



INDEPENDENT AUDITOR'S REPORT

To the Shareholders of UAB „Inrento“

Opinion

We have audited the financial statements of UAB „Inrento“ (the Company), which comprise the balance sheet as at December 31, 2025, the income statement, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at December 31, 2025, and (of) its financial performance for the year then ended in accordance with the Lithuanian Financial Reporting Standards.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the requirements of the Law on Audit of Financial Statements of the Republic of Lithuania that are relevant to audit in the Republic of Lithuania, and we have fulfilled our other ethical responsibilities in accordance with the Law on Audit of Financial Statements of the Republic of Lithuania and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the Lithuanian Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered

material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Auditor Olga Kivel
Auditor's license No.00591
Laisvės pr. 44-83,
LT-04342 Vilnius
UAB „Audito aspektai“
Licence No.001544
March 30, 2026

(address, register where data about the entity is collected and kept)

(legal status if the entity is in liquidation, reorganisation or is bankrupt)

(Approved)

BALANCE SHEET as at December 31, 2025

2025.01.01 - 2025.12.31

(reporting period)

(EUR)

(Reporting currency, specify degree of accuracy)

Article No.	Article	Notes No.	Reporting period	Previous reporting period
ASSETS				
A.	FIXED ASSETS	1	235819.78	86913.67
1.	Intangible assets	11	139829.13	77571.43
2.	Tangible assets	12	15191.21	9342.24
3.	Financial assets	16	80799.44	
4.	Other fixed assets	17		
B.	CURRENT ASSETS	2-29	1452699.27	492388.51
1.	Stocks	20	8203.91	10519.08
2.	Share premium account	24	182057.85	436619.39
3.	Short-term investments	26		
4.	Cash and cash equivalents	27	1262437.51	45250.04
C.	PREPAYMENTS AND ACCRUED INCOME	29	1131.41	559.31
TOTAL ASSETS		1+2	1689650.46	579861.49
EQUITY AND LIABILITIES				
D.	EQUITY	3	1371363.15	413688.02
1.	Capital	30	694673.74	694673.74
2.	Share premium account	31		
3.	Revaluation reserve	32		
4.	Reserves	33		
5.	Retained profit (loss)	34	676689.41	-280985.72
E.	GRANTS, SUBSIDIES	40		
F.	PROVISIONS	41		
G.	AMOUNTS PAYABLE AND OTHER LIABILITIES	42+44	208218.72	108637.10
1.	Amounts payable after one year and other long-term liabilities	42		
2.	Amounts payable within one year and other short-term liabilities	44	208218.72	108637.10
H.	ACCRUALS AND DEFERRED INCOME	49	110068.59	57536.37
TOTAL EQUITY AND LIABILITIES		3+4	1689650.46	579861.49

(title of the head of entity administration)

(signature)

(name, surname)

(title of the chief accountant (accountant) or
of other person responsible for accounting)

(signature)

(name, surname)

(address, register where data about the entity is collected and kept)

(legal status if the entity is in liquidation, reorganisation or is bankrupt)

(Approved)

PROFIT AND LOSS ACCOUNT as at December 31, 2025

2025.01.01 - 2025.12.31

(reporting period)

(EUR)

(Reporting currency, specify degree of accuracy)

Article No.	Article	Notes No.	Reporting period	Previous reporting period
1.	Net turnover	50	2999221.76	1157054.85
2.	Cost of sales	60	131096.88	37010.65
3.	Fair value adjustments of the biological assets	51-61		
4.	GROSS PROFIT (LOSS)	50+51-60-61	2868124.88	1120044.20
5.	Selling expenses	62	320547.57	229767.39
6.	General and administrative expenses	63	1463373.82	835997.63
7.	Other operating results	54-64		135.79
8.	Income from investments in the shares of parent, subsidiaries and associated entities	55		
9.	Income from other long-term investments and loans	56		
10.	Other interest and similar income	58	799.44	12924.43
11.	The impairment of the financial assets and short-term investments	67		
12.	Interest and other similar expenses	68	378.80	137.44
13.	PROFIT (LOSS) BEFORE TAXATION	5-6+69	1084624.13	67201.96
14.	Tax on profit	69	126949.00	4110.00
15.	NET PROFIT (LOSS)	5-6	957675.13	63091.96

(title of the head of entity administration)

(signature)

(name, surname)

(title of the chief accountant (accountant) or of other person responsible for accounting)

(signature)

(name, surname)

Inrento UAB

Company code 305519977

Kauno g. 22-501, Vilnius

2025 ANNUAL FINANCIAL STATEMENTS EXPLANATORY NOTES**General section**

UAB “Inrento” was registered on 8 April 2020. The company’s registered office is at Kauno g. 22-501, Vilnius. The company has no branches, representative offices, subsidiaries or associated companies. The company’s main activity is the operation of crowdfunding platforms, which are focused on financing the property rental business. Data on the company is collected and stored in the Register of Legal Entities. The average annual number of employees in 2024 is 4, and in 2025 is 5.

