



Good Real Estate Group (International) Limited – IFRS 18

Illustrative consolidated
financial statements
31 December 2025

International GAAP®

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Contents

Abbreviations and key	2
Introduction.....	3
Consolidated statement of profit or loss	11
Consolidated statement of comprehensive income	14
Consolidated statement of financial position	15
Consolidated statement of changes in equity	17
Consolidated statement of cash flows.....	18
Notes to the consolidated financial statements	20

Abbreviations and key

The following styles of abbreviation are used in this set of International GAAP® Illustrative Financial Statements:

IAS 33.41	International Accounting Standard No. 33, paragraph 41
IFRS 18.BC13	International Financial Reporting Standard No. 18, Basis for Conclusions, paragraph 13
IFRS 2.44	International Financial Reporting Standard No. 2, paragraph 44
SIC 29.6	Standing Interpretations Committee Interpretation No. 29, paragraph 6 (SIC interpretations)
IFRIC 5.6	IFRS Interpretations Committee (formerly IFRIC) Interpretation No. 5, paragraph 6
IFRS 9.IG.G.2	International Financial Reporting Standard No. 9 – Guidance on Implementing IFRS 9 Section G: Other, paragraph G.2
IAS 32.AG3	International Accounting Standard No. 32 – Appendix A – Application Guidance, paragraph AG3
Commentary on IFRS accounting standards	The commentary explains how the requirements of IFRS accounting standards have been implemented in arriving at the illustrative disclosure.
Commentary on climate-related matters	The commentary explains how the impact from climate change has been considered in preparing the illustrative financial statements and what factors an entity may need to consider in this regard.
Commentary on macroeconomic and geopolitical uncertainty	The commentary explains which issues an entity may need to consider in relation to the current macroeconomic and geopolitical uncertainty.
GAAP	Generally Accepted Accounting Principles/Practice
IFRS accounting standards	IFRS accounting standards issued by the IASB
IASB	International Accounting Standards Board
ISSB	International Sustainability Standards Board
IAS	International Accounting Standards
IFRS Interpretations Committee	IFRS Interpretations Committee (the Committee) (formerly International Financial Reporting Interpretations Committee (IFRIC))
IFRIC interpretations	Interpretations by the IFRS Interpretations Committee
SIC	Standing Interpretations Committee
SIC Interpretations	Interpretations by the SIC

Introduction

This publication contains an illustrative set of consolidated financial statements for Good Real Estate Group (International) Limited (the parent) and its subsidiaries (the Group) that is prepared in accordance with IFRS accounting standards. The Group is a fictitious group of real estate companies. The Group's activities include the development and leasing of investment property together with the development and sale of residential property. The parent is incorporated in a fictitious country - Esteland. The presentation currency of the Group is the Euro (€).

This version of Good Real Estate Group has been prepared based on the new requirements of IFRS 18 *Presentation and Disclosure in Financial Statements*, which address the presentation and disclosures of material information in primary financial statements and the notes. IFRS 18 is applicable for periods beginning on or after 1 January 2027, but has been adopted early in this version of Good Real Estate Group. IFRS 18, once effective, replaces IAS 1 *Presentation of Financial Statements*. While much of IAS 1 will be carried forward to the new standard (or to IAS 8 renamed *Basis of Preparation of Financial Statements*) with only limited wording changes, IFRS 18 introduces several new requirements that are expected to impact the presentation and disclosure of most, if not all, entities, including:

- Requirements to classify all income and expenses included in the statement of profit or loss into one of five categories (three being new) and to present two new mandatory subtotals
- Required disclosure of certain non-GAAP measures ('management-defined performance measures' or MPMs) in a single note to the financial statements
- Enhanced guidance on the aggregation and disaggregation of information across all the primary financial statements and the notes

To implement these requirements, it is expected that entities will need to make changes to their data collection processes, information systems and their financial statement close process. In some cases, the requirements are also expected to trigger reviews of remuneration policies and debt covenants that are currently linked to IAS 1 profit or loss metrics, which will require negotiations with relevant stakeholders. It is likely that identifying MPMs, and providing the required disclosure, will necessitate more collaboration between an entity's financial reporting, legal and investor relations teams (among others) than is currently the norm.

