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**To: FINANCIAL SUPERVISORY AUTHORITY**

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**BUCHAREST STOCK EXCHANGE SA.**

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**ANNUAL REPORT**

For the **2025** fiscal year

(Annex No. 15 - in accordance with ASF Regulation **No. 5/2018**)

Report date	<b>March 17, 2026</b>
Company name	COMPLEX COMET S.A. Bucharest
Registered office	Bucharest, 84 Timisoara Blvd., Sector 6
Phone/Fax	<b>021/4441866, 021/4441869</b>
Unique registration number with the Registry Office Comeqului	<b>RO2622360</b>
Registration number in the Trade Register	<b>J40/391/1991</b>
“Regulated Market” on which the securities issued are traded	<b>AERO Market administered by BURSA DE VALORI BUCURESTI SA.</b>
Subscribed and paid-in share capital	<b>3,121,775 LEI, divided into 1,248,710 registered shares, with a par value of 2.5 lei</b>

**1. Analysis of the company's operations**

**1.1. Company overview**

a) Description of the company's core business;

COMPLEX COMET S.A. primarily engages in the leasing of storage spaces and offices in the industrial area of Bucharest, located at 84 Timișoara Blvd., Sector 6.

We would like to note that we have focused on and wish to expand as much as possible in the field of leasing commercial storage and office spaces, a field we consider to be in high demand but also highly competitive.

b) Specification of the company's date of incorporation; COMPLEX COMET S.A. was established in 1991.

c) Description of any significant changes or reorganizations of the company, its subsidiaries, or its controlled entities during the fiscal year;

This was not the case during the financial year under review.

d) Description of acquisitions and/or disposals of assets;

COMPLEX COMET S.A. recorded a decrease of 21,988 lei in the value of its tangible assets in 2025.

e) Description of the main results of the company's performance evaluation.

COMPLEX COMET S.A. recorded a profit of 53,530 lei at the end of 2025, compared to 2024, when a loss of 210,498 lei was recorded.

The company's revenue saw a slight increase of 6% compared to 2024.

As a market for our services, we cater to a large number of clients with diverse activities in trade, manufacturing, distribution, etc.

- **Tangible Assets**

The company's tangible assets as of December 31, 2025, include land and buildings, as well as equipment located in Bucharest, at 84 Timisoara Blvd., Sector 6, with a total value of 14,614,530 lei.

- **Financial assets**

This was not the case during the financial year being reported.

- **Trade receivables**

Trade receivables do not bear interest and generally have payment terms ranging from 30 to 120 days.

- **Trade payables**

As of December 31, 2025, the company's trade payables are:

<b>Liabilities</b>	<b>Balance as of December 31, 2025</b>	<b>Maturity: less than 1 year</b>
Total:	135,309	135,309

The company has liabilities to various suppliers and to the state budget.

- **Share capital**

As of December 31, 2025, the company's share capital is as follows:

<b>Shareholders</b>	<b>No. of shares</b>	<b>Par value</b>	<b>Total value</b>	<b>Percentage held</b>
COMET PAS	1,136,300	2.5	2,840,750	91%
Legal entities	40,623	2.5	101,557	3.25%
<b>Individuals</b>	71,787	2.5	179,468	5.75%
Total	1,248,710		3,121,775	100%

### 1.1.1. General assessment:

- a) The company reported a profit of 53,530 lei at the end of 2025.
- b) As of December 31, 2025, revenue amounted to 918,369 lei, and total income was 926,208 lei, a 6% increase compared to the previous year.
- c) The company provides services only within Romania.
- d) Operating expenses amounted to 869,608 lei.
- e) The market share held by our company is small.
- i) Liquidity:  
As of December 31, 2025, cash amounted to 2,478 lei, and bank accounts amounted to 0 lei.

#### Overall liquidity:

General liquidity as of December 31, 2025 — Current assets/Short-term liabilities = 10.10  
General liquidity as of December 31, 2024 = Current assets/Short-term liabilities = 9.40  
General liquidity increased in 2025 compared to the 2024 level.

The current liquidity ratio indicates that the company's liabilities are not covered by inventory and receivables.

#### Reduced liquidity:

Low liquidity as of 12/31/2024 = Current assets – Inventories / Short-term liabilities = 3.39  
Low liquidity as of 12/31/2025 = Current assets – Inventories / Short-term liabilities = 3.90

### 1.1.2. Assessment of the company's technical level

The primary market for the services offered by COMPLEX COMET S.A. is the real estate services market, specifically office and warehouse leasing services.

These rental services account for 100% of our company's revenue and total turnover over the past 3(three) years, being the sole and primary activity carried out by the company. Given the trends in the real estate market, our company *does* not intend to introduce and will not resort to new products that could affect the company's assets in the upcoming fiscal year. We will prefer to continue with existing services, without introducing additional services or products, so as not to risk tying up financial funds that cannot be recovered or amortized.

**1.1.5. Assessment of technical and material procurement (domestic sources, imported sources)** Given the nature of the activity, we do not incur costs for raw materials; the only materials are those used for maintenance and the replacement of sanitary fixtures, tiles, and partial replacement of electrical installations, which do not exceed 300 lei/month. A larger share is represented by "utility costs" provided by specialized institutions such as Urban, Orange, Apa Nova, Digi Romania, etc.

### 1.1.4. Assessment of sales activity

- a) Description of the sequential evolution of sales on the domestic and/or foreign market and of the medium- and long-term sales outlook;

Revenue trends from rental services in the domestic market were as follows:

- fiscal year 2025 - 918,369 lei
- Fiscal year 2024 - 864,436 lei
- Fiscal year 2023 - 835,088 lei
- As can be seen, annual revenue increased in 2025 compared to 2024.

- b) Description of the competitive landscape in the commercial company's field of activity, the market share of the commercial company's products or services, and the main competitors;

In this field of activity where we offer our services, competition is very high because in

Every year, the total area of space available for rent increases, as new construction projects or companies that are scaling back their operations convert production facilities or other types of space into rental properties. In addition to this, there is the issue of relocating existing tenants, which has led warehouse owners to charge rates 30–45% lower than before; these rates have become quite low and out of step with the market, with significant differences in rates among market players. Given these circumstances, it is very difficult to maintain a high and consistent occupancy rate for one's own rental spaces.

c) A description of any significant dependence of the company on a single customer or on a group of customers whose loss would have a negative impact on the company's revenue.

However, based on the above, we can state that our company has significant dependencies on one or more customers, the loss of whom would have a negative impact on our company's revenue.

#### **1.1.5. Assessment of aspects related to the company's employees/staff**

a) The average number of employees as of December 31, 2025, was 2 employees.

The level of education among employees is: 100%—all administrative staff hold a college degree or higher. Since our workforce is small, employees have not formed a labor union nor are they affiliated with any other type of organization.

b) Relationships between management and employees are collaborative.  
There are no "conflicts" between management and employees.

#### **1.1.6. Assessment of aspects related to the impact of the issuer's core activities on the environment.**

There are no disputes, nor are any disputes anticipated, regarding violations of environmental protection legislation.

In accordance with current legislation in this area, the impact of our activities on the environment is insignificant.

#### **1.1.7. Evaluation of Research and Development Activities.**

There is an ongoing focus on improving conditions in leased spaces and identifying risks to ensure business continuity under normal conditions.

#### **1.1.8. Assessment of the company's risk management activities.**

There is a constant focus on avoiding exposure to risks that could significantly impact the continuity of operations.

#### **1.1.9. Outlook on the company's operations**

a) Presentation and analysis of trends, events, or factors of uncertainty that affect or could affect the company's liquidity, compared to the same period of the previous year.

b) Presentation and analysis of the effects of current or anticipated capital expenditures on the company's financial position compared to the same period last year.

c) Presentation and analysis of events, transactions, and economic changes that significantly affect core revenues.

a) The only uncertainty that could affect the company's liquidity compared to the same period of the previous year is the expected correction in the real estate market after a prolonged period of

economic growth. The risk of a macroeconomic downturn that could also affect the real estate market in the segment where we operate is increasing as the likelihood of a recession grows. We believe that a decline in liquidity in the real estate market within the logistics segment could result in a decrease in the value of the fixed assets that support our business. It remains to be seen exactly what changes will occur in market dynamics after the state of alert ends.

b) In the coming period, significant capital expenditures will be made for the refurbishment of

the company's main asset, expenses that will be borne by the company's tenant.

c) There are no events that significantly affect core earnings compared to previous years.

## 2. The company's tangible assets

2.1. In 2025, no renovations were performed on tangible assets.

2.2. Our company owns a warehouse and office space in Bucharest, 84 Timisoara Blvd., Sector 6, with a total floor area of 16,875.41 sq m on a land area of 25,415 sq m, which has a depreciation rate of up to 50% based on the year of construction, however, considering the major investments made pursuant to Building Permit No. 29T/14.09.2001 issued by the Bucharest City Hall, with the work completed and finalized pursuant to Acceptance Report No. 563084/25.09.2006, we can state that **we have a wear and tear** rate of up to 15%.

2.3. That is not the case, as all of our properties are registered and recorded with the relevant authorities.

## 3. The securities market where the commercial company trades

3.1. The main market in Romania where the securities issued by our company are traded is AERO — BVB.

3.2. Regarding company policy, the dividend policy was chosen to offset the loss from the previous year

3.3. To date, there has been no instance of the company repurchasing its own shares.

3.4. The company has no subsidiaries.

3.5. The company has not issued any bonds or other debt securities.

## 4. Management of the company

### 4.1. List of Directors

Company management for the fiscal year 2025 was carried out by a sole director:

Nunie Presume Age	Qualifications	Professional experience	
		Selection	Length of service
Barbulescu Ana 65	Construction Specialist Warehouse Management Administrator		3
		years	

In accordance with the Articles of Incorporation, the management of the company was ensured by Ms. Ana Barbulescu, Sole Administrator.

b) We are not aware of any agreement, understanding, or family relationship among the administrators

The company and another individual “thanks to whom” that person was appointed as director; The company’s director does not hold any shares in COMPLEX COMET S.A.

c) We are not aware of any list of persons affiliated with the company.

#### 4.2. List of members of the company’s executive management.

- a) Currently, the General Manager of the company is Mihaila Ioan Alexandru, appointed to this position on April 19, 2017, with responsibilities established in accordance with the provisions of Article 21 of the company’s Articles of Incorporation.
- b) The company’s CEO is the president of PAS COMET (a shareholder of the company)
- c) The General Manager of the Company does not hold any shares in his own name in Complex Comet S.A., but is a member of PAS COMET, an association that holds 91% of the total number of shares in the company.

4.3. Regarding any litigation or administrative proceedings in which members of the Board of Directors and executive management have been involved over the past 5 years, we can confirm that there are no pending proceedings or litigation against them.

#### 4.4. Executive management compensation.

In 2025, no compensation or other payments were made to the company’s administrator.

### 5. Financial and Accounting Statement

a) Balance sheet items:

The main balance sheet items are presented in the following table:

	2023	2024	2025
Total assets, of which:	9,442,609	9,291,763	10,484,566
- tangible assets	9,429,024	9,284,162	9,116,854
- cash on hand and bank accounts	13,585	7,601	2,478
Total liabilities, of which:	3,286,329	3,286,329	3,286,329
- equity	3,121,775	3,121,775	3,121,775
- reserves	164,554	164,554	164,554

The cash flow statement shows changes in cash and cash equivalents resulting from operating, investing, and financing activities

Profit and Loss Statement:

Indicator	Actual 2024	Actual 2025	Change 2025/2024
1. Revenue	864,436	918,369	6%
2. Total revenue, of which:	864,436	918,369	6
Trade			
Services	864,436	918,369	6%
Sales of assets and fixed assets			
3. Total expenses	1,079,144	869,608	-20%
4. Gross profit	210,498	53,530	
5. Inventories	839,222	839,222	0
5. Total liabilities	139,583	135,309	-3%

6.	Total receivables	465,943	679,449	45
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The general conclusions highlighted in the table above are as follows:

Revenue from operating activities as of December 31, 2025, in the amount of 926,208 lei, accounts for 99% of total revenue. Turnover in the amount of 918,369 lei increased by 6% compared to the turnover for 2024

Operating expenses related to revenue amounted to 869,608 lei, representing 100% of total recorded expenses.

The share of personnel expenses in total operating expenses increased in 2025 compared to 2024 by 1%.

COMPLEX COMET S.A. recorded a profit of 53,530 lei in 2025.

Category of operating expenses		Amount for 2024	Value 2025	Change from 2024 to 2025
1.	Material expenses		0	
2.	Water and energy expenses	58,366	60,385	3%
3.	Expenses related to goods			
4.	Personnel expenses	115,544	116,634	1%
5.	Expenses for external services	188,158	226,292	20
6.	Other operating expenses (depreciation, taxes, taxes, cost of assets sold)	735,658	466,296	-58%

c) As of December 31, 2025, cash amounted to 2,478.1 lei, compared to December 31, 2024, when cash amounted to 7,601 lei. Bank accounts amounted to 0 lei as of December 31, 2024, and remain at 0 lei as of December 31, 2025.

#### Inventory Status

Total inventory as of December 31, 2025 was 0 lei.

#### Receivables and Liabilities

lei

		12/31/2024	12/31/2025	2025/2024
1.	Current assets	1,312,766	1,503,021	14%
2.	Receivables	465,943	679,449	45%
3.	Current liabilities	139,583	135,309	-3%
4.	Liabilities due in a longer period than one year	0	0	0
5.	Ending inventory	0	0	0
6.	Current liquidity (1/3 i	9.40	10.10	
7.	Quick ratio t1-5/3 i	3.39	3.90	

The largest portion of total liabilities consists of liabilities to the state budget, followed by liabilities to suppliers. These liabilities are in accordance with the applicable contracts and regulations, and no collateral has been provided to secure their repayment.

No provisions were set aside for the company's debts in the current year.

For COMPLEX COMET S.A., 2025 was a year of operations based "exclusively on private capital."

Currently, PAS COMET holds 91% of the company's shares, similar to the previous year, with legal entities holding 3.25% and other individual shareholders holding 5.75%.

Asset management was carried out in accordance with legal regulations, compliance with which was subject to several management audits. Inventories were conducted at the company's own units in accordance with OMFP No. 2861/09.10.2009 approving the Rules on the organization and conduct of inventories of assets, liabilities, and equity, as well as applicable regulations.

The company's records and accounting are maintained in accordance with Accounting Law No. 82/1991 and subsequent regulations.

The balance sheet was prepared in accordance with the applicable methodological rules, based on the entries in the synthetic and analytical trial balance.

Payments to the State Budget, special funds, and social security contributions were calculated and transferred to the Treasury accounts in accordance with the applicable methodological guidelines.

The income statement reflects all of the company's revenues and financial results for the 2025 fiscal year.

