026)	€4,322	37.6%
Occupied condominiums - investor purchasers (H1 2026)	€4,205	33.8%
JLL PRS Portfolio valuation (30 June 2026)	€3,142	-

¹ Gross sale prices before tax and excluding broker fees. ² Premiums are shown relative to the JLL PRS Portfolio valuation as at 30 June 2026.

Tenant framework and vacancy

Execution is governed by German tenancy law, including rights of first refusal and security of tenure. The Company cannot require tenants to vacate and relies on natural turnover, historically c.8-10% per annum. These constraints are incorporated into sales planning.

Condominium Sales Pool

During H1 2026, Tranche 5 added eight properties, comprising 227 units and 14,983 sqm, to the Condominium Sales Pool. At 30 June 2026, the available Sales Pool therefore comprised 47 properties, 1,010 units and 72,266 sqm. The substantial majority of the Portfolio identified for individual condominium sale has now been introduced into the Sales Pool.

The Company is evaluating a further tranche of 5 properties, comprising 167 units and 10,837 sqm, for potential inclusion. Candidate assets are being assessed for their legal, technical and operational sale-readiness, as well as expected buyer demand and achievable pricing. No final decision has been taken on the composition or timing of the tranche. Subject to satisfactory asset preparation and supportive market conditions, its inclusion would further extend the inventory available for individual condominium sales into 2027.

Table: Condominium Sales Pool by tranche and launch profile

Tranche	Added to sales pool	Units (30 June 2026)	Sqm (30 June 2026)	Properties (30 June 2026)	Units at launch	Sqm at launch	Properties at launch ¹
Tranche 1	On market 2024	75	6,951	5	104	8,988	6
Tranche 2	December 2024	192	15,037	10	258	19,711	10
Tranche 3	June 2025	240	16,826	12	282	19,549	12
Tranche 4	Q4 2025	276	18,469	12	294	19,760	12
Tranche 5	H1 2026	227	14,983	8	227	14,983	8
Total	2024 - H1 2026	1,010	72,266	47	1,165	82,991	48

Figures are based on legal completion / transfer of title unless otherwise stated. Inclusion within a tranche reflects readiness for sale and does not imply a fixed execution timetable. ¹ The reduction in property count since launch, from 48 to 47, reflects one property in Tranche 1 in which all units have been sold and which the Company therefore no longer owns.

Sales pipeline at 30 June 2026

At 30 June 2026, 60 units notarised for an aggregate price of €18.2m had not yet completed, of which €16.4m was notarised during H1 2026 and €1.8m in prior periods. These are expected to contribute to H2 completions, subject to customary statutory and financing processes. Reservations at 18 September 2026 of 27 units and €7.1m provide additional visibility over potential activity, although they remain subject to notarisation and completion.

H1 2026 condominium sales achieved

H1 2026 notarisations totalled 93 units for an aggregate price of €28.1m, representing slightly over half of the FY 2026 target of at least €55m.

H1 pricing remained supportive of carrying values, with the 2.2% overall premium to asset carry providing transaction evidence for the valuations underpinning NAV.

Absolute pricing per sqm is not comparable between periods: vacant units achieved €4,705 per sqm in H1 2026 against €5,040 in H1 2025, reflecting the individual characteristics and micro-location of the properties from which units were sold in each period, rather than any change in market pricing. Performance against the valuation of the specific properties sold — a 14.7% premium to latest balance sheet carrying values for vacant units and 2.2% in aggregate — is a more meaningful comparison.

Sales activity since the period end and pricing action

Third-quarter notarisations were below the first-half run rate. Cumulative notarisations for the year to 18 September 2026 were €33.7m, against a first-half monthly average of €4.7m, leaving approximately €21.3m to be notarised in the balance of the year. The Company responded to slower summer demand with two pricing actions. Prices were reduced on a limited number of vacant apartments in July 2026 and, in September, the Board completed a unit-by-unit review of the vacant pool.

Financing and affordability conditions tightened further during the third quarter. The European Central Bank raised its deposit facility rate by 25 basis points to 2.50% on 10 September 2026, following a sustained rise in the yield on the 10-year German Federal bond, which has increased by approximately 120 basis points since the start of 2025. German consumer price inflation was 2.9% in August 2026, with energy prices 10.5% higher year-on-year. Together, these reduce the amount an owner-occupier can borrow at a given monthly cost and lengthen decision periods, particularly for buyers who also face refurbishment costs. Notary and buyer availability is also lower in July and August. These conditions affect the Berlin market as a whole rather than the Company's stock in particular.

The September review followed the Company's own analysis of marketing periods and conversion, and direct engagement with shareholders over the summer on the pace of vacant sales and the cost of carrying unsold apartments. It examined each apartment against its condition, comparable evidence, agent feedback, expected time to sale and the cost of continued holding. The July reductions were targeted at individual apartments; the September review covered the actively marketed vacant pool as a whole.

Revised prices took effect from the week commencing 14 September 2026, at an average reduction of approximately 9% against previously approved prices, and within the pricing authority already delegated to the Property Advisor, which remains unchanged. Apartments requiring works, a change of agent or further review were held outside the revised schedule.

Revised prices average approximately €4,480 per sqm, above the €4,181 per sqm at which the Condominium Sales Portfolio was valued at 30 June 2026 and approximately 43% above the €3,142 per sqm PRS valuation benchmark. Berlin remains structurally undersupplied, with JLL recording 11,027 apartment completions in 2025, 28.2% below the prior year, against continued population growth.

The 60 units notarised for €18.2m and not completed at 30 June 2026, together with 27 reservations outstanding at 18 September 2026, provide visibility over second-half activity, in each case subject to notarisation and completion. Viewings, offers, reservations and notarisations are monitored weekly.

Sales mix

The Company has sold condominiums since 2016, albeit on a smaller scale than under the current realisation programme, and vacant units have historically accounted for the majority of those notarisations. The Board targets a vacant share of 40-50% of sales volumes over the sell-down as a whole, balancing realised pricing against the time value of proceeds.

The vacant share fell to 33.6% in FY 2025 (41 of 122 units) as the programme-wide offering to existing tenants pulled occupied sales forward. It rose to 36.6% in H1 2026 (34 of 93 units) as those priority windows began to expire, partially offset by new tenant demand from Tranche 5. At 30 June 2026, 154 vacant units were available for sale, representing 15.2% of the Condominium Sales Pool.

The table below summarises notarisations by quarter from Q1 2026, together with the partial quarter to 18 September 2026, outstanding reservations and year-to-date sales activity by category, in each case showing achieved pricing against the latest valuation of the properties sold.

Table: 2026 condominium sales performance

Category	Units	Sales value (€m)	Average pricing (€/sqm)	Premium / (disc.) to asset carry ¹
Vacant - Q1 2026	17	5.7	4,332	13.8%
Vacant - Q2 2026	17	5.8	5,142	15.5%
Vacant - H1 2026 total	34	11.4	4,705	14.7%
Vacant - Q3 to 18 Sept 2026	12	3.3	4,309	16.3%
Vacant - 2026 to date	46	14.7	4,610	15.0%
Occupied - Q1 2026	27	7.1	4,223	-4.1%
Occupied - Q2 2026	34	10.2	4,290	-5.3%
Occupied - H1 2026 total	61	17.2	4,264	-4.8%
Occupied - Q3 to 18 Sept 2026	8	2.3	3,513	-17.1%
Occupied - 2026 to date	67	19.0	4,158	-6.5%
Total notarisations - H1 2026	93	28.1	4,433	2.2%
Total - Q3 to 18 Sept 2026	20	5.6	3,945	-0.1%
Total notarisations - 2026 to date	113	33.7	4,344	1.9%
Reservations ² – as at 18 Sept 2026	27	7.1	3,826	-8.3%
Total incl. reservations - 2026 to date	140	40.9	4,243	-0.1%

¹ Asset carry value is the most recent JLL valuation of the specific properties from which the units notarised during the period were sold. ² Reservations are stated as at 18 September 2026 and remain subject to notarisation and completion.

Sales velocity

Sales velocity is monitored using the Average Annualised Sales Rate (“AASR”), defined below. AASR moderated during H1 2026 and should be interpreted alongside sales mix, programme stage and transaction timing, including seasonal effects. The movement in H1 reflected both the larger inventory base created by tranche additions and the evolving mix between vacant and occupied sales.

Table: Sales velocity and absorption (AASR)

Period	Opening units	Notarisations	New units added	Closing units	Average annualised sales rate (%) ¹
Q1 2025	104	23	258	339	42.1%
Q2 2025	339	28	0	311	38.3%
Q3 2025	311	37	282	556	36.8%
Q4 2025	556	34	294	816	32.5%
Q1 2026	816	42	0	774	27.4%
Q2 2026	774	51	0	723	29.8%
Q3 to date	723	20	227	930	27.1%

¹ AASR is calculated as notarisations annualised as a percentage of average available marketed inventory, with inventory added during a period weighted from the date of release. It is a monitoring measure, not a target, and is affected by tranche additions, tenant processes, sales mix and timing. The AASR table deducts units on notarisation, whereas the Condominium Sales Pool retains them until completion. The Q2 2026 closing balance of 950 units reconciles to the 1,010-unit Sales Pool by adding back the 60 units notarised but not completed at 30 June 2026.

Converting notarised sales into cash

Completed sales generated €24.8m of gross proceeds in H1 2026, close to three times the €8.7m received in H1 2025. Notarisation is the measure of contracted sales activity; cash is generated on completion. Payment follows statutory and contractual steps, including Grundbuch registration, municipal waiver of pre-emption rights, expiry of any tenant right of first refusal and release of lender security. Funds were received on average approximately three months after notarisation.