For additional information on IFRS 18, refer to Chapter 4: Presentation and disclosure in financial statements of [International GAAP® 2026 - The global perspective on IFRS | EY - Global](https://live.atlas.ey.com/). <https://live.atlas.ey.com/>

Objective

This set of illustrative financial statements is one of many prepared by EY to assist in the preparation of financial statements. The illustrative financial statements are intended to reflect transactions, events and circumstances that we consider to be most common for entities in the real estate sector. Certain disclosures are included in these financial statements merely for illustrative purposes, even though they may be regarded as items, transactions or accounting policy information that are not material for the Group. Similarly, the primary financial statements may include line items that could require aggregation under IFRS 18. However, for the purposes of the illustration, these line items are, in some cases, presented separately in the current financial statements. Similarly, based on the circumstances of an entity, further disaggregation may be necessary in some cases.

How to use these illustrative financial statements to prepare entity-specific disclosures

Users of this publication are encouraged to prepare entity-specific disclosures. Transactions and arrangements other than those applicable to the Group may require additional disclosures. It should be noted that the illustrative financial statements of the Group are not designed to satisfy any stock market or country-specific regulatory requirements, nor is this publication intended to reflect disclosure requirements that apply mainly to regulated or specialised industries.

Notations shown in the right-hand margin of each page are references to paragraphs in IFRS accounting standards that describe the specific disclosure requirements. Commentaries are provided to explain the basis for the disclosure or to address alternative disclosures not included in the illustrative financial statements. For a more comprehensive list of disclosure requirements, please refer to [International GAAP® Disclosure Checklist - Annual Financial Statements | EY - Global](#). If questions arise as to the requirements in IFRS accounting standards, it is essential to refer to the relevant source material and, where necessary, to seek appropriate professional advice.

Improving disclosure effectiveness

Terms such as 'disclosure overload' and 'cutting the clutter', and more precisely 'disclosure effectiveness', describe a problem in financial reporting that has become a priority issue for the International Accounting Standards Board (IASB), local standard setters, and regulatory bodies. The growth and complexity of financial statement disclosure is also drawing significant attention from financial statement preparers, and more importantly, the users of financial statements.

Notes structure

Considering the purposes of *Good Real Estate Group (International) Limited - IFRS 18, Illustrative consolidated financial statements for the year ended 31 December 2025*, the notes largely follow the order in which items are presented in the primary financial statements. Paragraph 114 of *IFRS 18* requires the notes to be presented in a systematic manner and paragraph B112 provides examples of different systematic orderings and groupings that preparers may consider. An alternative structure that some may find more effective in permitting the users to identify the relevant information more easily, involves reorganising the notes according to their nature and perceived importance. An illustrative ordering of the alternative structure that is based on seven different notes sections is summarised in the table below:

Sections	Content
Corporate information	<ul style="list-style-type: none"> ▪ Corporate information ▪ Group information
Basis of preparation and other accounting policies	<ul style="list-style-type: none"> ▪ Basis of preparation ▪ Summary of other accounting policies ▪ Changes in accounting policies and disclosures ▪ Fair value measurement ▪ Climate-related matters ▪ Standards issued but not yet effective ▪ Significant accounting judgements, estimates and assumptions
Group business, operations, and management	<ul style="list-style-type: none"> ▪ Rental income and revenue from contracts with customers ▪ Financial instruments risk management objectives and policies ▪ Capital management ▪ Segment information ▪ Basis of consolidation and information on material partly-owned subsidiaries ▪ Interest in joint ventures
Significant transactions and events	<ul style="list-style-type: none"> ▪ Fair value measurement - investment property and property under development ▪ Business combinations and acquisition of non-controlling interests ▪ Non-current assets held for sale ▪ Related party disclosures ▪ Events after the reporting period
Detailed information on consolidated statement of profit or loss and other comprehensive income (OCI) items	<ul style="list-style-type: none"> ▪ Direct property expenses ▪ Other individually immaterial income from investments ▪ Interest expense on other liabilities ▪ Specified expenses by nature in operating category ▶ Foreign exchange differences ▪ Administrative expenses ▪ Management-defined performance measure (MPM) ▪ Earnings per share (EPS) ▪ Share-based payments
Detailed information on consolidated statement of financial position items	<ul style="list-style-type: none"> ▪ Goodwill ▪ Investment property ▪ Financial assets and liabilities ▪ Inventory property ▪ Contract cost assets ▪ Rent and other trade receivables ▪ Cash and short-term deposits ▪ Issued capital ▪ Interest bearing loans and borrowings ▪ Provisions ▪ Contract liabilities ▪ Trade and other payables ▪ Income tax ▪ Leases ▪ Net asset value per share
Commitments and contingencies	<ul style="list-style-type: none"> ▪ Commitments ▪ Legal claim contingency

By structuring the notes according to their nature and perceived importance, users may find it easier to extract the relevant information. In addition, information about accounting policies, judgements, key estimates and assumptions could alternatively be placed within the same note as the related qualitative and quantitative disclosures to provide users of the financial statements with a more holistic discussion. An alternative structure similar to the summary above has been applied in [Good Group \(International\) Limited - Alternative Format](#). The two key differences between these illustrative financial statements and the alternative format illustrative financial statements are: these illustrative financial statements are prepared in accordance with IFRS 18, while *Good Group (International) Limited - Alternative Format* is prepared in accordance with IAS 1; and the notes of *Good Group (International) Limited - Alternative Format* are structured to be a useful tool for entities exploring ways to enhance the effectiveness of their financial statements' disclosures.