**Attachments:**

- a) Management report for the year 2025 by the company's administrator;
- b) Financial auditor's report for the 2025 fiscal year;
- c) Balance sheet as of December 31, 2025, income statement, and 2026 income and expense budget;
- d) Summary trial balance as of December 31, 2025;
- e) Statement by the responsible persons within the Company, in accordance with the provisions of Article 223(c) of FSA Regulation No. 5/2018 on issuers and securities transactions.
- f) Governance statement for 2025.
- g) Notes to the financial statements;
- h) Administrator's report;

**COMPLEX COMET S.A.**

**Ana Barbulescu**

Representative Legal Administrator

Mihaila Ioan Alexandru  
General Manager "

Monica Gabriela Jutaru  
Chief Accountant

STATEMENT

Pursuant to Article 223(c) of ASF Regulation No. 5/2018 on issuers and transactions in securities

**I, the undersigned, Ana Barbulescu—Administrator—and Monica Gabriela Jutaru—Chief Accountant—of COMPLEX COMET S.A.**, headquartered in Bucharest at 84 Timisoara Blvd., Sector 6, Phone/Fax: 021/4441866, 021/4441869, Unique Registration Code with the Trade Registry Office: RO 2622360, Registration Number in the Trade Register: J40/391/1991, Subscribed and paid-in share capital: 3,121,775 lei, a company admitted to trading on AeRO — the stock market of the Bucharest Stock Exchange, hereby declare on our own responsibility that, to the best of our knowledge:

- a) The annual financial statements have been prepared in accordance with applicable accounting standards
- b) The annual financial statements provide a true and fair view of the Company's assets, liabilities, financial position, and income statement
- c) The Board of Directors' report contains a fair review of the Company's development and performance, as well as a description of the principal risks and uncertainties specific to the business conducted.

Date: March 17, 2026

BARBULESCU ANA

Signature,



JUTARU MONICA-GABRIELA

Signature,





STATEMENT REGARDING CORPORATE GOVERNANCE

Appendix to the 2025 Annual Report

No. Crt.	Provision   Fulfilled	Compliant	No respecta	Measures
A.1	The company must have <b>internal regulations</b> for the <b>Board</b> that include terms of reference regarding the Board and the company's key management positions.  <b>The management of conflicts of interest</b> at the Board level must also be addressed in the Board's regulations.	X		
A.2	Any other professional engagements of Board members, including their status as executive or non-executive member of the Board in other companies (excluding subsidiaries of the company) and non-profit organizations, shall be disclosed to the Board prior to appointment and during the term of office.	X		
A.3	Each member of the Board shall inform the Board of any relationship with a shareholder who directly or indirectly holds shares representing no less than 5% of the total number of voting rights. This obligation applies to any relationship that may affect the position of the respective member on matters pertaining to Board decisions.	X		
A.4	The annual report must state whether an evaluation of <b>the Board</b> took place, under the chair's leadership. It must also include the number of Board meetings.	X		Regarding the evaluation of the Sole Administrator, <b>we note</b> that he makes decisions whenever necessary, depending on the issues that arise in the company's day-to-day operations.
A.5	<b>The procedure regarding cooperation with the Authorized Consultant</b> for the period during which such cooperation is required by the Bucharest Stock Exchange shall include at least the following:  A.S.1. The contact person for the Authorized Consultant		X	The Authorized Consultant partner Complex Comet has ceased operations. Steps have been initiated to contract a new authorized consultant.

	<p>A.5.2 Frequency of meetings with the Authorized Consultant, which shall be at least once a month and whenever new events or information require the submission of current or periodic reports, so that the Authorized Consultant may be consulted;</p> <p>A.5.3. The obligation to provide the Authorized Consultant with all relevant information and any information that the Authorized Consultant reasonably requests or that is necessary for the Authorized Consultant to fulfill its responsibilities;</p> <p>A.5.4. The obligation to inform the Bucharest Stock Exchange of any malfunction arising in the course of cooperation with the Authorized Consultant, or of a change in the Authorized Consultant.</p>			
B.1	The Board shall adopt a policy such that any transaction of the company with a subsidiary representing 5% or more of the company's net assets, as per the most recent financial report, must be approved by the Board.	X		The company has no subsidiaries; the Sole Administrator approves any a transaction by the company with an affiliate representing 5% or more of the company's net assets, according to the most recent financial report.
B.2	<b>The internal audit</b> must be performed by a separate organizational unit (the internal audit department) within the company or by an independent third party, which will report to the Board and, within the company, will report directly to the CEO.		X	The procedures for hiring a new internal auditor have been initiated.
C.1	The company will publish a section in the Annual Report that will include <i>total revenue</i> the remuneration of the members of the Board and the CEO for the relevant financial year and <i>the total amount of all bonuses or any variable compensation</i> , as well as <i>the key assumptions</i> and principles used to calculate the aforementioned remuneration.	X		
D.1	In addition to the information required by law, <b>the company's website will contain a section dedicated to Investor Relations, in both Romanian and English</b> , with all relevant information of interest to investors, including:	X (Partial)		has dc page dc internet — www.complexcomet.ro - where, under the "Investor Relations" section, the information required by the applicable legal framework regarding investor relations is posted. The information and documents are made available to investors both in Romanian and, <b>in part</b> , in English.

	D.1.1. The company's main regulations, in particular the articles of incorporation and internal regulations of the statutory bodies	<b>X (Partial )</b>		The company will take all necessary steps to ensure that, no later than December 31, 2026, all information and documents published by the company in the "News" section are displayed in English.
	D.1.2. CVs of the members of the statutory bodies	X (Partial)		The company will take all necessary steps to ensure that, no later than December 31, 2026, all information and documents published by the company in the "News" section are <b>displayed in English.</b>
	D.1.3. Current and periodic reports			
	D.1.4 Information regarding general meetings of shareholders: agenda and related materials; resolutions of general meetings	X		
	D.1.5. Information regarding corporate events such as dividend payments or other events that result in the acquisition or restriction of a shareholder's rights, including the grounds, limits, and principles governing such transactions	X		
	D.1.6. Other extraordinary information that should be made public: the cancellation/ modification/initiation of cooperation with an Authorized Consultant; signing/renewal/termination of an agreement with a Market Maker	X		
	D.1.7. The company must have an <b>Investor Relations function</b> and include in the section dedicated to this function <b>on the company's website</b> the name and contact details of a person who is able to provide, upon request, the relevant information	W )		The investor relations contact is Ms. Ana Barbulescu
D.2	A company must adopt a dividend policy, defined as a set of guidelines regarding the distribution of net profit, which the company declares it will adhere to. The principles of the dividend policy must be published on the company's website.			The Ordinary General Meeting of Shareholders determines the payment of dividends, if applicable. No dividends were paid during 2025.

D.3	A company must have a <b>policy</b> in place <b>regarding forecasts</b> and whether or not they will be provided. Forecasts are the quantified conclusions of studies aimed at determining the overall impact of a set of factors on a future period (so-called assumptions). The policy must specify the frequency, the period covered, and the scope of the forecasts. If published, forecasts will be included in annual, semi-annual, or quarterly reports. The policy regarding forecasts must be published on the company's website.		X	The company will take all necessary steps to comply with this Principle, namely by adopting a policy regarding forecasts by December 31, 2026
D.4	A company must set the date and location of a general meeting in such a way as to allow for the participation of as many shareholders as possible.	X		
D.5	Financial reports will include information in both Romanian and English, regarding the main factors influencing changes in sales, operating profit, net profit, or any other relevant financial indicator	X		
D.6	The Company will organize at least one meeting/conference call with analysts and investors, every year. The information presented on these occasions will be published in the Investor Relations section of the company's website at the time of the respective meeting/conference call.		X	

Seinnatura,  
COMPLEX COMET S.A. BUCHAREST

Ana Barbulescu, CEO



SC AUDITOR EXPERT SRL

Headquarters: Targoviste, I. C. Bratianu St., Bl. D2A, Apt. 4.

Dambovită County Tax

ID 15530005

Commercial Registry No. J15/475/2003

ASPAAS Registration No.: RPE FA420

## INDEPENDENT FINANCIAL AUDITOR'S REPORT

**To:**

**To the Shareholders of COMPLEX COME7 S.A.**

### Unqualified Opinion

1. Ann audited the financial statements of COMPLEX COMET S.A. (“the Company”), headquartered in Bucharest, 84 Timisoara Blvd., Bucharest-Sector 6, identified by the unique tax registration code 2622360, which include the balance sheet as of December 31, 2025, the income statement, the statement of changes in equity for the fiscal year ended on that date, a summary of significant accounting policies, and the explanatory notes.

2. The financial statements referred to pertain to:

○ Net assets/Total equity:	10,484,566 lei
○ Profit for the fiscal year:	53,530 lei

3. In our opinion, the financial statements present fairly the financial position of the Company as of December 31, 2025, as well as the results of its operations for the fiscal year ended on that date, in accordance with Order of the Minister of Public Finance No. 1802/2014 approving the Accounting Regulations regarding individual annual financial statements and consolidated annual financial statements, as subsequently amended (“OMFP No. 1802/2014”), Law No. 82/1991, as republished, with subsequent amendments and supplements, and the provisions of ORDER No. 2036/12/23/2025 regarding the main aspects related to the preparation and submission of annual financial statements and annual accounting reports by economic operators to the National Agency for Public Fiscal Administration *Published in*.

*Official Gazette No. 41 of January 20, 2026*

*en     one thousand*

4. We conducted our audit in accordance with International Standards on Auditing (“ISA”), as adopted by the CAFR, EU Regulation No. 537 of the European Parliament and of the Council (the “Regulation”), and Law No. 162/2017 on the statutory audit of annual financial statements and consolidated annual financial statements (“the Law”).

Our responsibilities under these standards are described in detail 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 requirements of the Code of Ethics for Professional Accountants, issued by the International Ethics Standards Board for Accountants (IESBA Code), including the requirements of the Regulation and the Law relevant to the audit of financial statements in Romania, and we have fulfilled our other professional ethical responsibilities appropriate to provide a basis for our opinion.

**Highlighting certain aspects**

5. Matters addressed in the context of the audit of the financial statements:

Since, in Romania, the tax legislation applicable in 2023, 2024, and 2025 has been and continues to be subject to constant change and adaptation to EU and international legislation, there are differing interpretations of the legal provisions. The Company’s management has recorded the various taxes, fees, contributions, etc., in the accounts presented in the financial statements based on the best interpretations of the tax provisions in force.

O Given that 12 years have passed since the last revaluation recorded in the accounts, we are not in a position to apply procedures that would provide us with reasonable assurance that the net value presented in the balance sheet is fair value. For the buildings recorded in the accounting records at their revalued fair value as of 2013, subsequent revaluations were performed solely for the purpose of determining local taxes, and these were not recorded in the Company’s accounting records.

The Company holds fixed assets that are not being utilized to capacity and for which there are indications that their net book value differs from their recoverable amount; therefore, it is advisable to have them fairly valued by an independent appraiser.

It is recommended to analyze the accounts receivable to determine whether the carrying amount exceeds the recoverable amount, with a view to making adjustments to the realizable amount, as well as taking measures to collect receivables and pay outstanding liabilities in the amount of 63,434 lei.

The Company is able to continue its operations, and in 2025 it recorded a profit of 53,530 lei.

**Our opinion is not modified by the matters described above.**

6. We note that our engagement was limited exclusively to performing the statutory audit of the Company's financial statements as of December 31, 2025, and was not extended to the performance of other services.

The 2025 financial statements are not intended to present the financial position, results of operations, and a set of notes to the financial statements in accordance with accounting regulations and principles accepted in countries and jurisdictions other than Romania. Therefore, the attached financial statements are not prepared for the use of persons unfamiliar with the legal regulations in Romania.

### **Alte informatii – Raportul administratorilor**

7. The directors are responsible for the preparation and presentation of the Directors' Report in accordance with OMFP No. 1802/2014, paragraphs 489–492 of the Accounting Regulations on Individual Annual Financial Statements and Consolidated Annual Financial Statements, and for such internal control as the directors determine is necessary to enable the preparation and presentation of the Directors' Report that is free from material misstatement, whether due to fraud or error. The Directors' Report is attached to this report and is not part of the financial statements.

Our opinion on the financial statements does not cover other information, and we do not express any assurance conclusion regarding such information.

In connection with our audit of the financial statements for the fiscal year ended December 31, 2025, our responsibility is to read the Directors' Report and, in doing so, to assess whether there are any material inconsistencies between the Directors' Report and the financial statements, and whether the Directors' Report includes, in all material respects, the information required by OMFP No. 1802/2014, paragraphs 489–492 of the Accounting Regulations on Individual Annual Financial Statements and Consolidated Annual Financial Statements, and whether, based on the knowledge and understanding we have gained during the audit of the financial statements regarding the "Company" and its environment, the information included in the Directors' Report is materially misstated. We are required to report on these matters.

Based on the work performed, we report that:

- a) The Directors' Report contains no information that *is* not consistent, in all material respects, with the information presented in the accompanying financial statements;
- b) The management report identified above includes, in all material respects, the information required by OMFP No. 1802/2014, paragraphs 489–492 of the Accounting Regulations regarding individual annual financial statements and consolidated annual financial statements.

Furthermore, based on the knowledge and understanding we have gained during the audit of the financial statements for the fiscal year ended December 31, 2025, regarding the Company and its environment, we have not identified any information included in the Directors' Report that is materially misstated.

*Responsibilities of Management and the Board of Directors and Compliance with Governance Principles for the Financial Statements*

8. Management is responsible for preparing financial statements that present a true and fair view in accordance with OMFP No. 1802/2014, and for such internal control as management deems necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, for disclosing, where applicable, matters related to going concern, and for 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, or unless a subsequent event occurs that has a significant impact on the Company's ability to continue as a going concern.

Those charged with governance are responsible for overseeing the Company's financial reporting process. The financial audit does not relieve management of its responsibility for the truth, fairness, and accuracy of the data and information contained in these financial statements.

*The Auditor's Responsibilities Regarding the Financial Statements*

9. 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 represents a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement, if one exists. Misstatements may be caused by fraud or error and are considered material if it can reasonably be expected that they, individually or in the aggregate, will influence the economic decisions of users made on the basis of these financial statements.

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

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures in response to those risks, and obtain sufficient and appropriate audit evidence to provide a basis for our opinion. The risk of failing to detect a material misstatement caused by fraud is higher than the risk of failing to detect a material misstatement caused by error, because fraud may involve collusion, forgery, intentional omissions, misrepresentations, and the circumvention of internal controls.

- ⇒ we understand the internal controls relevant to the audit in order to design audit procedures appropriate to the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal controls.
- ⇒ We evaluate the appropriateness of the accounting policies used and the reasonableness of the accounting estimates and disclosures made by management.
- ⇒ We form a conclusion regarding the appropriateness of management's use of the going concern basis of accounting and determine, based on the audit evidence obtained, whether there is a material uncertainty regarding events or conditions that could cast significant doubt on the "Company's" ability to continue as a going concern. If we conclude that there is material uncertainty, we must draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the "Company" to cease operations on a going concern basis.
- ⇒ We evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and the extent to which the financial statements reflect the underlying transactions and events in a manner that results in a fair presentation.