Cash available for potential distribution therefore lags notarisations and is stated after transaction costs, apportionments, cash taxes, mandatory loan repayment and amounts retained for liquidity, working capital and programme costs. After mandatory debt repayment, the Group retained €8.6m of net cash in H1 2026, against an outflow of €16.8m in H1 2025.

Table: From notarisations to cash available for potential distribution

Metric (€m unless stated)	Six months to 30 June 2026	Six months to 30 June 2025	Year to 31 December 2025
Sales notarised in the period	28.1	14.6	35.9
Add: prior-period notarisations completed in the period	13.0	1.5	1.5
Less: sales notarised in the period but not completed at period end	(16.4)	(7.4)	(14.8)
Gross proceeds from sales completed in the period	24.8	8.7	22.6
Less: transaction costs, apportionments and cash taxes	(2.5)	(1.7)	(4.7)
Net sale proceeds received	22.2	7.0	17.9
Less: mandatory debt repayment on release of lender security	(13.6)	(23.8)	(35.6)
Net cash retained by the Group	8.6	(16.8)	(17.7)

Notarisations are legally committed sales, not cash receipts: cash arrives on completion, sometimes from sales notarised in earlier periods. Cash available for distribution is stated after transaction costs, cash taxes, mandatory debt repayment and amounts retained for liquidity, working capital and programme costs. Returns require Board approval, may be funded from Group cash and are not a fixed share of period notarisations. Sterling is translated at £/€ 0.8615 at 30 June 2026; the £17.5m paid on 14 July 2026 was made under the Company's first compulsory share redemption.

Notarised sales have converted into completions in all but an immaterial proportion of cases. Purchaser financing, land registry timetables and the satisfaction of statutory conditions can delay or, occasionally, prevent completion after notarisation. The proportion failing to complete has to date been de minimis by value. The Board nonetheless does not treat notarised value as equivalent to secured cash when assessing capacity for further redemptions.

Compulsory share redemption framework

In April 2026, the Company announced its first compulsory share redemption, returning £17.5 million to shareholders through the redemption of approximately 7.44% of shares at £2.56 per share, the IFRS NAV per share at 31 December 2025. The redemption completed in accordance with its timetable, with a record date and effective date of 30 June 2026, an ex-entitlement date of 1 July 2026 and payment made on 14 July 2026.

The redemption was effected pro rata in accordance with the Company's Articles and applicable statutory requirements, with no action required from shareholders. Future redemptions are not automatic; they will depend on completed sales, available cash, liquidity requirements, covenant headroom, statutory solvency requirements and Board approval.

Redemption amounts are therefore expected to vary between periods and should not be interpreted as a fixed, progressive or formulaic distribution policy. The Board nonetheless intends to keep the return of surplus capital under review at each reporting date, and to return cash that is not required for liquidity, working capital, covenant headroom or programme costs.

PORTFOLIO VALUATION

Valuation context and market dynamics

Condominium values rose 1.1% on a like-for-like basis during H1 2026, with total Portfolio values broadly stable and the Berlin residential market continuing to stabilise. The divergence between condominium and PRS assets remained the defining valuation trend: condominium values continued to be supported by achieved individual unit pricing, while PRS valuations remained more sensitive to institutional demand, financing conditions and the regulatory environment.

As at 30 June 2026, the Portfolio was valued at €518.5m, equivalent to €3,670 per sqm. On a like-for-like basis, value per sqm was 0.3% lower than at 31 December 2025, as a 1.1% increase in condominium values was offset by weaker PRS valuation. Total Portfolio value reflects valuation changes, disposals and mix, so it can fall as assets are sold even where the retained Portfolio is stable or increasing on a like-for-like basis.

Table: JLL valuation summary by Portfolio segment (30 June 2026)

Metric (€m unless stated)	Total Portfolio 30 June 2026	Total Portfolio 31 December 2025 ¹	Condominium Sales Portfolio 30 June 2026	Condominium Sales Portfolio 31 December 2025 ¹	PRS Portfolio 30 June 2026	PRS Portfolio 31 December 2025 ¹
Properties	73	73	47	40	26	33
Total units	2,003	2,082	1,010	892	993	1,190
Total sqm ('000)	141.1	146.5	72.3	64.7	68.9	81.9
Valuation (€m)	518.5	540.1	302.1	271.0	216.4	269.1
Value per sqm (€)	3,670	3,686	4,181	4,191	3,142	3,288
LFL growth per sqm2	(0.3)%	1.5%	1.1%	3.1%	(1.2)%	0.8%

¹ Prior-period figures are taken from the Company's 31 December 2025 Portfolio valuation update. ² Like-for-like movements exclude the impact of disposals and of transfers between the PRS Portfolio and the Condominium Sales Portfolio, where applicable.

The valuation evidence continues to show a clear distinction between the Condominium Sales Portfolio and the PRS Portfolio. The Condominium Sales Portfolio was valued at €4,181 per sqm at 30 June 2026, compared with €3,142 per sqm for the PRS Portfolio, and increased by 1.1% on a like-for-like basis during the period, while PRS values declined by 1.2%, reflecting continued sensitivity to institutional demand, financing conditions and regulation. This differential of approximately 33% is the value the realisation programme is designed to capture: units held and valued on a bulk PRS basis are worth materially more when legally split and sold individually, and average H1 sales prices of €4,433 per sqm were 41% above the PRS valuation benchmark.

H1 2026 FINANCIAL RESULTS

Overview

The first half produced €28.1m of notarised condominium sales and €24.8m of completed proceeds, alongside a €16.8m reduction in net borrowings and the first compulsory share redemption in July returned £17.5m to shareholders. IFRS NAV per share was €2.89 at 30 June 2026 and net LTV 39.6%. As the realisation programme advances, reported earnings will reflect disposal activity, valuation movements and balance sheet management more than rental income. Realised proceeds, NAV, leverage and capital returned to shareholders are the principal measures against which the Board assesses progress.

Table: Key financial metrics

Metric (€m unless stated)	Six months to 30 June 2026	Six months to 30 June 2025	Year to 31 December 2025
Gross rental income	10.3	11.0	22.7
Property expenses	(6.9)	(7.3)	(15.3)
Administrative expenses	(1.2)	(2.2)	(3.3)
Investment property fair value gain / (loss)	(0.2)	(0.7)	(2.3)
Gain / (loss) on disposals	(1.1)	(0.9)	(2.9)
Operating profit / (loss)	0.8	(0.2)	(1.1)
Reported EPS (€)	(0.04)	(0.07)	(0.07)
Investment property value	518.5	548.7	540.1
Net debt ³	205.2	224.7	222.0
Net LTV (%) ³	39.6	41.0	41.0
IFRS NAV per share (€)	2.89	2.93	2.94
IFRS NAV per share (£) ²	2.49	2.50	2.56
EPRA NTA per share (€) ¹	3.36	3.49	3.40
EPRA NTA per share (£) ^{1, 2}	2.89	2.98	2.97

¹ EPRA metrics are defined and calculated in the notes to the interim financial statements. ² Sterling per-share figures are calculated using the GBP/EUR exchange rate as at the relevant reporting date. ³ Net debt and Net LTV use nominal loan balances, which exclude capitalised finance arrangement fees.

Financial summary

The Company moved to an operating profit of €0.8m in H1 2026 (H1 2025: €0.2m loss) and the loss before tax narrowed to €4.1m (H1 2025: €7.0m). Reported EPS improved to €(0.04) (H1 2025: €(0.07)). The result includes an investment property fair value loss of €0.2m (H1 2025: €0.7m loss) as well as the costs of supporting the realisation programme. Proceeds from completed sales were €1.0m above book value; however, disposal costs, mainly sales agents' commission, were €2.1m, resulting in an overall loss on disposals of €1.1m (H1 2025: €0.9m loss).

NAV, NTA and net proceeds

IFRS NAV is stated after recognised disposal-related costs, financing effects and taxes, which makes it the more meaningful measure of the value available to shareholders as the sell-down progresses. Further such items will crystallise as sales complete.

EPRA NTA provides a standardised measure of underlying asset value for comparability with listed real estate peers, most of which operate steady-state investment models rather than pursuing a managed realisation strategy.

As the sell-down advances, IFRS NAV and EPRA NTA are expected to converge as assets are disposed of, costs and taxes are crystallised, and the balance sheet simplifies. Apartments notarised in the first half were agreed 2.2% above the latest balance sheet carrying values of the properties concerned, supporting the valuations that underpin both measures.

IFRS NAV per share movement

The following bridge reconciles the movement in IFRS NAV per share over the period, from €2.94 at 31 December 2025 to €2.89 at 30 June 2026. It separates recurring operating performance from valuation movements, realised disposal outcomes, tax effects and the impact of the first compulsory redemption. Investment property valuation movements were effectively neutral over the period.

Table: IFRS NAV per share bridge (31 December 2025 to 30 June 2026)

Component	€ per share ¹
IFRS NAV per share at 31 December 2025	2.94
Recurring net result for the period	(0.03)
Investment property valuation movement	(0.00)
Net gain / (loss) on disposals	(0.01)
Movement in deferred and current tax	0.01
Impact of first compulsory redemption	(0.01)
Other movements	0.00
IFRS NAV per share at 30 June 2026 ²	2.89

¹ Presented in euro. Sterling per-share equivalents are set out in the key financial metrics and KPI tables. ² Components are rounded and may not sum precisely to the closing figure.