The initial adoption of IFRS 18 may be seen as a good opportunity to reconsider the structure of the notes. Entities may find that other structures are better for enhancing disclosure effectiveness, and the approach summarised above and illustrated in *Good Group (International) Limited - Alternative Format* is only intended to illustrate that IFRS accounting standards allow for alternative notes structures. Entities should carefully assess their specific circumstances and the preferences of the primary users before deciding on notes' structure. Engagement of key stakeholders will be a critical part of any process to make significant changes to the financial statements.

Materiality assessments

Applying the concept of materiality requires judgement, in particular in relation to matters of presentation and disclosure, and inappropriate application of the concept may be another cause of the perceived disclosure problem. IFRS accounting standards set out a set of minimum disclosure requirements which, in practice, too often is complied with without consideration of the information's relevance for the specific entity. That is, if the transaction or item is immaterial to the entity, then it is not relevant to users of financial statements, in which case, IFRS accounting standards do not require the item to be disclosed (IFRS 18.19). If immaterial information is included in the financial statements, the amount of information may potentially reduce the transparency and usefulness of the financial statements as the material and, thus, relevant information loses prominence.

IFRS Practice Statement 2 *Making Materiality Judgements* provides practical guidance and examples that entities may find helpful in deciding whether information is material. Entities are encouraged to consider it when making materiality judgements.

Effective for annual periods beginning on or after 1 January 2023, the IASB amended IAS 1 and IFRS Practice Statement 2 to provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. Following the issuance of IFRS 18, the guidance in IAS 1 was transferred unchanged to IAS 8 *Basis of Preparation of financial statements*.

For an illustration of how the materiality assessment could be performed for disclosures of accounting policies, please refer to Appendix 4 of [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#). For further guidance on the amendments, please refer to [Applying IFRS: Disclosure of accounting policy information](#).

As explained above, the primary purpose of these financial statements is to illustrate how the most commonly applicable disclosure requirements can be met. Therefore, they include disclosures that may, in practice, be deemed not material to the Group. It is essential that entities consider their own specific circumstances when determining which disclosures to include. These financial statements are not intended to act as guidance for making the materiality assessments; they must always be tailored to ensure that an entity's financial statements reflect and portray its specific circumstances and its own materiality considerations. Only then will the financial statements provide decision-useful financial information.

Alternative performance measures

The use of alternative performance measures (APMs or non-GAAP measures) is popular in communicating financial information to investors. APMs are financial measures that are not defined in the applicable reporting framework. The number of APMs in use is large and varied depending on the message that entities are trying to convey. The IASB has recognised that management-defined performance measures (MPMs), which are a subset of alternative performance measures, can provide useful information about entities' financial performance. Paragraph 117 of IFRS 18 defines an MPM as a subtotal of income and expenses that an entity uses in public communications outside financial statements to communicate to users management's view of an aspect of the financial performance of the entity as a whole. IFRS 18 requires entities to provide disclosures about MPMs in a single note in the financial statements.

The Group has disclosed 'operating profit before changes in fair value of investment properties' as a MPM for illustration purposes in [Note 13](#). For more information on MPMs, please refer to Chapter 4: Presentation and disclosure in financial statements of [International GAAP® 2026 - The global perspective on IFRS | EY - Global](#)

Climate-related matters

Stakeholders are increasingly interested in the impact of climate change on entities' business models, cash flows, financial position and financial performance. Climate-related risks include both physical risks and transition risks. Physical risks include the risk of loss due to specific weather events (such as storms or wildfires), so-called acute physical risks, and risks due to longer-term changes (such as rising sea levels). Transition risks relate to the risk of financial loss due to the economic transition toward a more sustainable economy.

Where relevant, climate-related matters have been addressed in separate commentaries and illustrative disclosures in these financial statements. [Note 6](#) has been added to provide an overview of areas in the financial statements that have been impacted by climate-related matters. As the impact of climate-related matters differs significantly across entities and industries, entities need to consider carefully any specific impacts on their business, arising from physical and transition risks when preparing their financial statements.