**Targoviste, March 13, 2026**

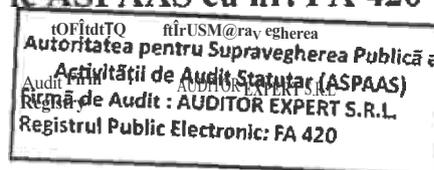
Financial Auditor,

**SC AUDITOR EXPERT SRL**

**Registered with the Chamber of Financial Auditors of Romania under authorization no. 420/2003 and in the PAAS electronic public registry PAAS under no. FA 420**

Administrator,  
GROZA MARIA

*Handwritten signature*



**COMPLEX COMET S.A.**

Tax ID No.

RO2622360

J40/391/1991

ADDRESS: 84 TIMISOARA

BOULEVARD, SECTOR 6, BUCHAREST

**MANAGER'S REPORT AS OF DECEMBER 31,**  
**2025**

COMPLEX COMET S.A., headquartered at 84 Timisoara Blvd., Sector 6, Bucharest, registered with the Trade Registry Office attached to the Bucharest Tribunal under No. J40/391/1991, unique registration code RO 2622360, carried out commercial space leasing activities in 2025, achieving the following indicators:

- total revenue	- 926,208 lei;
- total expenses	- 869,608 lei;
- gross profit (gross loss)	56,600 lei;
- e tax due	- 3,070 lei;
- net profit (net loss)	- 53,530 lei;

The profit recorded at the end of 2025 will cover the losses from previous years:

- retained earnings	(2,284,808) lei
- profit recorded in 2025	- 53,530 lei

In preparing the annual financial statements, the Company complied with the provisions of the applicable accounting regulations, namely the Accounting Law No. 82/1991, as republished, with subsequent amendments and supplements, and Ministerial Order No.P. No. 1802/2014 approving the accounting regulations regarding individual annual financial statements and consolidated annual financial statements, as amended and supplemented, as well as Order No. 2036/2025 - regarding the main aspects related to the preparation and submission of annual financial statements and annual accounting reports by economic operators to the territorial units of the Ministry of Public Finance

***ALTE INFORMATII:***

- a) the entity's projected development—the company will focus its activities on the same areas as in the past, given that these areas have generated the highest profit margins;
- b) research and development activities — not applicable;
- e) information regarding the purchase of treasury shares, namely: the reasons for purchases made during the fiscal year; the number and par value or, in the absence thereof, the book value of the shares acquired and disposed of during the financial year and the proportion of the subscribed capital that they represent; in the case of acquisition and disposal for consideration, the consideration for the shares; the number and par value or, in the absence thereof, the accounting equivalent

of all shares acquired and held by the entity and the proportion of the subscribed capital that they represent — not applicable;

d) Existence of branches of the entity — not applicable; The company's operations were conducted at its headquarters.

e) Regarding the entity's use of financial instruments, if significant for the assessment of its assets, liabilities, financial position, and profit or loss:

- the entity's objectives and policies regarding financial risk management — not applicable;

- The entity's exposure to price risk, credit risk, liquidity risk, and cash flow risk—not applicable. The company follows a pricing policy that aims to adjust prices in line with market trends. The prices charged are competitive in the local market. Debt maturity dates are closely monitored, and amounts due after payment deadlines are promptly followed up on.

**The company's policies and objectives regarding risk management are:**

- maintaining a low risk of bad debt by adhering to the internal procedures established to achieve this objective; revising these procedures as necessary;

- ensuring a balance between the receivables collection period and the debt payment period.

In 2025, the company did not grant any advances or loans to the administrator/president. For 2024, significant changes are anticipated within the entity regarding both the value of investments and turnover, with a trend of slight growth compared to the activity in 2025.

**The valuation of items in this simplified financial statement was performed in accordance with the following accounting principles:**

1. Going concern principle: It was assumed that the company will continue its operations as usual for the foreseeable future;

2. Principle of consistency of methods: The same rules, methods, and standards were applied regarding the valuation, recording, and presentation of assets and liabilities in the financial statements, ensuring the comparability of accounting information over time.

3. Principle of prudence: Only profits recognized by the end of the fiscal year were taken into account; all foreseeable liabilities and potential losses were considered, and value adjustments were made to account for all possible impairments, regardless of how they might have affected the financial result;

4. The accrual principle: In determining the result, all revenues and expenses were taken into account regardless of the date of receipt of the amounts or the date of payment;

5. Principle of separate valuation of assets and liabilities: All assets and liabilities were recorded, and any subsequent legal offsets were made;

6. The principle of immutability: the opening balance sheet corresponds to the closing balance sheet;

7. The principle of non-offset: no offsets were made between revenues and expenses, or between assets and liabilities, other than those permitted by law.

Significant accounting policies: The financial statements are prepared and presented in lei;

Inventories are stated at historical (acquisition) cost.

The cost of inventories is based on the FIFO (first-in, first-out) principle. Accounts receivable and accounts payable are stated at their recoverable value and payable value, respectively.

In 2025, no provisions were set aside for the impairment of receivables. To recover the advance paid to Indagara Prodcom SA, the undersigned is listed among the creditors.

**Information regarding employees:**

- a) No allowances were granted to members of the administrative, management, and supervisory bodies.
- b) There are no contractual obligations regarding the payment of pensions to former members of the administrative, management, and supervisory bodies.
- c) No advances or loans were granted to members of the administrative, management, and supervisory bodies during the fiscal year.
- d) Employees:
  - Average number: 2
  - Salaries paid or payable for the fiscal year: 65,100 lei
  - social security contributions: 39,470 lei
  - expenses related to income tax on salaries: 5,990 lei
  - expenses related to employment insurance contributions: 2,489 lei

The company has no subsidiaries. The balance sheet was prepared in accordance with the rules set forth in the regulations in force, based on the trial balance. The income statement accurately reflects the revenues, expenses, and financial results for the reporting period.

Administrator,  
Barbu ~~Iliescu~~ Ana  


**MANAGEMENT REPORT**  
For the fiscal year 01/01/2025 — 12/31/2025

**Overall economic performance**

Indicator	Actual	2025	Actual	2024
2025/2024				
1. Revenue	918,369		868,646	
2. Total revenue, of which:	<b>926,208</b>		<b>868,646</b>	
Trade				
Services	918,369		868,646	
Sales of assets and fixed assets	7,839			
3. Total expenses	869,608		1,079,144	
4. Gross profit	<b>56,600</b>		(210,498)	
5. Inventories	839,222		839,222	
6. Total liabilities	<b>135,309</b>		<b>139,583</b>	
7. Total receivables	679,449		465,943	

The general conclusions highlighted in the table above are as follows:

**Revenues and Expenses**

Revenue from operating activities as of December 31, 2025, in the amount of 926,208 lei, accounts for 99% of total revenue. Turnover in the amount of 918,369 lei increased by 5.50% compared to the turnover for 2024.

Operating expenses related to revenue amount to 869,608 lei, representing 100% of total recorded expenses.

The share of expenses decreased by 24% compared to 2024.

COMPLEX COMET S.A. recorded a gross profit of 56,600 lei at the end of the year

Expense category	2025	2024
Operating	Amount	Amount
1. Expenses for materials	0	0
2. Water and energy expenses	60,385	58,366
3. Cost of goods sold		
4. Personnel expenses	<b>116,634</b>	<b>115,544</b>
5. Expenses for external services	<b>226,292</b>	188,158
6. Other operating expenses (depreciation, fees, taxes, Cost of assets sold)	469,367	717,076
7. Other expenses	0	0

**Inventory statement**

Total inventory as of December 31, 2025, was 839,222.00 lei, which remained unchanged from 2024, including advances paid to suppliers.

**Receivables and Liabilities**

	12/31/2025	12/31/2024
1. Current assets	1,521,149	1,312,766
2. Receivables	679,449	465,943
3. Current liabilities	13J.309	<b>139,583</b>
4. Liabilities payable in a period longer than one year	0	0
5. Ending inventory	839,222	839,222

The largest share of receivables is accounted for by accounts receivable from customers

Accounts payable to suppliers account for 32% of total liabilities. These liabilities are in accordance with applicable contracts and regulations

#### **Asset management, bookkeeping, and preparation of the balance sheet**

The year 2025 represented for COMPLEX COMET S.A. an operation based exclusively on private capital.

As of December 31, 2025, PAS COMET held 91% of the company's shares, similar to the previous year, with legal entities holding 3.25% and other individual shareholders holding 5.75%.

Asset management was conducted in accordance with legal regulations, compliance with which was subject to several management audits. Inventories were conducted at the company's own facilities in accordance with OMFP No. 2861/09.10.2009 approving the Rules on the organization and conduct of inventories of assets, liabilities, and equity, as well as applicable regulations.

The company's records and accounting are maintained in accordance with Accounting Law No. 82/1991 and subsequent regulations.

The balance sheet was prepared in accordance with the applicable methodological guidelines, based on the entries in the summary and analytical ledgers.

Liabilities to the State Budget, special funds, and social security contributions were determined and transferred to the Treasury accounts in accordance with the applicable methodological rules.

The income statement reflects all of the company's revenues and the financial results for the 2025 fiscal year.

#### **Proposals for covering losses from previous years**

At the end of 2025, the company recorded a profit of 53,5301 lei, which will cover the losses from previous years.

#### **Proposed measures for the company's operations in 2025**

The measures proposed for the entire year focus on the following areas:

1. Increasing the speed of debt collection through payment demands and the inclusion/enforcement of penalty calculation clauses in concluded contracts;

Administrator,  
Barbules one



**Bifati numai**  
if  
if applicable

- Large Taxpayers Filing Their Financial Statements in Bucharest Branch
- GIE - economic interest groups
- Net-assets less than 1/2 of the subscribed capital
- 

An  Semestru Year

Audit amount **3.121.775**

Entity **COMPLEX COMET S.A.**

**Adresa**

County: **Bucuresti** Seor: **Sedor 6** City: **BUCHAREST**  
 Street: **8D.TIMISOARA** Floor: Phone: **0314441866**  
 Commercial Registry Number: **J40/39/1991** Nr.: **84** Bloc: Ap.: **0314441866**

Primary activity (CAEN code and class name) **6820** Main activity actually carried out (CAEN code and class name) **6820**  
**proprietate** **34-Societati pe actiuni** Cod unic de inregistrare **2 6 2 2 3 6 0**  
 CAEN 2024  CAEN 2025 Cod LEI (Legal Entity Identifier, conform ISO 17442)

**Situatii financiare anuale**

(entitati al caror exercitiu financiar coincide cu anul calendaristic)

- Entitati mijlocii, mari si entitati de interes public
- Entitati de interes public

Annual financial statements as of December 31, 2025, submitted by the entities referred to in Section 1.35 of the Accounting Regulations, approved by OMP No. 1302/2014, as amended and supplemented, whose fiscal year corresponds to the calendar year  
 F10 - CONDENSED BALANCE SHEET  
 F20 - INCOME STATEMENT F30 - DISCLOSURE INFORMATION  
 F40 - STATEMENT OF FIXED ASSETS

**Raportari anuale**

- 1. entitatile care au optat pentru un exercitiu financiar diferit de anul calendaristic, cf.art. 27 din Legea contabilitatii nr. 82/1991
- 2. persoanele juridice aflate in lichidare, potrivit legii
- 3. societatile pe actiuni care au optat pentru exercitiu financiar diferit de anul calendaristic
- 4. sediile permanente ale persoanelor juridice cu sediul in Spatiul Economic European
- 5. persoanelor juridice straine cu sediul in Spatiul Economic European, care au locul de exercitare a conducerii efective in Romania

Equity - total	10,484,566
Subscribed capital	3,121,775
Profit or loss	53,530

**Indicatori :**

LEGAL REPRESENTATIVE (DIRECTOR OR PERSON RESPONSIBLE FOR MANAGING THE ENTITY),

ANA BARBULESCU

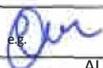
First and last name **UTARU MofJ**  
 (CA **GABRIELA**)  
 Position  
**12-CHIEF ACCOUNTANT**

**INTOCMIT,**

CIF/CUI CECCAR member

Nume si prenumele

**J** YES

Semnatura  NO

YES NO

Nr.de inregistrare in organismul profesional

SC Auditor Expert SRL Semnatura electronica

Entitatea are obligatia legala de auditare a situatiilor financiare anuale?  DA  NU Entitatea a optat voluntar pentru auditarea situatiilor financiare anuale (L162/ 2017) ?  DA  NU

Entitatea are organizata activitate de audit intern, potrivit legii?  DA  NU Entitatea are obligatia legala de verificare a situatiilor financiare anuale de catre cenzori?  DA  NU

Semnatura  FORM NOT VALIDATED

Nume si prenume auditor persoana fizica/ Denumire firma de audit

Semnatura electronica

Nr.de inregistrare in Registrul ASPAAS **1 5 5 3 0 0 0 5** CIF/ CUI

Situatiile financiare anuale au fost aprobate potrivit legii

**ABRIDGED BALANCE SHEET**

Cod10

as of 12/31/2025

- lei -

Item Name  (The calculation formulas refer to the row number in column B)	Nn No.	Balance as of:	
		January 1, 2025	12/31/2025
<b>A</b>	<b>B</b>	<b>1</b>	<b>2</b>
<b>A. FIXED ASSETS</b>			
I. FIXED ASSETS INTANGIBLE ASSETS (ct.201+203+205+200+2071+4094 +208-280-290 - 4904)	01	01	
II. TANGIBLE ASSETS (ct.211+ZJ2+213+2J 4+215+216+217+223+224 +227+231+235+4093-281-291-2931-2935 -4903)	02	02	9,284, T62 9,116,854
III. FINANCIAL ASSETS (ct.26i+262+253+265+267^ - 296^)	03	03	
FIXED ASSETS - TOTAL (rows 01 + 02 + 03)	04	04	9,284,162 9,116,854
<b>B. CURRENT ASSETS</b>			
I. INVENTORIES (ct.301+302+303+321+322+/-308+323+326+327+328+331+332 +341+345+346+347+/348+351+354+356+357+358+361+/368+311+/378 +381 +/388+4091 - 391- 392-393-394395-396-397-398 - from ct.4428 - 4901)	05	05	839,222 839,222
II.CREAN E 1. (ext. 267*-296"+4092+41 1+413+418+425+4282+431""+436**+437""+4382 +441""+4424+from area code 4428 +444""+445+446""+447a"+4482+451**+453"* +456"*+4582+461+4662+473^" - 49t -49S - 496 - 4902 +5187)	06	06a (301)	465,943 679449
2. Receivables representing dividends distributed during the fiscal year (403)	07	a6b (302)	
TOTAL (row 0da-r06b)	08	08	465,943 679,449
III. SHORT-TERM INVESTMENTS (items 501+505+506+507+ from account 508^+5113+511+ss -sgs-sss-ssgJ	09	07	
IV. CASH AND BANK ACCOUNTS (from account 508" + accounts 5112-F512+531+S32+541+542)	f0	08	7.601 2A78
CURRENT ASSETS - TOTAL (rows 05 + 06 + 07 + 08)	ff	09	1,312,766 1,521,149
C. PREPAID EXPENSES (Account 471) (Lines 11+12)	/z	1t	342
Amounts to be recovered within one year (account 471)	fz	11	342
Amounts to be recovered within a period of more than one year (account 471*)	<<	12	
D. LIABILITIES: AMOUNTS PAYABLE WITHIN ONE YEAR (accounts 161+1B2+166+167+168-159+269+401+403+404+405+408+4t9 +421+423+424+426+427+4281+431*' +436'' +437'' +4387+441' *+4423 +4428^o*+444^o*+446^+ 447^o*+448J +451''*+453^* +455+456^o*+457 -I-4581+462+4661+467+473*^+509+5186+519)	is	13	139,583 135,309
E. NET CURRENT ASSETS/NET CURRENT LIABILITIES (lines 09, 11, 13, 20, 23, 26)	jd	14	1,146,874 1,367,700 2
F. TOTAL ASSETS MINUS CURRENT LIABILITIES (rd.04 +12+14)	i7	15	10,431,036 10,484,565
G. LIABILITIES: AMOUNTS PAYABLE WITHIN A PERIOD LONGER (Accounts 161, 162, 166, 167, 168-169, 269, 401, 403, 404, 405-F408, 419 +420+423+424+426+427+4281+431'' +436'' +437'' +4381+441''+4423 +4428^o*+444^o*+446^+ 447^o*+4481 +451''*+453^* +455+456^o*+4581 +462+4661+467+473*^+509+5J86+S19)	lz	16	
H. PROVISIONS (account 151)	i9	17	
I. PREPAID REVENUE (lines 19 + 22 + 25 + 28)	20	18	26,309 18,470
1. Investment subsidies (ct. 475), (lines 20+21)	21	19	2,630 18,470
Amounts to be recovered within one year (from account 475*)	22	20	26,309 18,470)
Amounts to be carried forward for a period exceeding one year (from account 475)	23	21	
2. Deferred revenue (account 472) (lines 23+24)	24	22	



## STATEMENT OF INCOME

as of December 31, 2025

Code 20

- lei -

Fiscal year

Name of indicators

Nr.  
rd.