Rental income

Table: Rental income and service charge

Metric	Six months to 30 June 2026 (€m)	Six months to 30 June 2025 (€m)	Year to 31 December 2025 (€m)
Rental income (net cold rent)	8.1	8.7	16.8
Service charge income ²	2.2	2.3	5.9
Gross rental income ¹	10.3	11.0	22.7

¹ Gross rental income comprises net cold rent and service charge income. ² Service charge income represents recoveries from tenants of statutory service costs advanced by the Company and settled through the annual reconciliation.

Gross rental income for H1 2026 was €10.3m, compared with €11.0m in H1 2025. The reduction is a direct consequence of the realisation programme: the Company has fewer income-producing units as apartments are sold, together with apartments held vacant to support refurbishment, compliance works, sale sequencing and, where possible, vacant possession, which typically achieves higher sale prices.

For units disposed of during H1 2026, gross sales proceeds represented approximately 29.5 times the associated annual net rental income, illustrating the capital realisation value achievable through individual unit sales.

Service charge income for the period was €2.2m (H1 2025: €2.3m) and represents recoveries from tenants of statutory service costs advanced by the Company and settled through the annual reconciliation. These recoveries are largely neutral in economic terms, with the net position mainly reflecting non-recoverable costs on vacant apartments.

Annualised rental income and vacancy

On an annualised basis, contracted net rental income at 30 June 2026 was €15.8m, compared with €16.8m at 31 December 2025 (30 June 2025: €17.6m). This is a point-in-time measure of the contracted rental base after completed sales and apartments held vacant ahead of sale. The reduction reflects the pace of disposals rather than any weakening in rents, which grew 0.7% on a like-for-like basis.

Table: Annualised rental income and vacancy

Metric	30 June 2026	30 June 2025	31 December 2025
Total sqm ('000)	141.1	150.2	146.5
Annualised net rental income (€m) ¹	15.8	17.6	16.8
Net cold rent per sqm (€)	10.7	10.8	10.8
Like-for-like rent per sqm growth (%)	0.7	1.3	0.8
Vacancy (%)	13.2	9.9	11.8
EPRA vacancy (%) ²	3.6	2.1	4.1

¹ Annualised net rental income represents contracted net cold rent at the relevant reporting date. ² EPRA vacancy is calculated in accordance with EPRA reporting principles and excludes certain categories including units undergoing works or held for sale where applicable.

Rental reversion and Mietspiegel support

Market rents remain approximately 34.2% above passing rents on new lettings, and like-for-like rents grew 0.7% during the period. In-place rents averaged €10.7 per sqm (31 December 2025: €10.8; 30 June 2025: €10.8).

Re-letting activity is limited as the Company balances rental income against the value of retaining vacant units for condominium sales. Reported rental growth therefore reflects re-letting premiums on retained units and implementation of the Berlin Mietspiegel (the city's official reference-rent index) within a contracting income-producing base.

The Berlin Mietspiegel, updated in May 2026, revises the reference rent framework. Based on internal analysis, the Mietspiegel indicates potential low single-digit uplifts to average in-place rents on a like-for-like Berlin Portfolio basis. This should be regarded as an indication rather than a forecast. Realisation will depend on tenant eligibility, individual lease characteristics and statutory constraints, including the Kappungsgrenze, which limits the pace at which rents can be increased for existing tenancies over a defined multi-year period.

Vacancy

Reported vacancy includes all non-income-producing units at the period end and should therefore be considered in the context of the sales programme.

At 30 June 2026, actual vacancy was 13.2% (31 December 2025: 11.8%; 30 June 2025: 9.9%). A significant proportion relates to units intentionally held vacant to support condominium sales, where vacant possession typically enables higher realised values than tenanted sales. The number of unsold vacant apartments increased during the period as marketing times lengthened, and reducing that stock is a priority for the remainder of the year.

EPRA vacancy was 3.6% (31 December 2025: 4.1%; 30 June 2025: 2.1%).

Cost overview

Total property-level and administrative costs fell 14% to €8.2m in H1 2026 (H1 2025: €9.5m; FY 2025: €18.7m), with administrative expenses 48% lower at €1.2m. Capital expenditure was also 54% lower than in H1 2025, at €2.5m. The reduction reflects the completion of much of the front-loaded programme preparation, together with tighter control of advisory, legal and professional spend as the Portfolio contracts. Fees payable to the Property Advisor fell 14% to €1.8m (H1 2025: €2.1m).

The Board is actively focused on cost reduction, and not only on the savings that arise as a direct result of the Portfolio contracting.

Property-level expenses

Property-level expenses were €6.9m in H1 2026 (H1 2025: €7.3m). The H1 2026 table retains the FY 2025 expense categories to support comparability. The Company is in negotiation with its external property manager, Core Immobilien, over the fees charged in respect of the Condominium Sales Portfolio. Subject to contract, reduced fees would take effect from 1 January 2027 and would lower property management expenses from that date. Savings will not be linear, because WEG contributions (payments made by apartment owners to the relevant Wohnungseigentümergeinschaft (WEG), or condominium owners' association, to fund shared building costs, reserves and other common-area obligations), repairs, maintenance and transaction-related costs continue during the sell-down. WEG contributions are expected to reduce with the Company's ownership share in each property and cease on full exit.

Table: Property level expense composition

Metric	Six months to 30 June 2026 (€'000)	Six months to 30 June 2025 (€'000)	Year to 31 December 2025 (€'000)
Direct property expenses (excl. WEG)	2,381	3,253	6,552
WEG contributions	1,261	331	1,064
Repairs and maintenance	736	778	1,411
Property Advisor fee	1,821	2,127	4,276
Property management expenses	557	553	1,043
Other property operating expenses	154	303	1,001
Total property expenses	6,910	7,345	15,348

Direct property expenses, excluding WEG, fell to €2.4m from €3.3m, while WEG contributions rose to €1.3m from €0.3m as further properties were legally split and brought into WEG administration. Consistent with the FY 2025 results, these movements between categories reflect ownership structure, WEG formation, execution activity and classification rather than changes in the underlying economic cost base.

Administrative expenses

Administrative expenses were €1.2m in H1 2026, 43% below the prior period (H1 2025: €2.2m; FY 2025: €3.3m). The largest movement was in legal and professional fees, at €0.6m against €1.2m. A review of recurring costs is under way, covering secretarial, administration and accounting support, advisory retainers and reporting requirements, external audit and other assurance work. Where these are no longer proportionate to a company in managed realisation, the Board will seek to reduce or remove them.

The realisation programme will continue to require governance, reporting, legal and professional support, albeit at a lower level. The table below summarises administrative expenses by principal category, consistent with the FY 2025 disclosures.

Table: Administrative expenses

Metric	Six months to 30 June 2026 (€'000)	Six months to 30 June 2025 (€'000)	Year to 31 December 2025 (€'000)
Secretarial and administration fees	460	517	760
Legal and professional fees	567	1,163	1,926
Directors' fees	136	136	256
Bank charges	27	6	33
(Loss)/ profit on foreign exchange	32	(8)	(9)
Depreciation	15	13	30
Impairment Charge – trade receivables	34	160	121
Other administrative expenses	(10)	264	292
Other income	(18)	(85)	(91)
Total administrative expenses¹	1,243	2,166	3,318

¹ Administrative expenses are presented consistently with the categories used in the FY 2025 results and include recurring listed-company costs and period-specific advisory, governance and transaction-related activity.

Capital expenditure

Capital expenditure fell 54% to €2.5m in H1 2026 (H1 2025: €5.4m; FY 2025: €12.6m). Spend related entirely to property-specific preparation for individual condominium sales, including technical works, legal structuring, compliance requirements and project management. With the front-loaded preparation phase largely complete, capital expenditure is expected to remain well below the 2025 level, with further reductions expected in 2027 as the Portfolio contracts and the remaining programme becomes more targeted.

Table: Capital expenditure by category

Metric	Six months to 30 June 2026 (€m)	Six months to 30 June 2025 (€m)	Year to 31 December 2025 (€m)
Like-for-like Portfolio ¹	2.5	4.5	11.4
Development / held-for-sale	0	0.7	0.4
Other	0	0.2	0.8
Total capital expenditure²	2.5	5.4	12.6

¹ Like-for-like Portfolio capital expenditure relates to capitalised investment in properties held throughout the period, excluding disposals and routine maintenance.

² Capital expenditure reconciles to the Investment Property note and includes capitalised preparation works for the condominium sales programme where applicable.

Financing, liquidity and leverage

Net borrowings reduced by €16.8m during the period to €205.2m, and net LTV fell to 39.6% at 30 June 2026 from 41.0% at 31 December 2025. Gross borrowings were €241.4m and cash balances €36.2m (31 December 2025: €34.0m). All debt covenants were met throughout the period.

The November 2025 refinancing provides long-dated, interest-only financing aligned with the expected duration of the realisation programme. It addressed the Q4 2026 maturities and extended average remaining duration from 1.2 years at 30 June 2025 to 4.9 years at 31 December 2025 and 4.4 years at 30 June 2026, leaving no refinancing requirement before 2030.

The financing structure supports the realisation programme, while maintaining liquidity and covenant headroom. Disposal proceeds will be allocated in accordance with the Board's capital allocation framework, with the timing and quantum of any debt reduction or further redemptions dependent on completed sales and available cash.

Table: Borrowings and gearing

Metric	30 June 2026	30 June 2025	31 December 2025
Gross borrowings (€m)	241.4	245.8	256.0

Cash balances (€m)	36.2	21.1	34.0
Net borrowings (€m)	205.2	224.7	222.0
Net LTV (%) ¹	39.6	41.0	41.0
Average remaining duration (years) ²	4.4	1.2	4.9

¹ Net LTV uses nominal loan balances, which exclude capitalised finance arrangement fees. ² Average remaining duration represents the weighted average maturity of drawn borrowings.