The level of disclosure provided may also be impacted by the expectations of regulators, depending on the jurisdiction. For example, regulators may require disclosure of climate-related matters that have not traditionally been considered material in financial statements.

Reporting on climate-related matters outside the financial statements is included in what is commonly referred to as 'sustainability reporting', which refers to reporting on environmental, social and governance matters. Sustainability reporting is not illustrated nor addressed in this publication.

As part of its work on sustainability reporting and climate-related matters' impact on financial statements, the IFRS Foundation's standard-setting bodies - the IASB and the International Sustainability Standards Board (ISSB) - have emphasised the concept of connectivity between financial statements and sustainability disclosures. This concept includes, but is not limited to, the intention that through sustainability disclosures and "connected" financial statements investors are provided with holistic, comprehensive and coherent information about an entity. Regulators have also highlighted the need for consistency in how climate-related matters are treated in IFRS financial statements and in other financial and non-financial information provided by entities.

Entities that are considering climate-related matters in their financial statements may also refer to [Applying IFRS - Connected Financial Reporting: Accounting for Climate Change](#) (updated May 2025).

Entities also need to consider recent IFRS IC agenda decisions dealing with climate-related matters, including [Climate-related Commitments](#) and [Recognition of Intangible Assets from Climate-related Expenditure](#). While IFRS accounting standards do not explicitly refer to climate-related matters, entities are required to consider them in applying IFRS accounting standards when the effect of those matters is material. In its educational material published in November 2020 (republished July 2023), the IASB clarified its view that existing IFRS accounting standards require entities to consider climate-related matters. In December 2025, the IASB published *Amendments to Illustrative Examples on IFRS 7, IFRS 18, IAS 1, IAS 8, IAS 36 and IAS 37 - Disclosures about Uncertainties in the Financial Statements* which sets out amendments to the guidance accompanying several IFRS accounting standards, including IFRS 18 and IAS 1. These amendments provide examples that illustrate how an entity applies the requirements in the standards to report the effects of uncertainties in its financial statements. Refer to [IFRS Developments 244: IASB issues Disclosures about Uncertainties in Financial Statements](#).

Macroeconomic and geopolitical uncertainty

In recent years, there has been significant commodity price volatility, high inflation, changes in interest rates and increasing energy prices linked to geopolitical uncertainty and tensions that have significantly affected the current economic environment. The accounting issues that entities in the real estate sector will need to pay special attention to as a result include, but are not limited to: going concern; impairment of assets; expected credit losses; pensions; determination of fair values; assessment of events as either adjusting or non-adjusting; disclosures (e.g., liquidity disclosures); and hyperinflation.

In addition, as recent developments indicate, some countries are either considering, or have already implemented, trade restrictions and new or increased tariffs and import duties, which might adversely affect entities by increasing their production costs and prices or disrupt their supply chains.

Taken together, these developments may significantly affect an entity's planning for sales and production. Where relevant, these accounting issues have been addressed in commentary boxes throughout this publication. However, as the impact largely depends on the nature of an entity's business and the extent to which it has been affected, relevant accounting issues have not been illustrated in these consolidated financial statements themselves.

Entities are required to consider whether additional disclosures are necessary to explain macroeconomic and geopolitical events and related transactions subsequent to the previous reporting period that are significant to their financial statements. For instance, the current macroeconomic and geopolitical environment affects the assumptions and estimation uncertainty associated with the measurement of assets and liabilities. Therefore, entities need to carefully consider whether additional disclosures are necessary to help users of financial statements understand the impact of those uncertainties and corresponding judgements applied in the financial statements.

The purpose of the commentaries on macroeconomic and geopolitical uncertainty is to aid entities in making assessments as to the impact of current macroeconomic and geopolitical environment on recognition, measurement, presentation, and disclosures. Entities that are considering macroeconomic and geopolitical uncertainty may refer to [Applying IFRS - Accounting consideration related to geopolitical events and uncertainty \(May 2024\)](#). Entities also need to consider the latest local guidance released in their jurisdiction along with other publications available on ey.com/ifrs.