Nr.rd.

No.  
2036/20  
25

2024

2025

(calculation formulas refer to row No. in column B)

A	B	1	2
1. Net turnover (lines 02+03-04-I-0G)	01 01	864,436	918,369
- of which, net revenue corresponding to activity primarily carried out	02 01a (301)	864,436	918,369
Sales (ct.701+702+703+704+705+706+708)	03 02	864,436J	918,359J
Venituri din vânzarea mărfurilor (ct. 707) Revenue from the sale of goods (account 707)	04 03		
Reduceri comerciale acordate (ct. 709) Trade discounts granted (account 709)	05 04		
Venituri din dobânzi înregistrate de entitățile radiate din Registrul general și care mai au în derulare contracte de leasing (ct.766*)	05		
Venituri din subvenții de exploatare aferente cifrei de afaceri nete (ct.7411)	06 06		
2. Revenue related to the cost of work in progress (accounts 711+712)			
Balance C	07 07		
Balance D	08 08		
3. Revenue from the production of intangible and tangible fixed assets (Accounts 721+72Z)	09 09		
4. Revenue from the revaluation of tangible assets (ct.755)	10 10		
5. Income from the production of investment property (ct.725)	11 11		
6. Revenue from operating activities (accounts 7412, 7413, 7414, 7415, 7416, 7417, 7419)	12 12		
7. Other operating income (accounts 751, 758, and 7815)	13 13	4,210	7,839
-of which, income from investment subsidies (account 7584)	14 14		
-of which, income from negative goodwill (account A8\Si)	15 15		
<b>OPERATING REVENUE - TOTAL (Lines 01+07-08+09+10+11+12+13)</b>	16 and	868,46	926,208
8. a) Expenses for raw materials and consumables (ct. 601+602)	17 17		4,815
Other material expenses (accounts 603+604+606+d08)	18 18	2,950	
b) Utility expenses (ct.b05), of which:	19 1g	58,366	60,385
- cheltuieli privind consumul de energie (ct. 6051)	20 19a (302)		
- cheltuieli privind consumul de gaze naturale (ct. 6053)	21 19b (303)		
c) Expenses related to goods (account 607)	22 20		
Trade discounts received (account 609)	23 21		
<b>9. Cheltuieli personale (Pd. 23+24)</b>	24 22	115,544	16,634
a) Salarii și indemnizații (ct.641+642+643+644)	25 23	110,653	10,510

		F20 - p. 2		
b) Insurance and social security expenses (ct.645+646)	2s	24	4,891	6,074
10.a) Value adjustments regarding tangible and intangible assets (lines 25a + 26 - 27)	27	25	166,626	167,307
a.1) <b>Operating expenses</b> related to <b>depreciation</b> of fixed assets (account 6811)	2s	25a (306)	166,626	167,307
a.2) Other expenses (accounts 661-3-+6813+6817+ from account 6818)	29	26		
a.3) Revenue (account 7813 + from account 7818)	30	27		
b) Value adjustments regarding current assets (line 29 - 30)	J	28 29		
b.1) Expenses (cr.654+6814 + from ct.6818)	a	30		
b.2) Revenue (ct.754+7814 + from ct.7818)	ss			
<b>11. Other operating expenses (lines 32+33+33d+33f+33h+33j+34+35+36+37)</b>	34	31	735,658	520,467
11.1. Expenses related to external services (accounts 611, 613, 614, 615, 621, 622, 623, 624, 625, 626, 627, 628)	35	32	188,158	257,276
J 1.Z. Expenses for royalties, management fees, and rent (account d12), of which:	36	33		
- expenses for royalties (ct. 6121)	37	33a (307)		
- expenses for management leases (account 6J22)	38	33b (308)		
- rent expenses (account 6123)		(309)		
1 1.3. Expenses related to intellectual property rights (account d1b), of which:		33d (310)		
- expenses related to affiliated entities	41	33e (311)		
11.4. Management expenses (account 617), of which:	42	33f (312)		
- expenses related to affiliated entities	43	33g (313)		
11.5. Consulting expenses (item 618), of which:	44	33h (314)		
- expenses related to affiliated entities	45	(315)		
1 1.6. Expenses for other taxes, fees, and similar payments; expenses representing transfers and contributions due under special legislative acts (accounts 635 + 6586*)	#a	38j (316)	537,210	263,187
11.7. Environmental protection expenses (account 652)	47	34		
11.8. Expenses from the revaluation of tangible fixed assets (account 655)	4s	3S		
11.9. Expenses related to natural disasters and other similar events (account 6587)	49	3d		
11.10. Other expenses (ct. dS1 + 681 + 6582 + 6583 + 6S84 + 6588)	so	37	10,290	
<b>Cheltuieli cu dobânzi de reînchiriere înregistrate de entitățile radiate din Registrul general și care mai au în derulare contracte de leasing (ct.666<sup>2</sup>)</b>				
12. Adjustments to provisions (Lines 40 - 41)	51	39		
- Expenses (account 6812)	52	40		
- Revenue (account 7812)	53	41		
<b>OPERATING EXPENSES - TOTAL</b> (Lines 17+18+19+20 -21+22+25+28+31+ 39)	54	43	1,079,144	869,608
<b>OPERATING PROFIT OR LOSS:</b>				
- Profit (Lines 16 - 42)	55	43	0	S6.60G
- Loss (line 42 - 16)	56	44	210,498	0
13. Income from equity investments (accounts 7611, 7612, and 7613)	57	45		
- of which, income from affiliated entities	:58	46		

14. Interest income (account 766)	i s9	47			
- of which, income from affiliated entities	ca	48			
15. Revenue from operating subsidies for interest payable (ct.7418)	61	49			
16. Other financial income (ct.762+764+765+767+768+7615)	62'	50			
- of which, income from other financial assets (account 7615)	63	51			
<b>FINANCIAL INCOME - TOTAL (Lines 45+47+49+50)</b>	a4				
17. Value adjustments for financial assets and financial investments held as current assets (Lines 54–55)					
- Expenses (ct. 86J)	66	54			
- Revenue (ct.78d)	67	55			
18. Interest Expenses (account 666)	68	50			
- of which, expenses related to affiliated entities	sa	57			
19. Other financial expenses (ct.663+664+665+667+668)	70	58			
<b>FINANCIAL EXPENSES - TOTAL (Lines 53+id+58)</b>	z1	69			
<b>FINANCIAL PROFIT OR LOSS:</b>					
- Profit (Lines 52–59)	z2	60	0	0	
- Loss (Lines 59 - 52)	z5	61	0	0	
<b>TOTAL REVENUE (lines 16 + 52)</b>	74	52	858,646	926,208	
<b>TOTAL EXPENSES (Lines 42 + 59)</b>	z5	63	1,079,144	869,608	
<b>GROSS PROFIT OR LOSS(Ä):</b>					
- Profit (line 62 - 63)	76	64	0	56,600	
- Loss (row 63 - b2)	/7	65	210,498	0	
20. Income tax (ct.69a)	z5	66		3,070	
21. Income tax expenses, specifically income tax at the minimum turnover tax rate, resulting from settlements within the tax group regarding income tax (account 694)	79	66a (3V)			
22. Income from corporate income tax, specifically corporate income tax at the minimum turnover tax rate, resulting from tax settlements within the tax group regarding corporate income tax (account 794)	80	66b (305)			
23. Income tax expenses at the minimum turnover tax rate (account 97)	y	67a (317)			
24. Other taxes not included in the above items (ct.b98)	82	68			
<b>NET PROFIT OR LOSS FOR THE FINANCIAL YEAR:</b>					
- Profit (rd. s4 + 66b) - (65 + 66 + 66a + -67 + 67a + g8)	83	69	0	53,530	
- Loss (rd. 65 + 66 + 66a + -67 + s7a + 68) - (64 + 66b)	84	70	210,498	0	

"i) Accounts to be allocated according to the nature of the respective items.

Line 35 (cf. OMF No. 2036/2025) also includes employee entitlements, established in accordance with labor legislation, which are taken from the debit balance of account 621. "Employee expenses," analytical: "Individual employees."

In line 46 (see OMF No. 2036/2025) – in account 6586, "Expenses representing transfers and contributions due under special legislative acts" – expenses representing transfers and contributions due under special legislative acts, other than those provided for in the Tax Code, are recorded.

LEGAL REPRESENTATIVE (ADMINISTRATOR OR PERSON RESPONSIBLE FOR  
MANAGING THE ENTITY),

PREPARED;

First and last name

ESCU ANA

First and last name

AUER MONICA GABRIELA

Signature.

Title

—CHIEF ACCOUNTANT

Signature

Registration number with the professional association:

**FORMULAR  
NOT  
VALIDAT  
VALIDATED**

**INFORMATIVE DATA** as of 12/31/2025

Code 30 The calculation formulas refer to the row number in column B)

- lei -

**I. Data regarding the recorded result**

A	Order No. iOMF nr.2036 / 2025		No. of units	Amounts	
	No. rd.	No.		1	2
Units that reported a profit	01	01	1		53,530
Units that reported a loss	02	02			
Units that reported neither profit nor loss	03	03			

**II Data on Overdue Payments**

A	No. rd.	No.	Total from which:	For activity current	For activity investments
		B	I=2+3	*	3
Outstanding payments - total for 05 + 09 + 15 to 17 + 1g)			63,434	63,44	
Outstanding suppliers - total (lines 06 to 08)	as	05 t	19,270	19.2	
- over 30 days	as	06	19,270t	19,270)	
- over 90 days	o7	07			
- over 1 year	08	08			
total relative to the social security budget - totb!g	yy t		2,609	2,609)	
- state social security contributions owed by employers, employees, and other similar persons	10	10	1,864	1,864)	
- contributions to the social insurance fund of health	11	11	745	745)	
- contribution for supplementary pension	ic	12			
- contributions to the unemployment insurance fund	/3	13			
- other social security liabilities	>4	14			
Outstanding obligations to special fund budgets and other funds	U	15			
Outstanding obligations to other creditors	16	16			
Taxes, fees, and contributions unpaid by the due date to the state budget, of which:	17	17	41,555	41,555	
- employment insurance contribution	f8	17a (301)	168	160!	
Unpaid taxes and fees by the due date to local budgets local	19	18			

**III. Average number of employees**

A	Nr.rd. ot / 2025	No. No.	Dec. 31, 2024	12/31/2025
		B	1	2
Average number of employees	zo	19		2)
Actual number of employees at the end of the period as of December 31		\$ 0		5

**IV. Royalties paid during the reporting period,**

A	No. OMF nr.2036 / 2025	No. rd.	Amounts (lei)
		B	1
Royalties paid during the reporting period for public domain assets , received under concession, of which:			22
- royalties for public domain assets paid to the state budget		23   22	
Mining royalties paid to the state budget		24 23	



- advances granted to non-resident non-affiliated entities for intangible assets (from account 4094)	53	46a (303)		
- advances granted to non-resident affiliated entities for intangible assets (from account 4094)	54	46b (304)		
Advances granted for corporate fixed assets (account 4093), of which:	55	47		
- advances granted to non-affiliated non-resident entities for corporate fixed assets (from account 4093)	56	47a (305)		
- advances granted to non-resident affiliated entities for corporate fixed assets (from account 4093)	57	47b (306)		
Financial assets, gross amounts (lines 49+54)	58	48		
Shares held in affiliated entities, other long-term securities, and bonds, in gross amounts (Lines 50 + 51 + 52 + 53)	59	49		
- unregistered shares issued to non-residents	dv	50		
- shares issued to non-residents	6f	51		
- Shares and equity interests issued by non-residents, of which:	«	'52"		
- holdings of at least 10 <sup>4</sup>	63	52a (307)		
- bonds issued by non-residents	64	53		
Fixed assets, gross amounts (lines 55+56)	65	54		
- long-term receivables in lei and denominated in lei, for which settlement is based on the exchange rate of a currency (from account 267)	6ö	55		
- Receivables denominated in foreign currency (from account 267)	67	56		
Trade receivables, advances for purchases of inventory and for services rendered to suppliers and other similar accounts, in gross amounts (accounts 4091 + 4092 + 411 + 413 + 418), of which:	68	57	2,135,132	2,345,232
- trade receivables from non-affiliated non-resident entities, advances for purchases of inventory and for services provided to non-affiliated non-resident suppliers and other equivalent accounts, in gross amounts, in relation to non-resident non-affiliates (from account 4091 + from account 4092 + from account 411 + from account 413 + from account 418)	dy	58		
- trade receivables in relation to non-resident affiliated entities, advances for purchases of inventory and for services provided to non-resident affiliated suppliers and others similar accounts, in gross amounts in relation to non-resident affiliates (from Account 4091 + from Account 4092 + from Account 411 + from Account 413 + from Account 418)	Z4	58a (308)		
Receivables not collected by the due date (from account 4091 + from account 4092 + from account 411 + from account 413)	day	59		
Receivables related to personnel and similar accounts (accounts 425 + 4282)	U	60		
Receivables related to the social security budget and the budget state-owned (from accounts 431-F436+437-4438-441 + 4424 + 4428 + 444-445 + 446 4 447 + 4482), (lines 62 to 6b)	zs	61	9,254	12,660
- receivables related to the social security budget (rL431+437+4382)	74	62	9,254	12,200
- tax receivables related to the state budget (ct.436-f-441+4424+4428+444+446)	7s	63		374
- subsidies receivable (account 445)	76	64		
- special funds - taxes and similar payments (ct.447)	77	65		
- other receivables related to the state budget (account 4482)	zs	66		
The entity's receivables from related parties (account 451), of which:	79	67		