Accounting policy**Basis of accounting**

The financial statements have been prepared in accordance with the principles of accrual and going concern. The Company’s financial year begins on 1 January and ends on 31 December.

The Company maintains its accounts in accordance with the regulatory acts governing accounting in the Republic of Lithuania, including the Law on Financial Accounting of the Republic of Lithuania, Lithuanian Financial Reporting Standards, and the Law on the Reporting of Companies and Groups of Companies of the Republic of Lithuania.

Fixed assets and depreciation

In the financial statements, all economic resources held by the company are recognised as assets if the company expects to derive future benefits from the use of these resources and they have a value that can be reliably measured.

Fixed assets presented in the financial statements are valued at their actual acquisition cost less accumulated depreciation and impairment losses.

The Company classifies items with an initial acquisition cost of EUR 300 or more and a useful life of more than one year as long-term tangible and intangible assets.

Depreciation of tangible fixed assets and amortisation of intangible assets commence on the first day of the month following the transfer of the fixed asset into use and cease on the first day of the month following its write-off or sale, and when the entire value of the fixed asset in use (less the residual value) is transferred to the cost of production (works, services).

Assets are depreciated using the straight-line method.

Receivables

Receivables are stated at the amount expected to be recovered. At the end of the financial year, all receivables are reviewed and assessed for their recoverability. Receivables include amounts due from customers for services rendered, prepayments to suppliers, tax overpayments, and advances received by accountable persons under advance accounts.

Payables

Liabilities due after one year are debts that will need to be paid within a period exceeding 12 months from the balance sheet date. Liabilities due within one year are debts that will need to be paid within a period of less than 12 months from the balance sheet date. The current portion of long-term liabilities, payable within twelve months of the reporting date, is recognised in current liabilities as the current portion of long-term liabilities. Accrued expenses are shown under other liabilities, and deferred income under prepayments received.

Amounts received in advance are recognised as a liability of the company until the company has provided the services or delivered the goods for which these amounts were received.

Amounts payable relating to employment include: wages, guarantee fund contributions, and social insurance contributions, wages held in escrow, deducted maintenance payments, other payments pursuant to enforcement orders, and personal income tax deducted from accrued wages, as well as the cost of accrued unused holiday leave.

Other payables include tax liabilities (excluding income tax); liabilities to shareholders; and other miscellaneous payables not shown in other liability items on the balance sheet.

Revenue recognition

Revenue is recognised in the accounts on an accrual basis. Revenue earned from services rendered does not include value added tax paid by customers. Trade discounts granted by the company to customers based on the volume of services provided are deducted (eliminated) from the revenue earned.

Revenue from the company's core activities includes revenue received from the company's core activities.

Revenue from the sale or lease of fixed assets, and other revenue not attributable to financial and investment activities, is classified as revenue from other activities.

Interest and similar income includes the positive impact of exchange rate fluctuations and currency conversion, interest on cash held at banks, recognised penalties and late payment interest, and other income from financial activities. Income from financial activities is recognised regardless of whether cash has been received.

Recognition of expenses

Expenses are recognised in the accounts on an accrual basis.

Only that portion of expenses incurred in previous and current reporting periods which is attributable to income earned during the reporting period is recognised as an expense. In cases where it is not possible to directly link expenses incurred during the reporting period to the generation of specific revenue, and where such expenses will not generate revenue in future reporting periods, these expenses are recognised as costs in the same period in which they were incurred.

The cost of sales item comprises expenses incurred during the reporting period and previous periods that are attributable to services rendered and goods sold during the reporting period. Only that portion of the expenses relating to services sold during the reporting period should be included in this item.

The cost of services rendered is linked to the services provided during the reporting period. Only that portion of expenses incurred to provide the services sold during the reporting period is included in this figure. Service provision costs include raw materials, consumables, components and other current assets used in the provision of services, labour costs, depreciation (amortisation) costs of fixed assets used in the provision of services, costs of services provided by third parties and similar costs.

Operating expenses reflect the costs incurred during the reporting period in connection with the company's core activities. Operating expenses include all costs incurred during the period, excluding the cost of services rendered, financial and investment costs, and losses.

Other operating expenses are expenses generated by activities other than the company's core operations. Other operating expenses include losses on the sale of fixed assets and other expenses not related to financial and investment activities.

