PIRAEUS FACTORING TRADE CLAIMS SINGLE MEMBER S.A.

CONDENSED FINANCIAL INFORMATION for the year ended 31/12/2025

The following information aims at a general overview of the financial status and results of Piraeus Factoring Trade Claims Single Member S.A. The reader who wants to have a full knowledge of its financial status and results, has to ensure access at the financial statements of the year, according to the International Financial Reporting Standards, as well as to the auditor's report. For instance one can refer to the internet address www.Piraeus-factoring.gr, where this information is to be found.

COMPANY'S PROFILE

Company Headquarters :	170, Alexandras Ave., Athens	Approval Date of the Financial Statements :	July 22nd, 2026
Incorporated Company's Register Number to GEMI:	003021501000	Auditor :	Kokkinellis Apostolos
Proper Authority :	Bank of Greece & Prefecture of Athens		Deloitte Certified Public Accountants S.A.
Board of Directors Composition :		Auditor's Certificate:	Unqualified
Tzouros Theodoros	Chairman	Company's Website:	www.Piraeus-factoring.gr
Andrianis Efstratios	Vice- Chairman		
Kaimas Vasilios	Chief Executive Officer		
Vlachopoulos Athanasios	Member		
Konstantopoulos Dimitrios	Member		
Andreadakis Athanasios	Member		
Milas Dimitrios	Executive Member		
Bacharopoulos Eleftherios	Member		

1.1 STATEMENT OF FINANCIAL POSITION as at 31st December 2025

Amounts in thousand Euros	31.12.2025	31.12.2024
ASSETS		
Cash & banks balances	63.367	101.209
Due from customers	897.302	782.236
Right of use asset	289	434
Intangible assets	230	253
Property and equipment	336	468
Deferred tax assets	-	767
Current tax assets	157	76
Other assets	77	267
Total assets	**961.758**	**885.712**
LIABILITIES		
Due to banks	906.802	839.787
Retirement benefit obligations	77	79
Other liabilities	5.491	4.856
Due to customers	12.307	10.495
Deferred tax liabilities	919	-
Total liabilities	**925.597**	**855.216**
EQUITY		
Share Capital	21.126	21.126
Share premium	2.770	2.770
Other reserves	3.681	3.335
Retained earnings	8.586	3.266
Total equity	**36.162**	**30.496**
TOTAL EQUITY AND LIABILITIES	**961.758**	**885.712**

1.2 STATEMENT OF COMPREHENSIVE INCOME

Amounts in thousand Euros	From 1.1.2025 to 31.12.2025	From 1.1.2024 to 31.12.2024
Interest and equivalent income	31.261	38.315
Interest and equivalent expenses	(29.055)	(35.391)
Net interest income	**2.205**	**2.924**
Commission income	12.918	12.030
Commission expense	(8.199)	(6.592)
Net commission income	**4.719**	**5.438**
Other operating income	208	77
Total net income	**7.133**	**8.439**
Staff expenses	(1.030)	(957)
General administrative expenses	(2.003)	(1.930)
Depreciation	(365)	(350)
(Impairment) / releases to cover credit risk	5.118	(3.256)
Total expenses	**1.721**	**(6.493)**
Profit before tax	**8.853**	**1.946**
Income tax	(1.952)	(428)
Profit/ (Loss) after tax for the year (A)	**6.901**	**1.518**
Earnings per share (€)	**1,18**	**0,26**
Actuarial gains / (losses) of defined benefit plans (after tax)	1	2
Other Total Income After Tax (B)	1	2
Total comprehensive income net of tax (A+B)	**6.902**	**1.520**

1.3 STATEMENT OF CHANGES IN EQUITY

Amounts in thousand Euros	31.12.2025	31.12.2024
Opening Balance (01/01/2025 and 01/01/2024 respectively)	30.496	31.530
Profit after tax for the year	6.901	1.518
Reserve of actuarial gains / (losses) of defined benefit obligations	1	2
Paid dividend for the previous year	(1.236)	(2.555)
Balance as at the end of the Period (31/12/2025 and 31/12/2024 respectively)	**36.162**	**30.496**