- receivables from non-resident affiliated entities (from account 451), of which:	80	5g.		
- trade receivables from non-resident affiliated entities (from account 451)	81	69		
Receivables related to the social security budget and the state budget not collected by the established deadline (from account 431 + from account 436 + from account 437 + from account 4382 + from account 441 + from account 4424 + from account 4428 + from account 444 + from account 445 + from account 453 + from account 456 + from account 4582 + from account 461 + from account 4662 + from account 471 + from account 473),	yy	yp		342
- settlements regarding equity interests, settlements with shareholders/partners regarding capital, settlements from joint operations (accounts 453 + 456 + 4582)	84	72		
- other receivables related to individuals and legal entities, other than receivables related to public institutions (state institutions) (from account 461 + from account 471 + from accounts 473 and 4662)	85	73		342
- amounts transferred from account 542 'Treasury Advances' representing treasury advances granted in accordance with the law and not settled as of the reporting date (from account 46j)	s5	74		
Interest receivable (account 5187), of which:	87	75		
- from non-residents	88	76		
Interest receivable from non-residents (from acc. 4518 + from acc. 4538)	89	76 (313)		
Value of loans granted to ***)	90	77		
Gross amounts (ct. 50a + 505 + 506 etc dtn)	y			
- unlisted shares issued by residents	sz	79		
- shares issued by residents	sj	80		
- shares issued by non-residents	œ	81		
- bonds issued by non-residents	95	82		
- green bond issuances	s6	82a (320)		
Other receivables (accounts 5113 + 5114)	97	83		
Cash on hand in lei and foreign currency (lines 85 + 86)	98	84:	7,601	2.478
-in lei (ct. 5311)	yy	85	7,601	2.478
-in foreign currency (account 304)	f00	86		
Current accounts with banks in lei and in foreign currency (lines 88+90)	for	87		
-in lei (ct.5121), of which:	low	88"		
- current accounts in lei held at non-resident banks	toe	89		
-in foreign currency (account S124), of which:	fat	89		
- current accounts in foreign currency held at banks non-residents	105	91		
Other current accounts with banks and letters of credit, (lines 93+94)	106	9		
- amounts pending settlement, letters of credit, and other receivables	Y f.	93		
- amounts pending settlement and letters of credit in foreign (Line S 125 + 5414)	•	94		
Debits (Lines 96 + 99 + 102 + 103 + 106 + 108 + 110 + 111 + 116 + 119 + 122 + 128)	+	109	95	139,583
				135,310

Short-term external bank loans (loans received from non-resident financial institutions for which the term of the loan agreement is <u>less than 1 year</u> (from account 519), (sum of 97+98)	110	96		
- in lei	111	97		
- in foreign currency	112	98		
Long-term external bank loans (loans received from non-resident financial institutions for which the term of the loan agreement is more than 1 year than (from account 162), (lines 100+101) <u>e sa gală cu 1 an</u> )	113	99		
- in lei	/14	100		
- in foreign currency	Hs	i01		
Loans from the State Treasury and related interest (account 162b + from account 1682)		102		
Other loans and related interest (accounts 166 + 1685 + 1686 + 1687) (line t04+105)		103		
- in lei and denominated in lei, settled based on a foreign currency exchange rate		104		
- in foreign currency	119	105		
Other loans and similar liabilities (account 167), of which:	izo	100		
- the value of concessions received (from account 167)	izi	i07		
- value of green bonds issued by the entity	/zz	<sup>107a</sup> (321)		
Trade payables, advances received from customers, and other similar accounts, gross amounts (ct. 401 + 403 + 404 + 405 + 408 + 419), of which:	12	108	59,639	54,281
- Trade payables to non-affiliated non-resident entities, advances received from non-affiliated non-resident customers, and other similar accounts, in gross amounts related to non-affiliated non-residents (from account 401 + from account 403 + from account 404 + from account 405 + from account 408 + from account 419)	/14	109		
- Trade payables to non-resident affiliates, advances received from non-resident affiliated customers, and other similar accounts, in gross amounts related to non-resident affiliates (from account 401 + from account 403 + from account 404 + from account 405 + from account 408 + from account 409)	125	<sup>109a</sup> (309)		
Liabilities related to personnel and similar accounts (account 421 + 423 + 424 + 426 + 427 + 4281)	2c	J10	6,595)	4,721
Liabilities related to the social security budget and the (accounts 431-436 + 437 + 4381 + 441 + 4423 + 4428 + 444 + 446 -1- 447 + 4481) (lines 112 to 115)	/27	111	54,789	57,747
- liabilities related to the social security budget (ct.431+437+4381)	128	112	3,561	2,609
- tax liabilities related to the state budget (accounts 436, 441, 4423, 4428, 444, 446)	129	113	10,999	14,909
- special funds - taxes and similar payments (ct.447)	130	114		
- Other liabilities related to the state budget (account 4481)	131	115	40,229	40,229
The entity's liabilities in relations with affiliated entities (account 451), of which:	132	116		
- liabilities to non-resident affiliated entities (from account 451), of which:	133	117		
- with an initial maturity of more than one year	134	118		
- trade payables to non-resident affiliated entities regardless of maturity (from account 451)	135	<sup>in 18a</sup> (310)		
Amounts owed to shareholders/partners (account 455), of which:	136	119	18,561	18,561

## F30 - financial statements

amounts owed to shareholders/partners who are natural persons	137	120	1g.56 <sup>4</sup>	18,561
- amounts owed to shareholders/partners of legal entities	rss	121		
Other liabilities (accounts 269 + 453 + 456 + 457 + 458J + 462 + 4661 + 4d7 + 472 + 473 + 47B + 509), of which:	139	122		
-settlements regarding equity interests, settlements with shareholders/partners regarding capital, dividends and settlements from joint venture operations (accounts 453, 456, 457, 4581, 467)	4	13		
-other liabilities related to individuals and legal entities, other than liabilities related to public institutions (state institutions) s (from accounts 462+66J +from account 472+from account 4731	74i	124		
- subsidies not recognized as revenue (from account 472)	142	125		
- payments to be made for financial assets and short-term investments (accounts 269+509)	t43	126		
- Prepaid revenue related to assets received via transfer from customers *. 478)	1s	27		
Interest payable (account 5186), of which:	145	128		
- to non-residents	f46	128a (311)		
Interest payable to non-residents (from account 4518 + from account 4538)	747	128b (314)		
Value of loans received from *())	f48	129		
Paid-in subscribed capital (account 10J2), of which:	/49	130	3,121,775	3,121,775
- shares issued 4j	ts0	131		
- unlisted shares S/	isi	132		
- shares	1s2	133	3,121,775	3.12f.775
- subscribed capital paid in by non-residents (from account 10a2)	ca	134		
Patents and licenses (from account 205)	/s<	135	520	520
<b>IX. Information regarding expenses related to employees</b>	â , nr.2036/ 2025	No. rd.	12/31/2024	12/31/2025
<b>A</b>		<b>B</b>	1	2
Employee expenses (Account 621)	155	136		
<b>X. Information on state-owned state</b>	No. ... OMF nr.2036/ 2025	Nr. rd.	12/31/202g	12/31/2025
<b>A</b>		<b>B</b>	1	2
Value of state-owned public property under administration	56	137		
Value of state-owned public assets under concession	s / \	38		
Value of state-owned public assets under lease	18	139		
<b>XI. Information regarding state-owned private property subject to inventory in accordance with the provisions of Article 356 of Government Emergency Ordinance No. 57/2019, in conjunction with the provisions of Government Decision No. 1176/2024</b>	No. OMF No. 2036/2025	No. No.	Dec. 31, 2024	12/31/2025
<b>A</b>		<b>B</b>	1	2
Net book value of assets d)	1s9	140		

XII. Paid-in capital		Nr. rd.	31.1.2024	12/31/2025		
A	B	Amount (lei) Col.1	ed z; Col.2	Amount (lei) Col. 3	% z) Col. 4	
Paid-in capital (account 1012) 71, (Lines 142 + 145 + 149 + 150 + 151 + 152)	160 141 160 141	3n2t775	X	3,121,775	X	
- held by public institutions, (lines 143+144)	143 144					
- held by public institutions under central authority	143					
- owned by local public institutions	162 144					
- owned by state-owned companies, of which:	164 145					
- wholly state-owned	165 146					
- with majority state ownership	166 147					
- with minority state ownership	167 148					
- owned by autonomous public enterprises	168 149					
- owned by privately held companies	169 150	101,557(	3.25(	101,557(	3.25	
- owned by individuals	170 151	179,468)	5.75)	179,468)	5.75	
- held by other entities	171 152	2,840,750	91.00	2,840,750)	91.00	
	No. our No. 36 / 2025	No. No.	Amounts (lei)			
A		B	2024	3015		
XIii. Dividends/payments due to the state or local budget, to be allocated from the profit for the fiscal year by national companies, national corporations, and autonomous companies and agencies. Of which:	172	153				
- to central public institutions;	172	154				
- to local public institutions;	17J	155				
- to other shareholders in which the state/local administrative units/public institutions hold direct or indirect shares or equity interests, regardless of their percentage.	is	156				
	our No. 2036	Nn rd.	Amounts (lei)			
A		B	2024	2025		
XJV. Dividends/payments due to the state or local budget and transferred during the reporting period from the retained earnings of national companies, corporations national, companies, and autonomous agencies, of which:	176	157				
- dividends/payments from the profit of the previous fiscal year, of which transferred:	177	158				
- to central public institutions	17s	159				
- to local public institutions	179	160				
- to other shareholders in which the state/territorial administrative units administrative-territorial units/public institutions hold direct or indirect shares or equity interests, regardless of their percentage.	180	161				
- dividends/distributions from the profits of financial years prior to the preceding year, of which transferred:	181	162				
- to central public institutions	182	163				

- to local public institutions	i/	164		
- to other shareholders in which the state/local administrative-territorial units/public institutions hold shares or equity interests, directly or indirectly, regardless of their percentage	+8g	165		
<b>XV. Dividends distributed to shareholders/partners from retained earnings</b>	fr.rd. OUR nr.2036 /2025	No. rd.	Amounts	(lei)
<b>A</b>		<b>B</b>	2024	2025
Dividends distributed to shareholders/partners during the reporting period from retained earnings	185	165a (312)		
<b>XVI. Interim dividend distributions pursuant to Law No. 163/2018</b>	ID No. OFF nr.2036	No. rd.	Amounts	2024
<b>A</b>		<b>B</b>	2024	2025
- interim dividends distributed s)	186	165 b (315)		
<b>XVII. Receivables acquired through assignment from legal entities (*****)</b>	Unclassified IMF nr.2036 /2025	Nr. rd.	Amounts	(lei)
<b>A</b>		<b>B</b>	12/31/2024	12/31/2025
Receivables acquired through assignment from legal entities (at face value), of which:	187	166		
- receivables acquired through assignment from legal entities affiliates	187	166		
Contributions from legal entities (to C eadea'c aee, i îe:°	188	167		
- receivables acquired through assignment from legal entities affiliates	188	167		
<b>XVIII. Income from agricultural activities (*****)</b>	Nr. rd. nr.2036 /2025	No. rd.	Amounts	(lei)
<b>A</b>		<b>B</b>	Feb. 31, 2024	12/31/2025
Income from agricultural activities	170	170		
<b>XIX. Expenses related to natural disasters and other similar events (account 6587), of which:</b>	192	170a (322)		
- floods	193	170b (323)		
- drought	194	170c (324)		
- landslides	195	170d (325)		

LEGAL REPRESENTATIVE (ADMINISTRATOR OR PERSON RESPONSIBLE FOR MANAGING THE ENTITY),

IN70Cf417,

First and last name

BARBULESCU ANA

First and last name JUTARU

MONICA GABRIELA

Signature



Title

12—CHIEF ACCOUNTANT

Signature



Registration No. with the professional association:

m

FORM NOT VALIDATED

\*) Subsidies to promote employment (transfers from the state budget to employers) — represent the amounts granted to employers for the payment of graduates of educational institutions, incentives for unemployed persons who find employment before the expiration of their unemployment period, and incentives for employers who hire unemployed persons over the age of 45 on a permanent basis. unemployed sole breadwinners or unemployed persons who, within 3 years of the date of employment, meet the conditions to apply for a partial early pension or an old-age pension, or for other situations provided for by the legislation in force regarding the unemployment insurance system and the promotion of employment.

\*) This shall include expenses incurred for research and development activities, namely basic research, applied research, technological development, and innovation, as defined in accordance with the provisions of Government Ordinance No. 57/2002 on scientific research and technological development, approved with amendments and additions by Law No. 324/2003, as subsequently amended and supplemented.

\*\*) Enter the expenses incurred for innovation activities. When completing the rows corresponding to Chapters VI and VII, the provisions of Commission Implementing Regulation (EU) 2020/J 197 of July 5, 2020, establishing the technical specifications and procedures pursuant to Regulation (EU) 2019/2152 of the European Parliament and of the Council on European business statistics and repealing 10 legal acts in the field of

the Regulation on business statistics, published in the Official Journal of the European Union, Series L, No. 271 of August 18, 2020. This Regulation repealed Implementing Regulation (EU) No. 995/2012 of the Commission of October 26, 2012, laying down rules for the implementation of Decision No. 1608/2003/EC of the European Parliament and of the Council concerning the production and development of Community statistics on science and technology.

\*)\*) The category of economic operators does not include entities subject to the accounting regulations of the National Bank of Romania or the Financial Supervisory Authority, companies reclassified in the general government sector, and nonprofit institutions serving households.

\*)\*)\*) For receivables acquired through assignment from legal entities, both their nominal value and their acquisition cost must be reported.

For the status of "affiliated legal entities," the provisions of Article 7, paragraph 26, subparagraphs (c) and (d) of Law No. 227/2015 on the Fiscal Code, as subsequently amended and supplemented, shall apply.

\*)\*)\*)\*) Pursuant to Article 11 of Commission Delegated Regulation (EU) No. 639/2014 of March 11, 2014, supplementing Regulation (EU) No. 1307/2013 of the European Parliament and of the Council establishing rules for direct payments to farmers under support schemes within the framework of the common agricultural policy and amending Annex X to that Regulation, (1) ... Income from agricultural activities means the income obtained by a farmer from his agricultural activity within the meaning of Article 4(1)(c) of the aforementioned Regulation (R (EU) No 1307/2013), on his holding, including Union support from the European Agricultural Guarantee Fund (EAGF) and the European Agricultural Fund for Rural Development (EAFRD), as well as any national aid granted for agricultural activities agricultural income, with the exception of direct national supplementary payments pursuant to Articles 18 and 19 of Regulation (EU) No. 1307/2013.