Tax and net proceeds

Tax outcomes remain sensitive to the timing, structure and sequencing of disposals. As the Portfolio is realised, cash tax charges and deferred tax estimates will affect net proceeds available for debt reduction, liquidity requirements and shareholder returns. The deferred tax liability is reassessed at each reporting date against the expected disposal timetable and applicable tax rates.

The Group has accumulated German tax losses that may be available to offset future taxable profits, including profits arising on the realisation of the Portfolio, subject to sufficient taxable profits and applicable restrictions under German tax law. The Board keeps the recoverability and utilisation of these tax attributes under review when assessing expected net proceeds.

KEY PERFORMANCE INDICATORS

KPIs applied for H1 2026

The Company continues to apply the KPI framework introduced for the year ended 31 December 2025. The framework is designed to monitor performance across three core objectives:

- preserving underlying Portfolio value;
- executing the Portfolio realisation programme; and
- converting realised proceeds into shareholder returns.

KPI definitions were unchanged during the period, so all measures remain directly comparable with those reported for FY 2025.

Table: Key performance indicators

KPI	30 June 2026	30 June 2025	31 December 2025
LFL portfolio valuation growth (%) ¹	(0.3)	0.6	1.5
IFRS NAV per share (€ / £)	€2.89 / £2.49	€2.93 / £2.50	€2.94 / £2.56
Share price discount to IFRS NAV per share (%) ²	35.3	34.0	28.6
Condominium notarisations (€m)	28.1	14.6	35.9
Condominium sales velocity - AASR for the final quarter of the period (%)	29.8	38.3	32.5
Net loan-to-value (%) ³	39.6	41.0	41.0
Cumulative cash returned to shareholders (£m) ⁴	17.5	-	-

¹ Like-for-like (LFL) Portfolio valuation growth measures the movement in valuation per sqm for properties held throughout the period, excluding disposals and transfers between the PRS and Condominium Sales Portfolios. ² Share price discount uses the sterling share price and IFRS NAV per share at the reporting date, converted at the period-end GBP/EUR rate. ³ Net loan-to-value uses nominal loan balances, which exclude capitalised finance arrangement fees. ⁴ Cumulative cash returned is stated in sterling, the redemption currency. The first redemption was effective 30 June 2026, paid 14 July 2026.

Performance overview

The H1 2026 KPI outcomes show progress against the Company's realisation framework. Condominium notarisations nearly doubled year on year to €28.1m, Portfolio values were broadly stable on a like-for-like basis, net loan-to-value fell to 39.6% from 41.0% and the first compulsory share redemption returned £17.5m to shareholders. The Board will continue to assess progress by reference to achieved pricing, realised net proceeds, balance sheet strength and capital returned to shareholders.

OUTLOOK

The Company enters the second half of 2026 with an expanded Condominium Sales Pool and an established operating platform to support continued execution of the Portfolio realisation programme.

Condominium sales and pricing

The Condominium Sales Pool is larger entering the second half following the addition of Tranche 5, and a further tranche is under consideration before the year end. Further releases replace stock as it is sold and broaden the choice available to buyers; they will be phased so that they support the rate of sale rather than dilute it. Buyer demand is expected to remain sensitive to financing costs and household budgets following the September increase in ECB policy rates. The Board expects values to remain supported by structural undersupply in Berlin and sees the constraint on sales as one of market liquidity rather than of underlying value.

The Board acted on pricing twice during the third quarter, most recently with a unit-by-unit reset of vacant asking prices in September. The revised prices, which average approximately €4,480 per sqm, remain above the 30 June 2026 average carrying value of the Condominium Sales Portfolio. The reset is expected to shorten marketing periods and increase conversion during the fourth quarter. Viewings, offers, reservations and notarisations are monitored weekly.

The Company continues to target €55 million of condominium notarisations for FY 2026. Achievement depends on the rate at which the repriced apartments convert during the fourth quarter and on the timing of completions, and the run rate required for the remainder of the year is materially above that achieved in the third quarter.

PRS Portfolio

The approach to the remaining PRS Portfolio will continue to be assessed in light of market conditions, institutional demand, financing considerations and the Board's objective of maximising aggregate net proceeds for shareholders.

Costs

Costs are expected to fall further in the second half. The review of recurring costs is due to conclude before the year end, and the Board expects it to deliver recurring savings. Administrative expenses were already 43% lower year-on-year in the first half compared with H1 2025.

Conclusion

While wider economic and geopolitical uncertainty persists, the Board believes the Company is well positioned to continue executing the realisation programme and to complete it as promptly as the overriding objective of maximising shareholder returns allows.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The important events that have occurred during the period under review, the key factors influencing the condensed consolidated financial statements and the principal factors that could impact the remaining six months of the financial year are set out in the Chairman's Statement, the Portfolio Realisation Strategy and Execution section, the Portfolio Valuation section and the H1 2026 Financial Results section of this announcement.

The principal risks and uncertainties facing the Group are substantially unchanged since the date of the Annual Report and Accounts for the year ended 31 December 2025 and continue to be as set out in that report. As at 30 June 2026, these include but are not limited to: inability to sell condominiums (volumes, pricing and timing); inability to sell PRS buildings (volumes, pricing and liquidity); financing and interest rate risk; German regulatory risk; tenant affordability

and rental challenges; IT and cyber security risk; reliance on third party service providers; and environmental and climate risk.

Sales activity since the period end has increased the execution and timing risk associated with the realisation programme, in particular the risk that the rate of condominium notarisations does not recover sufficiently in the fourth quarter for the Company to meet its FY 2026 target, and the risk that achieving target volumes requires further pricing action.

Each of the Directors confirms that, to the best of his or her knowledge:

- The condensed set of financial statements contained within the half-yearly financial report has been prepared in accordance with UK-adopted International Accounting Standard 34, Interim Financial Reporting, and gives a true and fair view of the assets, liabilities, financial position and profit of the Group;
- The half-yearly financial report includes a fair review of the information required by the FCA's Disclosure Guidance and Transparency Rule 4.2.7R, being disclosure of the important events that have occurred during the first six months of the financial year and their impact on the condensed set of financial statements, together with a description of the principal risks and uncertainties for the remaining six months of the year; and
- The half-yearly financial report includes a fair review of the information required by Disclosure Guidance and Transparency Rule 4.2.8R, being disclosure of related party transactions that have taken place during the first six months of the financial year, how they have materially affected the financial position of the Company during the period and any changes therein.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in Jersey governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The half-yearly financial report was approved by the Board on 25 September 2026 and the above responsibility statement was signed on its behalf by:

Robert Hingley

Chairman

25 September 2026

Condensed Consolidated Statement of Comprehensive Income
For the period from 1 January 2026 to 30 June 2026

	Notes	Six months ended 30 June 2026	Six months ended 30 June 2025	Year ended 31 December 2025
		(unaudited) €'000	(unaudited) €'000	(audited) €'000
Continuing operations				
Revenue		10,256	11,003	22,689
Property expenses	5	(6,910)	(7,345)	(15,348)
Gross profit		3,346	3,658	7,341
Administrative expenses	6	(1,243)	(2,166)	(3,318)
Loss on disposal of investment property (including investment property held for sale)	7	(1,074)	(941)	(2,882)
Investment property fair value loss	10	(235)	(704)	(2,256)
Operating profit / (loss)		794	(153)	(1,115)
Finance income (before (loss) / gain on derivatives)	8	136	2,919	4,508
Finance costs (before (loss) / gain on derivatives)	8	(5,651)	(7,838)	(14,862)
(Loss) / gain on derivatives	8	633	(1,928)	(2,116)
Loss before taxation		(4,088)	(7,000)	(13,585)
Income tax credit	9	496	190	7,131
Loss after taxation		(3,592)	(6,810)	(6,454)
Other comprehensive income		-	-	-
Total comprehensive loss for the period		(3,592)	(6,810)	(6,454)
Total comprehensive income attributable to:				
Owners of the parent		(3,441)	(6,802)	(6,416)
Non-controlling interests		(151)	(8)	(38)
		(3,592)	(6,810)	(6,454)
Earnings per share attributable to the owners of the parent:				
From continuing operations				
Basic (€)	20	(0.04)	(0.07)	(0.07)
Diluted (€)	20	(0.04)	(0.07)	(0.07)

Condensed Consolidated Statement of Financial Position
At 30 June 2026

	Notes	As at 30 June 2026 (unaudited) €'000	As at 30 June 2025 (unaudited) €'000	As at 31 December 2025 (audited) €'000
ASSETS				
Non-current assets				
Investment properties	12	463,548	498,479	485,090
Property, plant and equipment		95	13	101
Other financial assets at amortised cost	14	840	816	828
Derivative financial instruments	18	4,564	2,093	3,931
		<u>469,047</u>	<u>501,401</u>	<u>489,950</u>
Current assets				
Trade and other receivables	15	12,423	10,345	7,598
Cash and cash equivalents		<u>36,244</u>	<u>21,095</u>	<u>33,959</u>
		<u>48,667</u>	<u>31,440</u>	<u>41,557</u>
Investment properties - held for sale	13	55,000	50,220	55,000
Total assets		<u><u>572,714</u></u>	<u><u>583,061</u></u>	<u><u>586,507</u></u>
EQUITY AND LIABILITIES				
Current liabilities				
Borrowings	16	9,551	423	302
Trade and other payables	17	21,289	13,341	16,322
Share redemption monies payable		20,306	-	-
Current tax	9	<u>1,469</u>	<u>900</u>	<u>120</u>
		52,615	14,664	16,744
Non-current liabilities				
Borrowings	16	228,829	244,168	252,298
Deferred tax liability	9	<u>44,086</u>	<u>53,503</u>	<u>46,383</u>
		272,915	297,671	298,681
Total liabilities		<u><u>325,530</u></u>	<u><u>312,335</u></u>	<u><u>315,425</u></u>
Equity				
Stated capital	19	138,824	196,578	196,578
Treasury shares		-	(37,448)	(37,448)
Retained earnings		<u>107,185</u>	<u>110,240</u>	<u>110,626</u>
Equity attributable to owners of the parent		246,009	269,370	269,756
Non-controlling interest		<u>1,175</u>	<u>1,356</u>	<u>1,326</u>
Total equity		<u><u>247,184</u></u>	<u><u>270,726</u></u>	<u><u>271,082</u></u>
Total equity and liabilities		<u><u>572,714</u></u>	<u><u>583,061</u></u>	<u><u>586,507</u></u>