1.4 STATEMENT OF CASH FLOWS

Amounts in thousand Euros	31.12.2025	31.12.2024
Cash flows from operating activities		
Profit before tax	8.853	1.946
Adjustments to profits before tax:		
impairment	(5.118)	3.256
Depreciation	365	350
Post-retirement benefits	13	12
Interest and equivalent expenses	29.055	35.391
Cash flows from Operating activities before changes in operating assets and liabilities	**33.168**	**40.955**
Changes of operating assets and liabilities		
Net (increase) / decrease due from customers	(109.893)	(40.997)
Net (increase) / decrease in other assets	191	2.519
Net increase / (decrease) in other liabilities	2.621	5.594
Cash flows from Operating activities before income tax	**(73.914)**	**8.070**
Income tax paid	(348)	(751)
Net cash inflows / (outflows) from Operating activities	**(74.262)**	**7.319**
Cash flows from Investing activities		
Purchases of property and equipment	(2)	(40)
Purchases of intangible assets	(62)	(109)
Net cash inflows / (outflows) from Investing activities	**(64)**	**(149)**
Cash flows from Financing activities		
Bonds loan issues/renewals	984.226	819.897
Bonds loan repayments	(905.004)	(820.615)
Bonds loan interest repayments	(28.858)	(35.813)
Other loan liabilities	(12.370)	18.595
Repayment of interest on Right of use assets	(18)	(22)
Repayment of capital on Right of use assets	(254)	(164)
Dividend paid	(1.236)	(2.555)
Net inflows / (outflows) from financing activities	**36.485**	**(20.676)**
Net increase / (decrease) of cash and cash equivalents	**(37.841)**	**(13.507)**
Cash and cash equivalents at the beginning of the year	101.209	114.717
Cash and cash equivalents at the end of the year	**63.367**	**101.209**

Additional Data & Information :

1. The accounting policies, adopted by the Company according to the International Financial Reporting Standards (IFRS), have been applied in consistency with those in the annual financial statements of the year 2024.
2. .From 2011 up to 2024 a tax clearance certificate has been issued in accordance with the paragraph 5 article 82 of law 2238/1994, article 65A of law 4174/2013 & article 78 of law 5104/2024 for the year 2024. For the current year a tax clearance certificate will be issued in accordance with article 78 of law 5104/2024 for the year 2024.
3. The financial statements of the Company are included in the consolidated financial statements of 31/12/2025 of the Group of Piraeus Bank (headquartered in Greece) which is owned percentage of 100%.
4. All disputes under litigation or arbitration are not expected to have significant effect on the financial position of the company.
5. The staff number at the end of the current year was 27 employees, while were 24 employees at the end of the previous year.
6. The particular data are a true translation of the Greek Condensed Financial Information for the year ended 31/12/2025.
7.The group is controlled by the parent company Piraeus Bank SA. The amounts of revenue and expenses cumulatively from the beginning of the period, as well as the balances of receivables and liabilities of the company as at the end of the current year, resulting from transactions with related parties, as defined in IAS 24, are as follows:

Amounts in thousand Euros	
a. Sales of goods and services - Income	118
b. Purchases of goods and services- Expenses	34.680
c. Receivables	61.625
d. Payables	896.992
e. Transactions with members of the Board of Directors and key management personnel	197
f. Advances to members of the Board of Directors and key management personnel	-
g. Due to members of the Board of Directors and key management personnel	-

Athens, July 22nd, 2026

CHAIRMAN OF THE BOARD OF DIRECTORS	CHIEF EXECUTIVE OFFICER	ON BEHALF OF PWC BUSINESS SOLUTIONS AE CHIEF FINANCIAL OFFICER
TZOUROS THEODOROS I.D. No A0183889	KAIMAS VASILEIOS I.D. No AM 553294	GEORGIOU PANAGIOTIS. I.D. No A03537423 CPAG License Register Number A 12685