Income derived from the processing of agricultural products within the meaning of Article 4(1)(d) (d) of Regulation (EU) No. 1307/2013 of the holding shall be considered income from agricultural activities provided that the processed products remain the property of the farmer and that such processing results in another agricultural product within the meaning of Article 4 (1)(d) of Regulation (EU) No. 1307/2013.

Any other income is considered income from non-agricultural activities.

(2) For the purposes of paragraph (1), "revenue" means gross revenue, before the deduction of related costs and taxes. ....!.

1) This shall include rent paid for occupied land (agricultural crops, pastures, hayfields, etc.) and for commercial spaces (terraces, etc.) belonging to private owners or public administration entities, including rent for the use of water surfaces for recreational or other purposes (fishing, etc.).

2) The amount entered in the line 'Liabilities to non-resident affiliates (from account 451), of which:' is NOT calculated by summing the amounts from the lines with an original maturity of more than one year' and 'trade payables to non-resident affiliated entities regardless of maturity (from account 451)'.

3) In the category 'Other liabilities related to individuals and legal entities, other than liabilities related to public institutions (state institutions)', subsidies related to existing income in the balance of account 472 shall not be included.

4) Securities that confer ownership rights in the company, which are negotiable and traded in accordance with the law.

5) Securities conferring ownership rights in the company ( ) are not traded.

6) To be completed by economic operators subject to the provisions of Article 356 of Government Emergency Ordinance No. 57/2019 on the Administrative Code, as amended and subsequent amendments to Order No. 668/2014 approving the Guidelines on the preparation and updating of the centralized inventory of real estate owned by the state and of real rights subject to inventory, as subsequently amended and supplemented, in conjunction with Art. 4, para. (2)(b) of Government Decision No. 1176/2024 approving the Technical Standards for the preparation and updating of the inventory of assets in the public domain of the state and of the inventory of real estate assets in the private domain of the state

7) In section 'XII Paid-in Capital', see OMF 2036/2025, lines 161–171 (see OMF No. 2036/2025), in columns 2 and 4, entities shall enter the percentage corresponding to the share capital held out of the total paid-in share capital entered in line 160 (see OMF No. 2036/2025).

8) This line includes dividends distributed in accordance with Law No. 163/2018 amending and supplementing Accounting Law No. 82/1991, amending and supplementing the Companies Act No. 31/1990, as well as amending Law No. 1/2005 on the organization and operation of cooperatives.

9)-10) Se shall be completed by entities without legal personality in Romania that are part of legal entities headquartered in the EU, and by permanent establishments in Romania that are part of legal entities headquartered in the EU, falling within the category of constituent entities referred to in Article 18, paragraph (10) of Law No. 43 J/2023 on ensuring a minimum global level of taxation for multinational enterprise groups and large domestic groups, as subsequently amended and supplemented.

**STATEMENT OF FIXED ASSETS**  
as of December 31, 2025

Code 40

- lei -

Items of fixed assets	No. No.	Gross values				Final balance " " " " " "
		Balance Initial	Increases	Decreases 2j		
				Total	Of which: dismantling and scrapping	
A	B	1	2	3	4	5
<b>I. Intangible assets</b>						
i. Start-up expenses	01				X	
2. Development expenses	02				X	
3. Concessions, patents, licenses, trademarks, rights, and similar assets, and other intangible assets	03	520			X	520
4. Goodwill	04				X	
5. Intangible assets related to the exploration and evaluation of mineral resources	05				X	
6. Advances granted for intangible assets	06				X	
TOTAL (Lines 01 to 06)	07	520			X	520
<b>II. Tangible assets</b>						
Land and land development	08	5,466,900			X	5,466,900
2. Construction	09	8,848,077				8,848,077
3. Technical Installations and Machinery	10	240,377		21,311		219,066
4. Other equipment, machinery, and furniture	11	80,654		677		79,977
5. Real estate investments	12					
6. Tangible assets under construction	13					
7. Real estate investments in progress	14					
8. Corporate exploration assets of mineral resources	15					
9. Productive biological assets	16					
10. Advances granted for Tangible assets	17					
TOTAL (lines 08 through 17)	18	14,635,998		21,988		14,614,010
<b>II. Financial assets</b>	19				X	
<b>FIXED ASSETS - TOTAL (items 07+18+19)</b>	20	14,636,518		21,988		14,614,530

1) Includes increases resulting from revaluation or other transactions involving debits to fixed asset accounts

2) includes reductions resulting from revaluation or other transactions involving the crediting of fixed asset accounts

## STATEMENT OF FIXED ASSETS

- lei -

Fixed Assets	No. No.	Sold initial	Depreciation during the year Jj	Reduction/elimination of depreciation during the year 2)	Depreciation at year-end (COL9=6+7+8)
A	B	d	7	8	9
<b>I. Intangible Assets</b>					
1. Start-up expenses	21				
2. Development expenses	22				
3. Concessions, patents, licenses, trademarks, rights, and similar assets, and other intangible assets	23	520			520
4. Goodwill	24				
5. Intangible assets related to exploration and evaluation of mineral resources	25				
TOTAL (lines 21 to 25)	<del>26</del>	520			520
<b>II. Tangible assets</b>					
1. Land improvements	27				
2. Construction	28	5,064,521	149,455		5,213,976
3. Technical Installations and Machinery	29	231,898	10,480	21,311	221,067
4. Other equipment, machinery, and furniture	30	55,417	7,373	677	62,113
Real estate investments	31				
6. Tangible assets for exploration and evaluation of mineral resources	32				
7. Productive biological assets	33				
TOTAL (row 271a 33)	34	5,351,836	167,308	21,988	5,497,15g
DEPRECIATION - TOTAL (Lines 26 + 34t)	35	5,352,356	167,308	21,988	5,497,676

1) Includes increases resulting from revaluation or other transactions involving the crediting of accounts related to the depreciation of fixed assets to

**Reduction/elimination during the year of the depreciation amount**

2) includes reductions resulting from revaluation or other transactions involving debits to accounts related to the depreciation of fixed assets

## STATEMENT OF IMPAIRMENT ADJUSTMENTS

- lei -

Fixed assets	Nr. rel.	initial hold	Adjustments made during the year	Adjustments reversed to income	Final total (col. 13=10411-12) .12)
A	B	10	11	12	13
<b>I. Intangible assets</b>					
1. Development expenses	36				
2. Concessions, patents, licenses, trademarks, rights, and similar assets, and other intangible assets	37				
3. Intangible assets					
Identification and valuation of resources €		38			
4. Advances granted for intangible assets	39				
TOTAL (Lines 36 to 39)	40				
<b>Tangible assets</b>					
1. Land and improvements land	41				
2. Buildings	42				
3. Technical installations and machinery	43				
4. Other equipment, machinery, and furniture		44			
5. Real estate investments	45				
6. Corporate investments in progress in progress					
7. Real estate investments in progress de execution	46 47				
8. Corporate assets for the exploration and evaluation of mineral resources	48				
. Biological production assets)	49				
10. Advances granted for tangible fixed assets					
TOTAL (lines 41 to 50)	50				
<b>II. Financial assets</b>	52				
<b>IMPAIRMENT ADJUSTMENTS - TOTAL (Lines 40 + SI + 52)</b>	<b>51</b>				
LEGAL REPRESENTATIVE, ADMINISTRATOR, OR PERSON IS RESPONSIBLE FOR MANAGING THE ENTITY),				INTOENIIT,	

First and last name \_\_\_\_\_ Name \_\_\_\_\_ Name: \_\_\_\_\_  
 BARBULESCU ANA MONICA GABRIELA TJUTARU  
 \_\_\_\_\_  
 Position \_\_\_\_\_  
 t12-CHIEF ACCOUNTANT  
 \_\_\_\_\_  
 Signature a \_\_\_\_\_  
 Professional registration number \_\_\_\_\_  
 gistrate in organismul profesii \_\_\_\_\_

FORMULAR  
NEVALIDAT

Balances / Turnover to be transferred from the trial balance to forms F10 and F2o col.2 (current year)  
Attention! Select the entity type first (large and medium/small/micro)!

Nº	Cont	Suma	
1	nt	Alege cont	t
	account		

## EXPLANATORY NOTE TO THE BALANCE SHEET - NO. 1

## FIXED ASSETS IN 2025

Denumirea elementului de imobilizare *)	Valoare bruta **)				Ajustari de valoare***) (amortizari si ajustari pentru depreciere sau pierdere de valoare)			
	Sold la inceputul exercitiului financiar	Cresteri ****)	Cedari, transferuri si alte reduceri	Sold la sfarsitul exercitiului financiar	Sold la inceputul exercitiului financiar	Ajustari inregistrate in cursul exercitiului financiar	Reduceri sau reluari	Sold la sfarsitul exercitiului financiar
	0	2	3	4 = 1+2-3	5	6	7	8 = 5+6-7
<b>Real estate</b>								
Consulting and development expenses	0	0	0	0	0	0	0	0
Other fixed assets								
Advances and intangible assets in progress	520	0	0	520	520	0	0	520
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	520	0	0	520	520	0	0	520
				0				
<b>Imobilizari corporale</b>								
Land for construction	5,466,900	0	0	5,466,900				
Construction	8,848,067	0	0	8,848,067	5,064,521	149,455	0	5,213,976
Technical Installations and Machinery	240,377	0	21,311	219,066	231,898	10,480	21,311	221,067
Advances on fixed assets	80,654	0	677	79,977	SA 117	7,373	677	62,113
<b>TOTAL</b>	<b>14,635,998</b>	<b>0</b>	<b>21,988</b>	<b>14,614,010</b>	<b>5,352,356</b>	<b>167,308</b>	<b>21,988</b>	<b>5,497,156</b>
<b>Imobilizari financiare</b>								
<b>ACTIVE IMOBILIZATE - TOTAL</b>	<b>14,636,518</b>	<b>0</b>	<b>21,988</b>	<b>14,614,530</b>				
<b>AMORTIZARI - TOTAL</b>					<b>5,352,356</b>	<b>167,308</b>	<b>21,988</b>	<b>5,497,156</b>
<b>TOTAL</b>	<b>14,636,518</b>	<b>0</b>	<b>21,988</b>	<b>14,614,530</b>	<b>5,352,356</b>	<b>167,308</b>	<b>21,988</b>	<b>5,497,676</b>

Administrator,  
Barbulescu An



Prepared by, Chief  
Accountant, Jutaru  
Nonica



PROVISIONS FOR LOSSES AND EXPENSES IN THE YEAR - 2025

lei

Name of provision *1	Balance at the beginning of the period financiar	Transfers **):		Sold la sfarsitul exercitiului financiar
		in cont	din cont	
0	1	2	3	4 = 1+2-3
Provisions for customers uncollected	0	0	0	0
Provisions for foreign exchange losses	0	0	0	0
0				
Provisions for risks and expenses	0	0	0	0
Provisions for impairment inventories and work in progress		0	0	0
Provisions for expenses related to warranty service and other expenses related to warranties provided to customers	0	0	0	0
Provisions for impairment creatg(qr	839,222	0	0	839,222
Provisions for impairment of cash accounts	0	0	0	0
Provisions for decommissioning tangible assets and other similar actions related thereto	0	0	0	0
Provisions for restructuring	0	0	0	0
Provisions for litigation, fines and penalties, compensation, damages, and other contingent liabilities	0	0	0	0

Administrator,



Intocmyth,



EXPLANATORY NOTE TO THE BALANCE SHEET - NO. 3

PROFIT DISTRIBUTION \*} FOR THE YEAR - 2025

<b>DESTINATIA</b>	<b>SUMA</b>
NET PROFIT TO BE DISTRIBUTED:	53,530.00
Legal reserve**	0.00
Coverage of accounting losses from previous years***	53,530.00
employee profit sharing	0.00
dividends payable	0.00
other distributions required by law	0.00
RETAINED EARNINGS:	0.00

lei

In 2025, a profit of 53,530 lei was recorded, which will offset the losses from previous years.

Administrator,

Barbu Iuliana



Prepared by,  
Monica Gabriela Jutaru



COMPLEX COMET S.A.

EXPLANATORY NOTE TO THE BALANCE SHEET - NO. 4

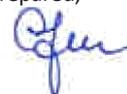
ANALYSIS OF OPERATING RESULTS FOR THE YEAR 2025

lei

Name of indicator	Fiscal Year	
	Previous	Current
0	1	2
1. Net revenue	868,646	926,208
2. Cost of goods sold and services provided (3 + 4 + 5)	868,646	ass,COS
3. Expenses from core activities	1,079,144	56,600
4. Expenses from auxiliary activities	0	0
5. Indirect production expenses	0	0
6. Gross profit related to net sales f1 - 2t	-210,498	56,600
7. Selling expenses	0	0
8. General administrative expenses (not included in cost of sales)	0	
9. Work in progress (711 creditor\	0	0
10. Production from own fixed assets	0	0
11. Other operating income	0	
12. Operating income {6	-210,498	56,600

Administrator,

Prepared,



**COMPLEX COMET S.A.**

STATEMENT OF RECEIVABLES AND PAYABLES FOR THE YEAR - 2025

Note 5

-lei-

Receivables - as of 12/31/2025	No. No.	Balance at the end of financial year	Maturity of liquidity	
			less than 1 year	over 1 year
			2	3
A		<b>1=2+3</b>	2	3
<b>I. CURRENT RECEIVABLES (Article 267)</b>	1	0	0	0
Customers for services rendered (Account 4D92)	2	0	0	0
Customers (ct.411+413+418)	3	1,506,011	1,506,011	0
Payroll and social security receivables (accounts 425, 4282, 431, 437, 4382)	4	12,286	12,286	0
Income tax (account 441)	5	-1	-1	0
Value-added tax (account 4424)	6	374	374	0
Settlements from joint venture operations (accounts 451, 452, 456, and 4582)	8	0	0	0
Miscellaneous debtors (accounts 4D91, 461, 473, 5187)	9	-839,222	-839,222	0
<b>II. RECEIVABLES FROM CURRENT ASSETS TOTAL{rows 2 to 9}</b>	10	679,448	679,448	0
III. ALLOWANCES FOR IMPAIRMENT OF RECEIVABLES (subtract deducted) (account 49 (1+5+6))	11		0	0
ZV. P R E PAID EXPENSES (account 471)	12	342	342	0
<b>TOTAL RECEIVABLES (Lines 1+10-11+12)</b>	13	679,790	679,790	0

-lei-

Liabilities - as of 12/31/2025	No. No.	Balance at the end of financial year	Maturity		
			less than 1 year	1-5 years	over 5 years
			2	3	4
A		<b>1=2+3+4</b>	2	3	4
<b>7. Total financial liabilities, of which:</b>	14	0	0	0	0
—long- and medium-term bank loans (account 162)	15	0	0	0	0
—short-term loans (accounts 512, 519, and 5198)	16	0	0	0	0
—interest on bank loans (accounts 168, 5186, 5198)	17	0	0	0	0
II. Other liabilities - total, of which:	19	0	0	0	0
—smokers— total (ct. 401+403+404+405+408)	20	43,340	43,340	0	0
—trade receivables (ct. 419)	21	10,937	10,937	0	0
—liabilities to the social security budget (accounts 431, 437, 4381, and 4481)	22	7,498	7,498	0	0