Interest and similar expenses include the negative impact of exchange rate fluctuations and currency conversion, interest on loans received, recognised penalties and late payment interest, and other financial expenses. Financial expenses are recognised in the period in which they are incurred, regardless of when cash is paid out.

NOTES

Non-current assets

Key figures	Other equipment, devices, tools and machinery	Software equipment	Concessions, patents, licences, trademarks and similar rights	Total
Net book value at the end of the previous financial year	9,342	62,056	15,516	86,914
a) Fixed assets at cost				
At the end of the previous financial year	17,878	70,278	31,135	119,291
Changes during the financial year:				
- acquisition of assets	10,606		88,110	98,716
- assets transferred to other parties and written off assets (-)				
- transfers from one account to another + / (-)				
At the end of the financial year	28484	70,278	119,245	218,007
b) Depreciation/amortisation (-)				
At the end of the previous financial year at the end	-8,536	-8222	-15,619	-32,377
Changes during the financial year:				
- depreciation / amortisation for the financial year	-4,757	-23,426	-19283	-47466
- reversing entries (-)				
- depreciation of assets transferred to other parties and written off / amortisation (-)				
- transfers from one account to another + / (-)				
At the end of the financial year	-13,293	-31,648	-34,902	-79,843
Fixed assets held for use			16856	16856
c) Impairment				
At the end of the previous financial year at the end				
Changes during the financial year:				
- decrease in value decrease				
- reversing entries (-)				
- assets transferred to other parties and written-off assets (-)				
- transfers from one account to another + / (-)				
At the end of the financial year	0	0	0	0
(d) Net book value at the end of the financial year (a) – (b) – (c)	15,191	38,630	101,199	155,020

The value of financial assets as at 31 December 2025 was €80,799; this entire amount consists of long-term loans.

Inventories

Largest groups of receivables	2025	2024
Goods purchased for resale Advances paid	2491	2491
	5713	8028
Total:	8204	10,519

Receivables within one year

Largest groups of receivables	2025	2024
Value of trade receivables	178,049	436,401
Other receivables / debts	4,009	218
Total:	182,058	436,619

Cash and cash equivalents

Name of cash equivalents	2025	2024
Bank accounts	1262438	45,250
Cash on hand	0	0
Total:	1,262,438	45,250

Equity

Authorised capital As at 31 December 2025, consists of 69,467,374 ordinary shares. The nominal value of one share is €0.01.

Profit distribution

Items	Amount (EUR)
Retained earnings – profit (loss) – at the end of the previous financial year	-280,986
Net profit (loss) for the financial year	957,675
Profit (loss) available for distribution at the end of the financial year	
Shareholders' contributions to cover losses	
Transfers from reserves	
Profit available for distribution	
Distribution of profit:	
- to statutory reserves	
- to other reserves	
- dividends	
- other	
Retained earnings – profit (loss) – at the end of the financial year	676689

Company liabilities

Indicators Breakdown of amounts payable by type	Debts or portions thereof payable		
	within one financial year	after one year, but no later than within five years	after five years
Other current liabilities	-	-	-
Trade payables	56,173	-	-
Advance payments received	121	-	-
Income tax liabilities	120139	-	-
Liabilities relating to employment	18431	-	-
Other payables	13355	-	-
TOTAL:	208,219	-	-

As at 31 December 2025, the total accrued expenses amounted to €110,069. The majority of this amount – €105,318 – consisted of transit account commission fees.

POTENTIAL LIABILITIES AND COMMITMENTS FOR FUTURE PERIODS

As at 31 December 2025, the Company was not involved in any legal proceedings and had no guarantees, sureties or other liabilities not reflected in the balance sheet.

Sales revenue, cost of sales and expenses

In 2025, revenue from the company's core business amounted to €2,999,222, with a cost of goods sold of €131,097. In 2024, revenue amounted to €1,157,055, with a cost of goods sold of €37,011.

Total selling expenses in 2025 amounted to €320,548, of which €116,811 was allocated to advertising, €26,584 to marketing and €177,153 to other selling expenses. In 2024, total selling expenses amounted to €229,767.

Operating expenses

Types of costs	2025	2024
Staff salaries and related costs	335,785	234,637
Insurance costs	6,000	4,167
Operating tax costs	164,419	85,638
Depreciation / amortisation of fixed assets	47,466	17,342
Other general expenses	909,704	494,214
Total:	1,463,374	835,998

In 2025, the company made a profit of €957,675.

POST-BALANCE SHEET EVENTS

The financial statements are adjusted if post-balance sheet events have a direct impact on the data in the financial statements that have not yet been approved. No significant post-balance sheet events have occurred between the start of 2026 and the date of preparation of the financial statements.

Director
(Title of the company director)

Gustas Germanavičius
(First name and surname)