Condensed Consolidated Statement of Changes in Equity
For the period from 1 January 2026 to 30 June 2026

	Attributable to the owners of the parent					
	Stated capital €'000	Treasury Shares €'000	Retained earnings €'000	Total €'000	Non-controlling interest €'000	Total equity €'000
Balance at 1 January 2025 (audited)	196,578	(37,448)	117,042	276,172	1,364	277,536
Loss for the period	-	-	(6,802)	(6,802)	(8)	(6,810)
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the period	-	-	(6,802)	(6,802)	(8)	(6,810)
Balance at 30 June 2025 (unaudited)	196,578	(37,448)	110,240	269,370	1,356	270,726
Profit for the period	-	-	386	386	(30)	356
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the period	-	-	386	386	(30)	356
Balance at 31 December 2025 (audited)	196,578	(37,448)	110,626	269,756	1,326	271,082
Comprehensive income:						
Loss for the period	-	-	(3,441)	(3,441)	(151)	(3,592)
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the period	-	-	(3,441)	(3,441)	(151)	(3,592)
Transactions with owners - recognised directly in equity:						
Cancellation of treasury shares	(37,448)	37,448	-	-	-	-
Redemption of ordinary shares	(20,306)	-	-	(20,306)	-	(20,306)
Balance at 30 June 2026 (unaudited)	138,824	-	107,185	246,009	1,175	247,184

Treasury shares comprise the accumulated cost of shares acquired on-market.

Condensed Consolidated Statement of Cash Flows
For the period from 1 January 2026 to 30 June 2026

	Notes	Six months ended 30 June 2026	Six months ended 30 June 2025	Year ended 31 December 2025
		(unaudited) €'000	(unaudited) €'000	(audited) €'000
Loss before taxation		(4,088)	(7,000)	(13,585)
Adjustments for:				
Finance income		(136)	(2,919)	(4,508)
Net finance charge (before loss / (gain) on derivatives)	8	5,651	7,838	14,862
Loss / (gain) on derivatives	8	(633)	1,928	2,116
Loss on disposal of investment property	7	1,074	941	2,882
Investment property revaluation loss	10	235	704	2,256
Depreciation		15	13	30
Operating cash flows before movements in working capital		2,118	1,505	4,053
Increase in receivables		(4,591)	(1,661)	(118)
Increase in payables		1,042	1,173	1,263
Cash generated from / (used in) operating activities		(1,431)	1,017	5,198
Income tax paid		(452)	(862)	(1,821)
Net cash generated from / (used in) operating activities		(1,883)	155	3,377
Cash flow from investing activities				
Proceeds on disposal of investment property (net of disposal costs)		19,026	7,470	20,575
Proceeds on disposal received in advance		7,391	510	3,467
Interest received		123	134	180
Capital expenditure on investment property	12	(2,494)	(5,369)	(12,218)
(Acquisition) / disposals of property, plant and equipment		(9)	(16)	(122)
Net cash generated from investing activities		24,037	2,729	11,882
Cash flow from financing activities				
Interest paid on bank loans		(6,299)	(6,000)	(10,375)
Interest received on interest rate swaps		1	2,797	4,328
Termination payments received on swaps		-	-	1,497
Interest paid on interest rate swaps		-	(1,327)	(2,222)
Premium paid on interest rate cap		-	-	(3,523)
Loan arrangement fees paid		-	-	(1,415)
Repayment of bank loans		(13,571)	(23,779)	(35,649)
Drawdown on bank loan facilities		-	-	19,539
Net cash (used in) financing activities		(19,869)	(28,309)	(27,820)
Net increase in cash and cash equivalents		2,285	(25,425)	(12,561)
Cash and cash equivalents at beginning of period/year		33,959	46,520	46,520
Exchange gains on cash and cash equivalents		-	-	-
Cash and cash equivalents at end of period/year		36,244	21,095	33,959
Reconciliation of Net Cash Flow to Movement in Debt				
For the period from 1 January 2026 to 30 June 2026				
		Six months ended 30 June 2026	Six months ended 30 June 2025	Year ended 31 December 2025
		€'000	€'000	€'000
Cashflow from decrease in debt financing		(13,571)	(23,779)	(16,110)
Loan arrangement fees paid		-	-	(1,415)
Change in net debt resulting from cash flows		(13,571)	(23,779)	(17,525)
Non-cash changes from decrease in debt financing		(649)	510	2,265
Movement in debt in the period/year		(14,220)	(23,269)	(15,260)
Debt at the start of the period/year		252,600	267,860	267,860
Debt at the end of the period/year	16	238,380	244,591	252,600

Notes to the Condensed Consolidated Financial Statements
For the period from 1 January 2026 to 30 June 2026

1. General information

The Group consists of a Parent Company, Phoenix Spree Deutschland Limited ('the Company'), incorporated in Jersey, Channel Islands and all its subsidiaries ('the Group') which are incorporated and domiciled in and operate out of Jersey and Germany. Phoenix Spree Deutschland Limited is listed under the Closed-ended investment funds category of the London Stock Exchange.

The Group invests in residential and commercial property in Germany.

The registered office is at IFC 5, St Helier, Jersey, JE1 1ST, Channel Islands.

2. Basis of preparation

The interim set of condensed consolidated financial statements has been prepared in accordance with the Disclosure and Transparency Rules of the Financial Conduct Authority and with IAS 34 Interim Financial Reporting as adopted by the European Union and the United Kingdom.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2025.

As required by the Disclosure and Transparency Rules of the Financial Conduct Authority, the financial statements have been prepared applying the accounting policies and presentation that were applied in the preparation of the Company's published consolidated financial statements for the year ended 31 December 2025.

The comparative figures for the financial year ended 31 December 2025 are extracted from but do not comprise, the Group's annual consolidated financial statements for that financial year.

The results presented in this report are unaudited and they have been prepared in accordance with the recognition and measurement principles of UK-adopted International Accounting Standards that are expected to be applicable to the next set of financial statements and on the basis of the accounting policies to be used in those financial statements.

The interim condensed consolidated financial statements do not include all of the information required for full annual financial statements and accordingly, whilst the interim condensed consolidated financial statements have been prepared in accordance with the recognition and measurement principles of the UK-adopted International Accounting Standards, it cannot be construed as being in full compliance with the UK-adopted International Accounting Standards. The financial information contained in this announcement does not constitute statutory accounts as defined by the Companies (Jersey) Law 1991.

The interim condensed consolidated financial statements have not been audited or reviewed in accordance with International Standard on Review Engagements (UK) 2410. The consolidated financial statements for the year ended 31 December 2025 is based on the statutory accounts for the year ended 31 December 2025. The auditor reported on those accounts which were not qualified.

The interim condensed consolidated financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, will occur in the ordinary course of business.

The interim condensed consolidated financial statements were authorised and approved for issue on 25 September 2026.

2.1 Going concern

The interim condensed consolidated financial statements have been prepared on a going concern basis which assumes the Group will be able to meet its liabilities as they fall due for the foreseeable future. The Directors have prepared forecasts for the Company in light of the continuing global inflationary pressures and rising interest rates, the conclusion of which was that there were no concerns. These condensed consolidated financial statements have therefore been prepared on a going concern basis.

2.2 New standards and interpretations

There are currently no new standards, amendments or interpretations effective for annual periods beginning on or after 1 January 2026 that are required to be adopted by the Group.

3. Critical accounting estimates and judgements

The preparation of condensed consolidated financial statements in conformity with IFRS requires the Group to make certain critical accounting estimates and judgements. In the process of applying the Group's accounting policies, management has decided the following estimates and assumptions have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the financial period;

i) Estimate of fair value of investment properties

The valuation of the Group's property portfolio is inherently subjective due to, among other factors, the individual nature of each property, its location and condition, and expected future rentals. The valuation as at 30 June 2026, which has been used to prepare these financial statements is based on the rules, regulations and market as at that date. The fair value estimates of investment properties are detailed in note 12.

The best evidence of fair value is current prices in an active market of investment properties with similar leases and other contracts. In the absence of such information, the Group determines the amount within a range of reasonable fair value estimates. In making its estimate, the Group considers information from a variety of sources, including:

a) Discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts, and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

b) Current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences.

c) Recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices.

The Directors remain ultimately responsible for ensuring that the valuers are adequately qualified, competent and base their results on reasonable and realistic assumptions. The Directors have appointed Jones Lang LaSalle GmbH ('JLL') as the real estate valuation experts who determine the fair value of investment properties using recognised valuation techniques and the principles of IFRS 13. Further information on the valuation process can be found in note 12.

For further information with regard to the movement in the fair value of the Group's investment properties, refer to the management report on pages 6 to 7.

ii) Judgment in relation to the recognition of assets held for sale

Management has made an assumption in respect of the likelihood of investment properties - held for sale, being sold within 12 months, in accordance with the requirement of IFRS 5. Management considers that based on historical and current experience that it is highly probable that the properties will be sold within 12 months.