—liabilities to special fund budgets (accounts 447+4481 analytical)	23	0		0	0
—liabilities to the budget (ct. 441+44d+4423+4428+446+448a)	24	-1	-1	0	0
—liabilities to local budgets (ct. 446+4481analytic)	25	40,634	40,634	0	0
—miscellaneous creditors (account 462)	26	-1	-1	0	0
—liabilities to other creditors (ct. 421+423+424+426+427+4281+445+ +451+452+455+ 456+457+4581+473+etc.)	27	11,646	11,646		
	27	18,561	18,561	0	0
<b>III. Deferred Revenue (Account 472)</b>	28	0	0	0	0
<b>TOTAL LIABILITIES (Lines 14+19+28)</b>	29	132,618	132,618	0	0

*Pyt \_\_\_\_\_ t - Trade receivables are recorded in the accounts at nominal value and are adjusted to their expected realizable value (amounts less adjustments for doubtful receivables), at which they are recorded in the balance sheet.*

*An impairment allowance has been established for the debit balance under "Accounts receivable."*

Administrator  


Intocemit,  


**ACCOUNTING PRINCIPLES, POLICIES, AND METHODS (FOR THE 2025 FISCAL YEAR)**

* in the 5th series that marks-nera		Yes		No	
<b>b) Abaterile de la principiile si politicile contabile, metodele de evaluare si de la alte prevederi din reglementarile contabile:</b>					
* natura;					
* metode;					
* evaluarea efectului asupra rezultatului, pozitiei financiare si a profitului sau pierderii.					
<b>c) Valoarea prezenta a finantiarilor este comparabila</b>		<b>Da.</b>	<b>X</b>	<b>NU.</b>	
<b>* comentarii relevante</b>					
: the amount of the revaluation reserve at the beginning of the fiscal year;				not applicable	
* revaluation differences transferred to the revaluation reserve during the financial year;				not applicable	
* amounts capitalized or otherwise transferred from the revaluation reserve during the financial year, with a description of the nature of any such transfer, in accordance with applicable law;				not applicable	
"the amount of the revaluation reserve at the end of the financial year.				not applicable	
g) Assets are subject to exceptional value adjustments exclusively for tax purposes		Yes.		No.	X
the amount of the adjustments and the reasons for making them		Not applicable			
h) The amount presented in the balance sheet, calculated using the FIFO, LIFO, or CNP methods, differs significantly from the balance sheet date the amount determined based on the last known market value prior to the balance sheet date		<b>Da.</b>		<b>NU.</b>	<b>X</b>
The amount of this difference in total. By category of fungible assets.		not applicable			

**Tangible fixed assets**

Tangible assets were revalued as of December 31, 2013, by an authorized appraiser who is a member of ANEVAR. Depreciation method: straight-line depreciation.

**Intangible assets**

Intangible assets consist of licenses and are amortized on a straight-line basis. They are presented in the balance sheet at cost, less amortization.

**Stocuri**

The company has advances for inventory in the amount of 839,221.65 lei, for which a provision has been established.

**Receivables**

Receivables are estimated at fair value.

**Trade payables**

Liabilities are recorded at cost, which represents the amount to be paid in the future for goods and services received. Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand.

#### Revenues and Expenses

Revenue is recognized on an accrual basis and is recorded exclusive of VAT. Operating expenses are expensed in the period in which they are incurred.

Administrator,  
Ana Barbulescu



Prepared by,



JUTARU MONICA—Gabriela

COMPLEX COMET S.A.

EXPLANATORY NOTE - NO. 7

INVESTMENTS AND SOURCES OF FINANCING INFORMATION RELATING TO THE FINANCIAL YEAR 2025

a) the existence of any participation certificates, securities, or convertible bonds, with the required information presented in Subsection B.2;							
Yes.			No.	X			
Not applicable							
b) subscribed share capital/p the entity's assets;							
3,121,775 LEI							
c) the number and total value of each type of shares issued		Number:	1,248,710	Share value - 1:	2.5	Share value - 2:	0
"have been paid in full		/ not applicable					
* number of shares for which payment was requested, without result;		/ not applicable					
of redeemable shares:							
* the earliest date and the redemption deadline;		/ not applicable					
* whether redemption is mandatory or optional;		/ not applicable					
* the amount of any redemption premium;		/ not applicable					
e) shares issued during the financial year:							
* type of shares;		/ not applicable					
* number of shares issued;		/ not applicable					
* total par value and amount received upon distribution;		/ not applicable					
* distribution rights:		/ not applicable					
		* number, description, and value of the corresponding shares;					.. / not applicable
		* exercise period for the rights;					.. / not applicable
		* the price paid for the distributed shares;					...../ not applicable
f) "ubfigadunl errilse"							
* type of bonds issued:						...../ not applicable	
* the issue amount and the amount received for each type of bond;						...../ not applicable	
"Bonds issued by the entity, held by a person designated or authorized by the entity:						...../ not applicable	
		"face value;					... / not applicable
		* the amount recorded at the time of payment.					...../ not applicable
certificates of participation, securities, bonds		convertible bonds					
* explanation;		/ not applicable					

At the end of 2025, the company's subscribed and paid-in capital was 3,121,250 lei, divided into 12,482,100 shares with a par value of 2.5 lei per share. Shares held by the company with private capital: 40,623; shares held by individuals: 11,282; and shares held by other entities: 1,136,300.

Administrator,  
Ana Barbulescu



Prepared by,  
Monica Gabriela Jutaru



**INFORMATION REGARDING EMPLOYEES AND MEMBERS OF THE ADMINISTRATIVE BODIES, MANAGERS, AND SUPERVISORS**  
**for the fiscal year 2025.J**

a) indemnizatii acordate membrilor organelor de administrare si de conducere	
Da.	-
Nu.	X
Valoare	nu este cazul
b) obligatiile contractuale cu privire la plata pensilor catre fostii membri ai organelor de administrare	
Total value of commitments for each category	Administration 0 t Management 0 t Supervision 0
c) Value of advances granted	
* granted this year	
* sold as of 31.12.2025	
d) valoarea creditelor acordate membrilor organelor de administratie, conducere	
* interest rate;	this is not the case
* the main terms of the loan;	not applicable
* the amount repaid to date;	not applicable
* future obligations such as guarantees assumed by the entity on their behalf;	not applicable
e) salariatii	
* average number, broken down by category;	Management 1 Execution 1
* salaries paid or payable for the fiscal year;	65,100
* social security expenses;	39,470
* other pension contribution expenses.	

Administrator,  


Prepared,  


Note 9 - Economic and Financial Indicators

12/31/2025

Indicator name	No.	Amount
1. Liquidity Indicators	0	0.00
a) Current liquidity ratio	1	5.73
b) Quick ratio	2	2.048.0C
2. Risk indicators:	0	0.0C
a) Debt ratio	3	0.0C
b) Interest coverage ratio	4	0.00
3. Activity indicators (management indicators)	0	0.00
a) Inventory turnover rate	5	0.00
b) Inventory turnover (number of days in stock)	6	0.00
c) Accounts receivable turnover	7	640.86
d) Turnover rate of supplier credit	8	36.50
e) Turnover rate of fixed assets	9	0.09
f) Turnover rate of total assets	10	0.08
4. Profitability Ratios	0	0.00
a) Return on capital employed	11	0.01
b) Gross profit margin	12	0.00

Administrator,  
Barbul <sup>with Ana</sup>  
escu An  


**Prepared by,**  
Jutaru Monica Gabriela

Note 10 - Other Information 12/31/2025

Note 10

Other Information  
Presented:

10.1 Information regarding the presentation of the reporting entity, in accordance with Subsection 8.2. COMPLEX COMET S.A. – with its registered office in Bucharest, 84 Timisoara Blvd., Sector 6, is a Romanian legal entity. Accounting records are kept in Romanian and in the national currency.

The company carried out its main activity—the leasing of storage and office space in the industrial zone of Bucharest, at 84 Timisoara Blvd., Sector 6. During the 2025 fiscal year, the company had an average of 2 employees; it will continue to carry out the same activity in the future.

10.2 Information regarding the entity's relationships with subsidiaries, associates, or other entities in which it holds interests, as required under Subsection 8.2—the company has no subsidiaries or interests in other entities

10.3 The conversion rates used to express assets, liabilities, revenues, and expenses—which were initially recorded in a foreign currency—in the national currency: transactions denominated in foreign currency are recorded in the accounts at the exchange rate in effect on the transaction date.

10.4 Information regarding income tax — income tax is calculated based on the adjusted annual result, excluding non-taxable or non-deductible items.

The proportion in which income tax affects the result from ordinary activities and the result from extraordinary activities = 0

Reconciliation between the net income for the financial year and the taxable income, as presented in the tax return = 0

The extent to which the calculation of profit or loss for the financial year was affected by a valuation of items which, by way of derogation from general accounting principles and valuation rules, was performed in the current financial year or in a previous financial year for the purpose of obtaining tax benefits = 0

Income tax remaining payable = 0

10.5 Revenue:

- turnover - services = 918,369 lei

- Geographical area = Romania

When events occurring after the balance sheet date are of such significance that their omission could affect the ability of users of the financial statements to make sound assessments and decisions, an entity must disclose the following information for each significant category of such events:

nature of the event = not applicable

an estimate of the financial effect or a statement that such an estimate cannot be made = not applicable

Explanations of the amount and nature of:

- extraordinary income and expenses = not applicable

Revenues and prepaid expenses: During the year, prepaid expenses totaling 262,597 lei were recorded, with a balance of 341 lei as of December 31, 2025

10.6 Lease payments made under a lease agreement — COMPLEX COMET SA did not have any finance leases in effect during 2025.

- A general description of significant lease agreements = Not applicable
- Interest receivable for future periods = not applicable Discounted commercial bills not yet due. - not applicable

When the amount to be repaid for liabilities is greater than the amount received, the difference is disclosed in the notes.

- Of the total liabilities as of December 31, 2025, the largest portion consists of liabilities to the State Budget; liabilities to the State Budget are recognized in December 2025, and liabilities to suppliers. Contingent liabilities and commitments—not applicable

The company is listed among the creditors for the recovery of an advance in the amount of 839,222 lei; a provision for impairment of receivables has been established for this amount.

#### Status of Litigation

The Company has no ongoing economic disputes.

#### Events Subsequent to the Balance Sheet Date

There are no events subsequent to the balance sheet date

Administrator,  
Ana Barbulescu



Prepared by,  
Jutaru Mironica Gabriela



### Trial Balance

Dec. 1, 2025 -- Dec. 31, 2025

Cent	Account Name	Previous amounts		Period turnover		Total amount		Final balance	
		Debit	Creditors	Debtors	Credit	Debtor	Creditor	Debtor	Creditor
1012	PAID-IN CAPITAL	0.00	3,121,775.00	0.00	0.00	0.00	3,121,775.00	0.00	3,121,775.00
105	REVALUATION RESERVES	0.00	9429514.53	0.00	0.00	0.00	9429514.53	0.00	9429514.53
10b1	LEGAL RESERVES	0.00	105201.64	0.00	0.00	0.00	105201.64	0.00	105201.64
1Q68	OTHER RESERVES	0.00	59,352.47	0.00	0.00	0.00	59352.47	0.00	59352.47
1171	RETENED EARNINGS - UNREPORTED PROFIT / UNCOVERED LOSS	2,284,807.73	0.00	0.00	0.00	2,284,807.73	0.00	2,284,807.73	0.00
121	PROFIT AND LOSS	1,012,235.86	1,059,705.41	70,940.00	76,999.95	1,083,175.86	1,136,705.36	0.00	3,529.50
Total amounts, Class 1		3,297,043.59	13,775,549.05	70,940.00	76,999.95	3,367,983.59	13,852,549.00	2,284,807.73	12,769,373.14
205	CONCESSIONS, PATENTS, LICENSES, TRADEMARKS	520.49	0.00	0.00	0.00	520.49	0.00	520.49	0.00
2111	LAND	5,466,900.00	0.00	0.00	0.00	5,466,900.00	0.00	5,466,900.00	0.00
212	CONSTRUCTION	8,848,066.75	0.00	0.00	0.00	8,848,066.75	0.00	8,848,066.75	0.00
2181	TECHNOLOGICAL EQUIPMENT (MACHINES, EQUIPMENT)	229,869.65	0.00	0.00	1283.00	229,869.65	12,839.00	217,030.65	0.00
2,132	MEASURING, CONTROL, AND REGULATION DEVICES AND SYSTEMS	2,000.35	0.00	0.00	0.00	2,000.35	0.00	2,000.35	0.00
2133	TRANSPORTATION	10,507.53	7,863.00	0.00	609.00	10,507.53	8,472.00	2,035.53	0.00
214	OFFICE SUPPLIES, RA	78,653.39	0.00	0.00	677.00	78,653.39	677.00	77,976.39	0.00
2805	AMORT. CONCESIUNI, BREVETE, LICENTE, MARCI COMERCIALE	0.00	520.49	0.00	0.00	0.00	520.49	0.00	520.49
2812	DEPRECIATION OF BUILDINGS	0.00	5,201,573.34	0.00	12,403.04	0.00	5,213,976.38	0.00	5,213,976.38
2,813	DEPRECIATION OF FACILITIES, TRANSPORT EQUIPMENT	7,863.00	242,377.88	13,448.00	0.00	21,311.00	242,377.88	0.00	221,066.88
2814	DEPRECIATION OF OTHER TANGIBLE FIXED ASSETS	0.00	61,833.81	677.00	955.43	677.00	62,789.24	0.00	62,112.24
Total for Class 2		14,644,381.16	5,514,168.52	14,125.00	27,483.47	14,658,506.16	5,541,651.99	14,614,530.16	5,497,675.99
40t	SUPPLIERS	354,352.99	391,795.39	23,757.17	29,659.11	378,110.16	421,454.50	0.00	43,344.34
408	SUPPLIERS - UNPAID INVOICES	2,146.94	2,146.94	0.00	0.00	2,146.94	2,146.94	0.00	0.00
4091	SUPPLIERS — ACCOUNTS RECEIVABLE FOR PURCHASES OF GOODS (INVENTORY)	839,221.65	0.00	0.00	0.00	839,221.65	0.00	839,221.65	0.00
4092	FURNIZORI — DEBITORI PT. PRESTARI DE SERVICII	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4111	CUSTOMERS	2,188,010.30	851,029.58	91,865.53	32,723.17	2,279,875.83	883,752.75	1,396,123.08	0.00
4,118	DOUBTFUL OR DISPUTED ACCOUNTS	109,887.56	0.00	0.00	0.00	109,887.56	0.00	109,887.56	0.00