Investment properties held for sale are all expected to be sold within 12 months of the reporting date based on management knowledge of current and historic market conditions. While whole properties have been valued under a condominium scenario in note 12, only units expected to be sold have been transferred to assets held for sale.

3. Critical accounting estimates and judgements (continued)

iii) Judgement in relation to disposal activity

Investment property included within disposal activity are presented in accordance with IAS 40. The Group applies judgement in determining whether investment properties undergoing development prior to disposal should continue to be classified as investment property or be reclassified as inventory. In making this judgement, management considered:

the Group's primary business model of long-term rental ownership;
the absence of an intention to acquire properties for development and resale;
the extended holding periods prior to disposal;
the selective nature of disposals as part of a capital recycling strategy to release value and return capital to investors; and
the limited, non-substantive nature of refurbishment works undertaken prior to sale

Management concluded that these activities do not constitute development for sale in the ordinary course of business, and that the properties continue to meet the definition of investment property under IAS 40. Where investment property included within the disposal activity meet the definition as held for sale they are presented in accordance with IFRS 5.

iv) Estimate of fair value of derivative financial instruments

The valuation of the Group's derivative financial instruments are inherently linked to changes in EURIBOR rates. The estimation of fair value of such instruments is complex and requires significant assumptions to be made.

Valuations are based upon commercially reasonable industry and market practices for valuing similar financial instruments. Certain inputs to the credit valuation models may be based on assumptions and best estimates that are not readily observable in the marketplace.

In the calculation of the fair value of the derivative financial instruments, certain valuations may be provided by third parties. The information provided is based on prevailing market data and derived from models based on well recognized financial principles and reasonable estimates about relevant future market conditions at the time of the report being developed.

v) Estimate of deferred tax liability on revaluation of properties

The deferred tax liability arising on the revaluation of investment properties represents a significant accounting estimate, as it depends on assumptions regarding both future tax rates and the timing of property disposals.

Deferred tax is measured by applying the German corporation tax rates expected to be in effect at the time the related temporary differences are anticipated to reverse, including the solidarity surcharge. Under legislation enacted in Germany, the corporation tax base rate is scheduled to reduce from 15% to 10% between 2028 and 2032, in decrements of 1% per annum. Including the solidarity surcharge, the effective corporation tax rate applicable to expected disposal gains consequently ranges from approximately 15.8% for disposals anticipated in 2026 and 2027 to approximately 12.7% for disposals expected from 2030 onwards.

At 30 June 2026, the deferred tax liability reflects these enacted rates applied to the Group's expected disposal timetable under its current realisation strategy. This results in a blended effective tax rate of approximately 15.6% being applied to the revaluation surplus.

The deferred tax liability is inherently sensitive to assumptions regarding the timing of disposals. Properties sold earlier in the realisation programme will crystallise tax at higher rates, whereas properties disposed of later will benefit from the scheduled reductions in corporation tax rates. Accordingly, the deferred tax liability represents the Group's current best estimate based on the expected sequencing and timing of disposals, rather than a fixed or certain obligation. The estimate is reviewed at each reporting date and revised where necessary to reflect changes in tax legislation, market conditions or the Group's realisation strategy.

4. Segmental information

The Group has identified two operating segments based on the nature of activities and the information reviewed by the Chief Operating Decision Maker ("CODM"). These comprise investment property held for rental income and property disposal activity undertaken as part of the Group's capital recycling strategy.

During 2025, a strategy was implemented to maximise value through a managed, multi-year realisation process, but with full flexibility as to whether assets are ultimately sold as individual units, disposed of in bulk, or retained for rental over the medium term. Noting there is no requirement or commitment to sell specific assets within a defined timeframe. This activity is monitored separately by management given its differing risk and return profile, and as this activity has become material to the Group's financial performance it is therefore reported as a separate operating segment classified as Investment property - Disposals.

In prior periods, property disposals were not managed as a distinct business activity and discrete financial information in respect of such activities was not regularly reviewed by the Group's chief operating decision maker. Accordingly, comparative segment information has not been restated.

The Group does not operate a property development business. Development work is carried out to ensure assets are maintained in a condition where they can be retained and continue to generate rental income, or sold, if and when market conditions are attractive. There is no substantial transformation of the assets, no structural redevelopment, and no change in the underlying use of the properties. The assets continue to be operated as income-generating private rented sector units throughout.

The Group expects capital recycling activity to increase in future periods. The classification of such properties will continue to be assessed based on the Group's business model and intended use of the assets.

The Group's principal reportable segments under IFRS 8 were as follows:

Reportable segment	Operations
Investment property - Rental	The Investment property – Rental segment comprises properties held and operated for medium-term rental purposes. These assets generate recurring rental income and are held for capital appreciation. Individual disposal of units within these properties is not legally or technically possible, and the portfolio within this segment is managed exclusively as medium-term rental.
Investment property - Disposals	The Investment property – Disposals segment comprises properties that are also held for long-term rental income and capital appreciation, but where individual unit disposal is legally and technically possible. These properties are managed under a flexible, multi-year value realisation strategy, which allows the Group to optimise returns over time.

Central administrative costs and financing activities are managed on a group-wide basis and are not allocated to operating segments. These costs are reported as Unallocated costs.

For the period from 1 January 2026 to 30 June 2026

	Rental	Disposals	Unallocated costs	Total
	€'000	€'000	€'000	€'000
Revenue	4,546	5,710	-	10,256
Property expenses	(3,313)	(3,597)	-	(6,910)
Administrative expenses	-	-	(1,243)	(1,243)
Loss on disposal of investment properties (including investment property held for sale)	-	(1,074)	-	(1,074)
Investment property revaluation (loss) / gain	(550)	315	-	(235)
Finance income (before (loss) / gain on derivatives)	-	-	136	136
Finance costs (before (loss) / gain on derivatives)	-	-	(5,651)	(5,651)
Gain / (loss) on derivatives	-	-	633	633
Income tax (expense) / credit	-	-	496	496

Notes to the Condensed Consolidated Financial Statements
For the period from 1 January 2026 to 30 June 2026

683	1,354	(5,629)	(3,592)
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4. Segmental information (continued)

For the year ended 31 December 2025

	Rental	Disposals	Unallocated costs	Total
	€'000	€'000	€'000	€'000
Revenue	12,825	9,864	-	22,689
Property expenses	(9,563)	(5,785)	-	(15,348)
Administrative expenses	-	-	(3,318)	(3,318)
Loss on disposal of investment properties (including investment property held for sale)	-	(2,882)	-	(2,882)
Investment property revaluation (loss) / gain	(3,416)	1,160	-	(2,256)
Finance income (before (loss) / gain on derivatives)	-	-	4,508	4,508
Finance costs (before (loss) / gain on derivatives)	-	-	(14,862)	(14,862)
Gain / (loss) on derivatives	-	-	(2,116)	(2,116)
Income tax (expense) / credit	-	-	7,131	7,131
	(154)	2,357	(8,657)	(6,454)

In accordance with IFRS 8, the Group discloses segment assets and liabilities only where such information is regularly provided to the CODM. The CODM does not receive separate balance sheet information for each segment; only the allocation of properties between the Rental and Disposal segments is reported. As a result, segment assets and segment liabilities are not disclosed.

Segment assets are measured consistently with the financial statements. Condominiums in privatisation are reported within the Disposal segment. All other investment properties are reported within the Rental segment.

For the period from 1 January 2026 to 30 June 2026

	Rental	Disposals	Unallocated costs	Total
	€'000	€'000	€'000	€'000
Investment properties	216,430	247,118	-	463,548
Property, plant and equipment	-	-	95	95
Other financial assets at amortised cost	-	-	840	840
Derivative financial instruments	-	-	4,564	4,564
Trade and other receivables	-	-	12,423	12,423
Cash and cash equivalents	-	-	36,244	36,244
Investment properties - held for sale	-	55,000	-	55,000
	216,430	302,118	54,166	572,714

For the year ended 31 December 2025

	Rental	Disposals	Unallocated costs	Total
	€'000	€'000	€'000	€'000
Investment properties	269,120	215,970	-	485,090
Property, plant and equipment	-	-	101	101
Other financial assets at amortised cost	-	-	828	828
Derivative financial instruments	-	-	3,931	3,931
Trade and other receivables	-	-	7,598	7,598
Cash and cash equivalents	-	-	33,959	33,959
Investment properties - held for sale	-	55,000	-	55,000
	269,120	270,970	46,417	586,507

5. Property expenses

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Property management expenses	557	553	1,043
Repairs and maintenance	736	778	1,411
Direct property expenses	3,642	3,584	7,617
Property Advisors' fees and expenses	1,821	2,127	4,276
Other property operating expenses	154	303	1,001
	6,910	7,345	15,348

6. Administrative expenses

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Secretarial & administration fees	460	517	760
Legal & professional fees	567	1,163	1,926
Directors' fees	136	136	256
Bank charges	27	6	33
Loss / (profit) on foreign exchange	32	(8)	(9)
Depreciation	15	13	30
Impairment charge – trade receivables	34	160	121
Other administrative expenses	(10)	264	292
Other income	(18)	(85)	(91)
	1,243	2,166	3,318

Notes to the Condensed Consolidated Financial Statements
For the period from 1 January 2026 to 30 June 2026

7. Gain / (loss) on disposal of investment property (including investment property held for sale)

	Notes	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Disposal proceeds		24,815	8,704	22,656
Book value of disposals	12	(23,801)	(8,786)	(22,692)
Disposal costs		(2,088)	(859)	(2,846)
		<u>(1,074)</u>	<u>(941)</u>	<u>(2,882)</u>

Where there has been a partial disposal of a property, the net book value of the asset sold is calculated on a per square metre rate, based on the December valuation.

8. Net finance income / (charge)

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Interest income	135	122	180
Interest income on derivatives	1	2,797	4,328
Finance income	<u>136</u>	<u>2,919</u>	<u>4,508</u>
Interest expense on swaps	-	(1,327)	(2,222)
Interest expense on bank borrowings	(5,651)	(6,511)	(12,640)
Finance cost	<u>(5,651)</u>	<u>(7,838)</u>	<u>(14,862)</u>
Fair value loss on interest rate swap	-	(1,928)	(2,524)
Fair value gain on interest rate cap	633	-	408
	<u>(4,882)</u>	<u>(6,847)</u>	<u>(12,470)</u>

9. Income tax (credit) / expense

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
The tax (credit) / charge for the period is as follows:			
Current tax charge	1,801	173	352
Deferred tax credit - origination and reversal of temporary differences	(2,297)	(363)	(7,483)
	<u>(496)</u>	<u>(190)</u>	<u>(7,131)</u>

The tax charge for the year can be reconciled to the theoretical tax charge on the profit in the condensed consolidated statement of comprehensive income as follows:

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Loss before tax on continuing operations	(4,088)	(7,000)	(13,585)
Tax at German income tax rate of 15.8% (2025: 15.8%)	(647)	(1,108)	(2,146)
Income not taxable	170	149	455
Effect of changes in tax rates applied to deferred tax balances	-	-	(6,834)
Tax effect of losses brought forward	(19)	769	1,394
Total tax (credit) for the period / year	<u>(496)</u>	<u>(190)</u>	<u>(7,131)</u>

Reconciliation of current tax liabilities

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Balance at beginning of period/year	120	1,589	1,589
Tax paid	(452)	(862)	(1,821)
Current tax charge	1,801	173	352
Balance at end of period/year	<u>1,469</u>	<u>900</u>	<u>120</u>

Notes to the Condensed Consolidated Financial Statements
For the period from 1 January 2026 to 30 June 2026

9. Income tax (credit) / expense (continued)

Reconciliation of deferred tax

	Capital gains on properties (Liabilities) €'000	Derivatives Liability €'000	Tax loss carry-forward Asset €'000	Total Net liabilities €'000
Balance at 1 January 2025	(58,461)	(636)	5,231	(53,866)
Charged to the statement of comprehensive income	58	305	-	363
Deferred tax liability at 30 June 2025	(58,403)	(331)	5,231	(53,503)
Charged to the statement of comprehensive income	6,958	(291)	453	7,120
Deferred tax liability at 31 December 2025	(51,445)	(622)	5,684	(46,383)
Charged to the statement of comprehensive income	2,321	(100)	76	2,297
Deferred tax liability at 30 June 2026	(49,124)	(722)	5,760	(44,086)

10. Investment property fair value (loss) / gain

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Investment property fair value loss	(235)	(704)	(2,256)

Further information on investment properties is shown in note 12.

11. Dividends

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Amounts recognised as distributions to equity holders in the period:			
No interim dividend was paid for the years ended 31 December 2025 and 31 December 2024.	-	-	-
No final dividend was paid for the years ended 31 December 2025 and 31 December 2024.	-	-	-

The Board are not proposing to declare a dividend for the first half of the year (six months to 30 June 2025: Nil cents, Nil pence).

12. Investment properties

Fair value	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Balance at beginning of period/year			
Capital expenditure	540,090	552,820	552,820
Disposals	2,494	5,369	12,218
Fair value loss	(23,801)	(8,786)	(22,692)
	(235)	(704)	(2,256)
Investment properties at fair value - as set out in the report by JLL	518,548	548,699	540,090
Assets considered as "Held for sale" (Note 13)	(55,000)	(50,220)	(55,000)
Balance at end of period/year	463,548	498,479	485,090

The property portfolio was valued at 30 June 2026 by the Group's independent valuers, JLL, in accordance with the methodology described below. The valuations were performed in accordance with the current Appraisal and Valuation Standards, 8th edition (the 'Red Book') published by the Royal Institution of Chartered Surveyors (RICS).

The valuation of the property Portfolio is performed on a building-by-building basis and the source information on the properties including current rent levels, void rates and non-recoverable costs was provided to JLL by the Property Advisors QSix Residential Limited. Assumptions with respect to rental growth, adjustments to non-recoverable costs and the future valuation of these are those of JLL. Such estimates are inherently subjective and actual values can only be determined in a sales transaction. JLL also uses data from comparable market transactions where these are available alongside their own assumptions.

Having reviewed the JLL report, the Directors are of the opinion that this represents a fair and reasonable valuation of the properties and have consequently adopted this valuation in the preparation of the condensed consolidated financial statements.

The valuations have been prepared by JLL on a consistent basis at each reporting date and the methodology is consistent and in accordance with IFRS which requires that the 'highest and best use' value is taken into account where that use is physically possible, legally permissible and financially feasible for the property concerned, and irrespective of the current or intended use.

All properties are valued as Level 3 measurements under the fair value hierarchy (see note 22) as the inputs to the discounted cash flow methodology which have a significant effect on the recorded fair value are not observable. Additionally, JLL perform reference checks back to comparable market transactions to confirm the valuation model.

The unrealised fair value gain or loss in respect of investment property is disclosed in the condensed consolidated statement of comprehensive income as 'Investment property fair value gain or loss'.

Valuations are undertaken using the discounted cash flow valuation technique as described below and with the inputs set out as follows:

12. Investment properties (continued)

Discounted cash flow methodology (DCF)

The fair value of investment properties is determined using discounted cash flows.

Under the DCF method, a property's fair value is estimated using explicit assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. As an accepted method within the income approach to valuation the DCF method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish the present value of the income stream associated with the real property.

The duration of the cash flow and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related lease up periods, re-letting, redevelopment, or refurbishment. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property.

Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating incomes, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

The Group categorises all investment properties in the following three ways;

Rental Scenario

'Rental Scenario' properties have been valued under the Discounted Cashflow Methodology and are included in the Investment properties line in the Non-current assets section of the Condensed Consolidated Statement of Financial Position. In general, the market participants are willing to pay higher prices for properties where physical and legal requirements are fulfilled and it is financially feasible to sell units individually. In these cases, the market values are still calculated on a rental basis but are adjusted to reflect the described potential increase in value. JLL calculates the market value of these assets in what is referred to as a 'Privatisation potential', which includes a deduction to the rental scenario discount rate for each completed step met when transitioning from the Rental Scenario to the Condominium Scenario. Properties expected to be sold in the coming year from these assets are considered held for sale under IFRS 5 and can be seen in note 13.

Condominium Scenario

Included in this valuation scenario are properties that have the potential or the benefit of all relevant permissions required to sell apartments individually (condominiums), and have been approved for sale by the Board. Units expected to be sold in the coming year from these assets are considered held for sale under IFRS 5 and can be seen in note 13. The market value of the Privatisation potential of these assets is reported under this Condominium Scenario.

Disposal Scenario

Where properties have been notarised for sale prior to the reporting date, but have not completed; they are held at their notarised disposal value. These assets are considered held for sale under IFRS 5 as set out in note 13.

The table below sets out the assets valued using these 3 scenarios:

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
Rental scenario	216,430	276,322	269,120
Condominium scenario	281,704	272,377	256,075
Disposal scenario	20,414	-	14,895
Total	518,548	548,699	540,090

13. Investment properties - Held for sale

	30 June 2026 (unaudited) €'000	30 June 2025 (unaudited) €'000	31 December 2025 (audited) €'000
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Fair value - held for sale investment properties

At beginning of period/year	55,000	35,918	
			35,918
Transferred from investment properties	23,486	22,595	49,942
Transferred to investment properties	-	-	(9,723)
Capital expenditure	-	653	395
Properties sold	(23,801)	(8,786)	(22,692)
Valuation (loss) / gain on assets held for sale	315	(160)	1,160
At end of period/year	55,000	50,220	55,000

Investment properties are re-classified as current assets and described as 'held for sale' in three different situations: properties notarised for sale at the reporting date, properties where at the reporting date the Group has obtained and implemented all relevant permissions required to sell individual apartment units, and efforts are being made to dispose of the assets ('condominium'); and properties which are being marketed for sale but have currently not been notarised.

Properties notarised for sale by the reporting date are valued at their disposal price (disposal scenario), and other properties are valued using the condominium or rental scenarios (see note 12) as appropriate.

Investment properties held for sale are all expected to be sold within 12 months of the reporting date based on Management knowledge of current and historic market conditions.

14. Other financial assets at amortised cost

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Non-current			
Balance at beginning of period/year	828	828	828
Repayment of loan interest	-	(24)	(24)
Accrued interest	12	12	24
Balance at end of period/year	<u>840</u>	<u>816</u>	<u>828</u>

The Group entered into a loan agreement with the minority interest of Accentro Real Estate AG in relation to the acquisition of the assets as share deals. This loan bears interest at 3% per annum.

These financial assets are considered to have low credit risk and any loss allowance would be immaterial.

None of these financial assets were either past due or impaired.