Trial balance  
 12/01/2025 -- 12/31/2025

Account	Account name	Previous amounts		Monthly statements		Total amounts		Final balances	
		Debit	Credit	Debit	Credit	Debtor	Credit	Debit	Credit
419	CUSTOMERS - CREDITORS	0.00	10,937.06	0.00	0.00	0.00	10937.06	0.00	10,937.06
421	PERSONNEL - SALARIES PAYABLE	104,415.00	109,134.00	7,450.00	7,452.00	111,865.00	116,586.00	0.00	4,721.00
423	PERSONNEL - MATERIAL AID OWED	3,601.74	3,601.74	0.00	0.00	3,601.74	3,601.74	0.00	0.00
4,315	SOCIAL SECURITY CONTRIBUTIONS	27,288.00	29,152.00	1,864.00	1,864.00	29,152.00	31,016.00	0.00	1,864.00
4,316	CONTR. DE ASIGURARI SOCIALE DE SANATATE	10,525.00	11,270.00	745.00	745.00	11,270.00	12,015.00	0.00	745.00
436	EMPLOYMENT INSURANCE CONTRIBUTION	2,369.00	2,537.00	168.00	168.00	2,537.00	2,705.00	0.00	168.00
4382	OTHER SOCIAL SECURITY RECEIVABLES	12,286.00	0.00	0.00	0.00	12,286.00	0.00	12,286.00	0.00
4411	INCOME TAX	380.00	380.00	0.00	2,690.00	380.00	3,070.00	0.00	2,690.00
4423	VAT PAYABLE	128,126.55	129,209.15	1,082.00	11,645.14	129,208.55	140,854.29	0.00	11,645.74
4,424	VAT TO BE RECOVERED	8,842.55	8,842.55	0.00	0.00	8,842.55	8,842.55	0.00	0.00
4426	DEDUCTIBLE VAT	49,837.61	49,837.61	4,331.19	4,331.19	54,168.80	54,168.80	0.00	0.00
4,427	VAT COLLECTED	159,965.21	159,965.21	15,518.84	15,518.84	175,484.05	175,484.05	0.00	0.00
4,428	NON-COLLECTIBLE VAT	13,097.19	13,097.19	374.20	0.00	13,471.39	13,097.19	374.20	0.00
444	INCOME TAX ON SALARIES	5,724.00	6,129.00	405.00	405.00	6,129.00	6,534.00	0.00	405.00
446	OTHER TAXES, FEES, AND SIMILAR PAYMENTS	262,187.00	262,187.00	0.00	0.00	262,187.00	262,187.00	0.00	0.00
4481	OTHER LIABILITIES TO THE STATE BUDGET STATE	0.00	40,228.66	0.00	0.00	0.00	40,228.66	0.00	40,228.66
4551	AR/RN/R/ASSOCIATES - ACCOUNTS	0.00	18,560.65	0.00	0.00	0.00	18,560.65	0.00	18,560.65
471	PREPAID EXPENSES	262,597.23	240,395.18	0.00	21,860.32	262,597.23	262,255.50	341.73	0.00
4,758	OTHER AMOUNTS RECEIVED AS INVESTMENT SUBSIDIES	7,185.86	26,309.48	653.26	0.00	7,839.12	26,309.48	0.00	18,470.36
496	AJUSTARI - DEPRECIEREA CREATELOR - DEBITORI DIVERSI	0.00	839,221.65	0.00	0.00	0.00	839,221.65	0.00	839,221.65
Total amounts for class 4		4,552,047.38	3,205,967.04	148,214.19	129,061.77	4,700,261.57	3,335,028.81	2,318,234.22	993,001.46
5113	RECEIVABLES	784,738.70	784,738.70	27,783.17	27,783.17	812,521.87	812,521.87	0.00	0.00
5,125	AMOUNTS PENDING SETTLEMENT	2,153.88	2,153.88	0.00	0.00	2,153.88	2,153.88	0.00	0.00
5311	HOUSE IN LEI	71,738.48	69,526.00	4,940.00	4,674.00	76,678.48	74,200.00	2,478.48	0.00
Total amounts for Class 5		858,631.06	856,418.58	32,723.17	32,457.17	891,354.23	888,875.75	2,478.48	0.00
5,024	EXPENSES FOR SPARE PARTS	0.00	0.00	4,814.51	4,814.51	4,814.51	4,814.51	0.00	0.00
6052	EXPENSES RELATED TO WATER CONSUMPTION	55,332.94	55,332.94	5,052.40	5,052.40	60,385.34	60,385.34	0.00	0.00

### Verification report

12/01/2025 -- 12/31/2025

Tent	Account closure	Previous		Monthly turnover		Total		Final balances	
		Creditor	Creditors	Debtor	Credit	Debit	Credit	Debits	Credit
613	EXPENSES FOR INSURANCE PREMIUMS	4,143.59	4,143.59	0.00	0.00	4,143.59	4 143.59	0.00	0.00
626	CHELT. POSTALE SI TAXE DE TELECOMUNICATII	24,479.25	24,479.25	2 360.77	2,360.77	26,840.02	26 840.02	0.00	0.00
628	OTHER EXPENSES FOR SERVICES PERFORMED BY THIRD PARTIES	213,097.60	213,097.60	13,194.92	13,194.92	226,292.52	226,292.52	0.00	0.00
635	E, TAXES AND HR MNTE E]	241,338.23	241,338.23	21,848.93	21,848.93	263 187.16	263 187.16	0.00	0.00
641	EXPENSES FOR STAFF SALARIES	103 108.00	103 108.00	7,452.00	7,452.00	110,560.00	110 560.00	0.00	0.00
6,458	OTHER EXPENSES RELATED TO INSURANCE AND SOCIAL PROTECTION	3,585.00	3,585.00	0.00	0.00	3,585.00	3 585.00	0.00	0.00
6,461	CHELT. CU CONTRIB. ASIGURATORIE PT. MUNCA A SALARIATILOR	2,321.00	2,321.00	168.00	168.00	2,489.00	2,488.00	0.00	0.00
6501	COMPENSATION, FINES, AND PENALTIES	3.61	3.61	0.00	0.00	3.61	3.61	0.00	0.00
6811	OPERATING EXPENSES WITH DEPRECIATION OF FIXED ASSETS	153,949.02	153,949.02	13,358.47	13,358.47	167,307.49	167,307.49	0.00	0.00
691	EXPENSES RELATED TO INCOME TAX	380.00	380.00	2,690.00	2,690.00	3,070.00	3,070.00	0.00	0.00
Total for this class		801,738.24	801,738.24	70,940.00	70,940.00	872,678.24	872,678.24	0.00	0.00
703	VEN. DIN VANZAREA PRODUSELOR REZIDUALE	147.00	147.00	0.00	0.00	147.00	147.00	0.00	0.00
706	VEN. DIN REDEVENITE SI CHIRII	665,360.40	665,360.40	61,200.00	61,200.00	726,560.40	726,560.40	0.00	0.00
708	VEN. DIN ACTIVITATEA DIVERSE	176,514.53	176,514.53	15,146.69	15,146.69	191,661.22	191,661.22	0.00	0.00
7588	ALTER. VENITURI DIN EXPLOATARE	7,185.86	7,185.86	653.26	653.26	7 839.12	7 839.12	0.00	0.00
Total amounts for class 7		849,207.79	849,207.79	76,999.95	76,999.95	926,207.74	926,207.74	0.00	0.00
Totals:		M 003,049.22	25,003,046.M	413,942.31	413,942.31	26,416,991.53	25,416 881.63	19,260,050.59	18,260,050.59

Prepared by,

Head of the Finance and Accounting Department,

COMPLEX COMET S.A. CUI RO  
 2622360 J40/391/1991  
 84 TIMISOARA BLVD., SECTOR 6 TEL  
 021.444.18.66 , FAX 021.444.18.69

INCOME AND EXPENSE BUDGET 2026

	EXPENSES S1 REVENUES	MONTHLY	QUARTERLY	ANNUAL
6022	EXPENSES GASOLINE CONSUMPTION	100.00	300.00	1,200.00
6028	OTHER CONSUMABLE MATERIALS EXPENSES	300.00	900.00	3,600.00
604	OTHER CONSUMABLE MATERIALS:	1,000.00	3,000.00	ay,uuu.uu
	meal vouchers	0.00	0.00	0.00
	special-purpose forms	100.00	300.00	1,200.00
605.01	ELECTRICITY EXPENSES	0.00	0.00	0.00
605.02	EXPENSES RELATED TO WATER CONSUMPTION	6,000.00	18,000.00	72,000.00
605.03	EXPENSES RELATED TO GAS CONSUMPTION (HEATING)	0.00	0.00	0.00
611	MAINTENANCE AND REPAIR EXPENSES FOR ELEVATOR	1,200.00	3,600.00	14,400.00
612	EXPENSES FOR ROYALTIES, MANAGEMENT FEES, AND C	0.00	0.00	0.00
613	INSURANCE PREMIUM EXPENSES	4,200.00	12,600.00	50,400.00
	Real estate	4,200.00	32,600.00	50,400.00
	cars	0.00	0.00	0.00
621	EMPLOYEE EXPENSES	0.00	0.00	0.00
622	EXPENSES RELATED TO OTHER TAXES (ONRC, DEPOSITARY C	300.00	900.00	3,600.00
624	EXPENSES FOR TRANSPORTATION OF GOODS AND PASSENGERS	0.00	0.00	0.00
626	POSTAL EXPENSES AND TELECOMMUNICATIONS FEES	1,700.00	5,100.00	20,400.00
627	BANKING AND RELATED SERVICES EXPENSES	25.00	75.00	300.00
628	OTHER EXPENSES FOR SERVICES PERFORMED BY THIRD PARTIES	14,000.00	42,000.00	175,500.00
	SERVICES PERFORMED BY THIRD PARTIES	14,000.00	42,000.00	168,000.00
	EXTERNAL AUDITOR'S FEE	0.00	0.00	5,000.00
	INTERNAL AUDITOR FEES	0.00	0.00	2,500.00
635	EXPENSES FOR TAXES, DUTIES, AND SIMILAR PAYMENTS	0.00	0.00	0.00
	local taxes	20,000.00	60,000.00	240,000.00
	vehicle taxes	0.00	0.00	0.00
641	STAFF SALARY EXPENSES	11,000.00	33,000.00	132,000.00
6581	UTILITY PENALTIES	0.00	0.00	0.00
6811	OPERATING EXPENSES RELATED TO DEPRECIATION II	14,000.00	42,000.00	168,000.00
	<b>TOTAL EXPENSES</b>	<b>53,825.00</b>	<b>181,475.00</b>	<b>645,000.00</b>
706	REVENUE FROM ROYALTIES, MANAGEMENT FEES, RENT	68,000.00	204,000.00	816,000.00
708	REVENUE FROM MISCELLANEOUS ACTIVITIES (UTILITIES, ETC.)	20,000.00	60,000.00	240,000.00
765	REVENUE FROM EXCHANGE RATE DIFFERENCES		0.00	0
	TOTAL REVENUE	88,000.00	264,000.00	1,056,000.00
	<b>GROSS PROFIT</b>	<b>34,175.00</b>	<b>102,525.00</b>	<b>410,100.00</b>
	<b>NON-DEDUCTIBLE EXPENSE</b>			
	<b>INCOME TAX</b>	5,468.00	16,404.00	65,616.00
	<b>NET PROFIT</b>	<b>28,707.00</b>	<b>86,131.00</b>	<b>344,484.90</b>

MANAGER ANA  
 BARBULESCU



**COMPLEX COMET S.A.** CUI RO  
2622360 J40/391/1991  
**84 TIMISOARA BLVD., SECTOR 6**  
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**ACCOUNT PROFIT PROFIT AND  
LOSS AS OF DECEMBER 31,  
2025**

INDICATOR NAME	No.	RELATED ACHIEVEMENTS
	row	FOR THE REPORTING PERIOD
		AS OF 12/31/2025
Net revenue (line 2 minus line 3)	1	<b>918,368.00</b>
Revenue from royalties and rents	2	726,560.00
Revenue from miscellaneous activities	3	191,808.00
Other operating income	4	7,840.00
<b>OPERATING REVENUE • TOTAL (row 1 + row 4)</b>	<b>5</b>	<b>926,208.00</b>
a) fuel expenses	6	0.00
b) expenses for consumables	7	4,815.00
c) energy and water expenses	8	60,385.00
d) postal and telecommunications expenses	9	26,840.00
e) other expenses for services provided by third parties	10	226,293.00
f) salary expenses	11	110,560.00
g) insurance and social security expenses	12	6,074.00
h) other operating expenses	13	4,147.00
i) depreciation expense	14	167,307.00
j) expenses for other taxes and fees	16	263,187.00
k) expenses related to asset impairment adjustments	17	0
<b>TOTAL OPERATING EXPENSES (Line 6 to Line 14)</b>	<b>15</b>	<b>869,608.00</b>
<b>OPERATING PROFIT (line 5 - line 15)</b>	<b>16</b>	<b>0</b>
FINANCIAL INCOME	17	0.00
FINANCIAL EXPENSES	18	0.00
<b>FINANCIAL RESULT</b>	<b>19</b>	<b>0.00</b>
EXTRAORDINARY REVENUE	20	0.00
EXTRAORDINARY EXPENSES	21	0.00
EXTRAORDINARY INCOME	22	0.00
TOTAL REVENUE (line 5 + line 17 + line 20)	23	926,208.00
TOTAL EXPENSES (L.15 + L.18 + L.21)	24	86,608.00
GROSS PROFIT (line 23 - line 24)	25	<b>56,600.00</b>
TAX	26	3,070.00
NET PROFIT AS OF 12/3/2025 (L.25 – L.26)	27	<b>53,530.00</b>

REPRESENTED BY  
BARBULESCU ANA

ECONOMIST  
MONICA GABRIELA JUTARU



84 Timisoara Blvd., Sector 6, Bucharest

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Fax: 021.444.18.69

PRESS RELEASE

AVAILABILITY OF THE 2025 ANNUAL REPORT

COMPLEX COMET S.A. Bucharest, with its registered office at 84 B-ul Timisoara, Sector 6, registered with the Bucharest Trade Registry Office under No. J40/391/1991, Tax ID: RO2622360, Tel: 021/4441866, Fax: 021/4441869, in accordance with the provisions of FSA Regulation No. 5/2018 regarding issuers and securities transactions, hereby informs the public that the 2025 Annual Report and its appendices are available for review and analysis on the company's website: [u.complexcomet.ro](http://u.complexcomet.ro), in the "Investors" section, as well as at the company's headquarters in Bucharest, 84 Timisoara Street, Sector 6.

The annual report prepared in accordance with Annex No. 15 to FSA Regulation No. 5/2018 on issuers and securities transactions has been submitted to the Financial Supervisory Authority and the Bucharest Stock Exchange S.A., in accordance with applicable laws and regulations

The financial statements for the year 2025 have been audited.

Date: March 17, 2026

COMPLEX COMET S.A. Bucharest By Ana  
BARBULESCU  
Administrator Unic