15. Trade and other receivables

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Current			
Trade receivables	617	542	642
Service charges receivable	7,459	8,030	5,342
Less: impairment provision	(299)	(856)	(265)
Net receivables	<u>7,777</u>	<u>7,716</u>	<u>5,719</u>
Prepayments and accrued income	828	845	309
Other receivables	3,818	1,784	1,570
	<u>12,423</u>	<u>10,345</u>	<u>7,598</u>

16. Borrowings

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Current liabilities			
Bank loans - NATIXIS Pfandbriefbank AG*	9,551	120	302
Bank loans - Berliner Sparkasse	-	303	-
	<u>9,551</u>	<u>423</u>	<u>302</u>
Non-current liabilities			
Bank loans - NATIXIS Pfandbriefbank AG**	228,829	225,504	252,298
Bank loans - Berliner Sparkasse	-	18,664	-
	<u>228,829</u>	<u>244,168</u>	<u>252,298</u>
	<u>238,380</u>	<u>244,591</u>	<u>252,600</u>

* Nominal value of the borrowings as at 30 June 2026 was €10,242,000 (31 December 2025: €992,000, 30 June 2025: €1,123,000).

** Nominal value of the borrowings as at 30 June 2026 was €231,187,000 (31 December 2025: €255,000,000, 30 June 2025: €225,705,000).

For further information on borrowings, refer to the management report on page 10.

17. Trade and other payables

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Trade payables	2,746	2,563	4,800
Accrued liabilities	3,121	1,975	2,635
Service charges payable	8,031	8,229	5,420
Advanced payment received on account	7,391	574	3,467
	<u>21,289</u>	<u>13,341</u>	<u>16,322</u>

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18. Derivative financial instruments

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Interest rate swaps - carried at fair value through profit or loss			
At beginning of period/year	-	4,021	4,021
Fair value movement through profit or loss	-	(1,928)	(2,524)
Termination payments received	-	-	(1,497)
At end of period/year	<u>-</u>	<u>2,093</u>	<u>-</u>

The notional principal amounts of the outstanding interest rate swap contracts at 30 June 2026 were €Nil (December 2025: €Nil, June 2025: €219,000,000).

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Interest rate caps - carried at fair value through profit or loss			
At beginning of period/year	3,931	-	-
Premium paid	-	-	3,523
Fair value movement through profit or loss	633	-	408
At end of period/year	<u>4,564</u>	<u>-</u>	<u>3,931</u>

The notional principal amount of the outstanding interest rate cap contract at 30 June 2026 was €204,000,000 (December 2025: €204,000,000). The base rate of the contract is based on 3 Months EURIBOR and interest is capped at 2%. The interest rate cap matures on 28 November 2030.

19. Stated capital

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Issued and fully paid:			
At reporting date	<u>138,824</u>	<u>196,578</u>	<u>196,578</u>
	<u>138,824</u>	<u>196,578</u>	<u>196,578</u>

The number of shares in issue at 30 June 2026 was 84,991,571 (including Nil Treasury Shares), 31 December 2025: 100,751,410 (including 8,924,047 as Treasury Shares), 30 June 2025: 100,751,410 (including 8,924,047 as Treasury Shares).

During the period to 30 June 2026 the Company cancelled 8,924,047 treasury shares with a carrying amount of €37.5 million. The cancellation resulted in a reduction in share capital of €37.5 million and the elimination of the Treasury Share reserves. The transaction had no impact on Total equity.

On 30 June 2026, 6,835,792 ordinary shares were compulsorily redeemed at a price of £2.56 per share. The redemption resulted in a reduction in issued share capital of £17.5 million (€20.3 million). Following the redemption of the ordinary shares and the cancellation of the Treasury shares, the number of ordinary shares in issue decreased from 100,751,410 to 84,991,571.

20. Earnings per share

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
Earnings for the purposes of basic earnings per share being net profit attributable to owners of the parent (€'000)	(3,441)	(6,802)	(6,416)
Weighted average number of ordinary shares for the purposes of basic earnings per share (Number)	91,827,363	91,827,363	91,827,363
Effect of dilutive potential ordinary shares (Number)	-	-	-
Weighted average number of ordinary shares for the purposes of diluted earnings per share (Number)	<u>91,827,363</u>	<u>91,827,363</u>	<u>91,827,363</u>
Earnings per share (€)	(0.04)	(0.07)	(0.07)
Diluted earnings per share (€)	<u>(0.04)</u>	<u>(0.07)</u>	<u>(0.07)</u>

21. Net asset value per share and EPRA Net Tangible Assets (NTA)

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
Net assets (€'000)	246,009	269,370	269,756
Number of participating ordinary shares	84,991,571	91,827,363	91,827,363
Net asset value per share (€)	<u>2.89</u>	<u>2.93</u>	<u>2.94</u>

EPRA NTA

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
Net assets (€'000)	246,009	269,370	269,756
Add back deferred tax assets and liabilities, derivative financial instruments and share based payment reserves (€'000)	39,522	51,410	42,452
EPRA NTA (€'000)	<u>285,531</u>	<u>320,780</u>	<u>312,208</u>
EPRA NTA per share (€)	<u>3.36</u>	<u>3.49</u>	<u>3.40</u>

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22. Financial instruments

The Group is exposed to the risks that arise from its use of financial instruments. This note describes the objectives, policies and processes of the Group for managing those risks and the methods used to measure them. Further quantitative information in respect of these risks is presented throughout the condensed consolidated financial statements.

Principal financial instruments

The principal financial instruments used by the Group, from which financial instrument risk arises, are as follows:

- financial assets
- cash and cash equivalents
- trade and other receivables
- trade and other payables
- borrowings
- derivative financial instruments

The Group held the following financial assets at each reporting date:

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Held at amortised cost			
Trade and other receivables - current	11,595	9,500	7,289
Cash and cash equivalents	36,244	21,095	33,959
Other financial assets at amortised cost	840	816	828
	48,679	31,411	42,076
Fair value through profit or loss			
Derivative financial assets	4,564	2,093	3,931
	4,564	2,093	3,931
	53,243	33,506	46,007

The Group held the following financial liabilities at each reporting date:

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Held at amortised cost			
Borrowings payable: current	9,551	423	302
Borrowings payable: non-current	228,829	244,168	252,298
Share redemption monies payable	20,306	-	-
Trade and other payables	21,289	13,341	16,322
	279,975	257,932	268,922
	279,975	257,932	268,922

Fair value of financial instruments

The fair values of the financial assets and liabilities are not materially different to their carrying values due to the short term nature of the current assets and liabilities or due to the commercial variable rates applied to the long term liabilities.

The interest rate cap is expected to mature during November 2030.

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly; and

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

During each of the reporting periods, there were no transfers between valuation levels.

Group fair values

	30 June 2026	30 June 2025	31 December 2025
	(unaudited)	(unaudited)	(audited)
	€'000	€'000	€'000
Financial (liabilities) / assets			
Interest rate caps - Level 2 - current	-	-	-
Interest rate caps - Level 2 - non-current	4,564	-	3,931
	4,564	-	3,931

The valuation basis for the investment properties is disclosed in note 12.

23. Related party transactions

Related party transactions not disclosed elsewhere are as follows:

QSix Residential Limited is the Group's appointed Property Advisor. No Directors of QSix Residential Limited currently sit on the Board of PSD, although its Principals retain a shareholding in the Company. For the six month period ended 30 June 2026, an amount of €1,821,173 (December 2025: €4,275,890, June 2025: €2,126,671) was payable to QSix Residential Limited. At 30 June 2026 €1,031,822 (December 2025: €1,513,753, June 2025: €236,681) was outstanding.

Apex Financial Services (Alternative Funds) Limited, the Company's administrator provided administration and company secretarial services to PSDL and its subsidiaries during 2025 and 2026. For the six month period ended 30 June 2026, an amount of €353,813 (December 2025: €759,832, June 2025: €374,857) was payable to Apex Financial Services (Alternative Funds) Limited. At 30 June 2026 €Nil (December 2025: €Nil, June 2025: €Nil) was outstanding.

24. Events after the reporting date

Between 1 July 2026 and 18 September 2026, the Group notarised 20 condominium units for aggregate proceeds of €5.6m, at an average of €3,945 per sqm. The Company's first compulsory redemption had a record date and effective date of 30 June 2026 and an ex-entitlement date of 1 July 2026. 6,835,792 redeemable ordinary shares were compulsorily redeemed at £2.56 per share. The shares ceased to be classified as equity at the reporting date and the redemption consideration of £17.5m (€20.3m) is presented within redemption monies payable at 30 June 2026. Payment was made to shareholders on 14 July 2026 in accordance with the Articles. There have been no other events after the reporting date requiring adjustment to, or disclosure in, the condensed consolidated interim financial statements.

Professional Advisors

Property Advisor	QSix Residential Limited 167 Wardour Street London W1F 8WR
Administrator Company Secretary and Registered Office	Apex Financial Services (Alternative Funds) Limited IFC 5 St Helier Jersey JE1 1ST
Registrar	MUFG Corporate Markets (Jersey) Limited IFC 5 St. Helier Jersey JE1 1ST
Principal Banker	Barclays Private Clients International Limited 13 Library Place St. Helier Jersey JE4 8NE
UK Legal Advisor	Stephenson Harwood LLP 1 Finsbury Circus London EC2M 7SH
Jersey Legal Advisor	Mourant 22 Grenville Street St. Helier Jersey JE4 8PX
German Legal Advisor as to property law	Mittelstein Rechtsanwälte Alsterarkaden 20 20354 Hamburg Germany
German Legal Advisor as to general matters	Mittelstein Rechtsanwälte Alsterarkaden 20 20354 Hamburg Germany
German Legal Advisor as to German partnership law	Taylor Wessing Partnerschaftsgesellschaft mbB Thurn-und-Taxis-Platz 6 60313 Frankfurt a.M. Germany
Sponsor and Broker	Deutsche Bank AG 21 Moorfields London EC2Y 9DB
Independent Property Valuer	Jones Lang LaSalle GmbH Rahel-Hirsch-Strasse 10 10557 Berlin Germany
Auditor	RSM UK Audit LLP 25 Farringdon Street London EC4A 4AB