Illustrative financial statements

We provide a number of industry-specific illustrative financial statements and illustrative financial statements addressing specific circumstances that you may consider, which are available at www.ey.com/ifrs. The entire series of illustrative financial statements comprises:

- **Good Group - IFRS 18 and IAS 1**
 - Good Group (International) Limited
 - Good Real Estate Group (International) Limited
- **Good Group - IAS 1**
 - Good Group (International) Limited - Alternative Format
 - Good Group (International) Limited - Illustrative interim condensed consolidated financial statements
 - Good First-time Adopter (International) Limited
 - Good Investment Fund Limited (Equity)
 - Good Investment Fund Limited (Liability)
 - Good Real Estate Group (International) Limited
 - Good Mining (International) Limited
 - Good Petroleum (International) Limited
 - Good Bank (International) Limited
 - Good Life Insurance (International) Limited - Selected Illustrative Disclosures from IFRS 17, IFRS 9 and IFRS 7
 - Good General Insurance (International) Limited - Selected Illustrative Disclosures from IFRS 17, IFRS 9 and IFRS 7
 - Good Group (International) Limited - Agriculture: Supplement to Illustrative Consolidated Financial Statements

IFRS accounting standards

Following the formation of the IFRS Foundation's separate standard-setting body for IFRS Sustainability Disclosure Standards, the International Sustainability Standards Board (ISSB), the IFRS Foundation has clarified that the standards issued by the IASB should be referred to as 'IFRS Accounting Standards'¹. Thus, when financial statements are described as complying with IFRS accounting standards, this means that they comply with the entire body of pronouncements sanctioned by the IASB. This includes the IAS standards, IFRS standards and Interpretations originated by the IFRS Interpretations Committee (IFRIC interpretations and SIC Interpretations). This is also clarified in Appendix A of IFRS 18 and paragraph 5 of IAS 8.

¹ [IFRS Foundation® Trade Mark Guidelines. IFRS Foundation, 2023](#)

International Accounting Standards Board (IASB)

The IASB is the independent standard-setting body of the IFRS Foundation (an independent, not-for-profit private sector organisation working in the public interest) responsible for the development and publication of IFRS accounting standards. This includes the IFRS for SMEs accounting standard, and approving Interpretations of IFRS accounting standards as developed by the IFRS Interpretations Committee. In fulfilling its standard-setting duties, the IASB follows a due process, of which the publication of consultative documents, such as discussion papers and exposure drafts, for public comment is an important component.

The IFRS Interpretations Committee (Interpretations Committee)

The Interpretations Committee is a committee appointed by the IFRS Foundation Trustees that assists the IASB in maintaining and supporting the consistent application of IFRS accounting standards for the benefit of users, preparers and auditors of financial statements.

The Committee addresses issues of reasonably widespread importance, rather than issues of concern to only a small set of entities. These include any identified financial reporting issues not addressed in IFRS accounting standards. The Committee also advises the IASB on issues to be considered in the annual improvements to IFRS accounting standards projects.

For an overview of all upcoming changes in standards and interpretations, please refer to our quarterly *IFRS Update*² publication.

IFRS accounting standards as at 31 December 2025

As a general approach, these illustrative financial statements do not early adopt standards, amendments or interpretations with the sole exception of IFRS 18 and related consequential amendments before their effective date.

The standards applied in these illustrative financial statements are those that were in issue as at 31 December 2025 and effective for annual periods beginning on or after 1 January 2025. It is important to note that these illustrative financial statements will require continual updating as standards are issued and/or revised.

Users of this publication are cautioned to check that there has been no change in requirements of IFRS accounting standards between 31 December 2025 and the date on which their financial statements are authorised for issue. In accordance with paragraph 30 of IAS 8, specific disclosure requirements apply for standards and interpretations issued but not yet effective (see [Note 4.2](#) of these illustrative financial statements). Furthermore, if the financial year of an entity is other than the calendar year, new and revised standards applied in these illustrative financial statements may not be applicable. For instance, the Group has adopted *Lack of Exchangeability - Amendments to IAS 21* in its 2025 illustrative financial statements. An entity with a financial year that commences on, for example, 1 October and ends on 30 September would have to adopt the amendments in its annual financial statements beginning on 1 October 2025. Therefore, the amendments would not have been applicable in the financial statements of an entity with a year-end of 30 September 2025, unless it voluntarily chose to early adopt the standard.

Accounting policy choices

Accounting policies are broadly defined in IAS 8 and include not just the explicit elections provided for in some standards, but also other conventions and practices that are adopted in applying principle-based standards.

In some cases, IFRS accounting standards permit more than one accounting treatment for a transaction or event. IAS 8 requires an entity to select and apply its accounting policies consistently for similar transactions, events and/or conditions, unless an IFRS accounting standard specifically requires or permits categorisation of items for which different policies may be appropriate. Where an IFRS accounting standard requires or permits such categorisation, an appropriate accounting policy is selected and applied consistently to each category. Therefore, once a choice of one of the alternative treatments has been made, it becomes an accounting policy and is applied consistently. Changes in accounting policies can only be made if required by a standard or interpretation, or if the change results in the financial statements providing reliable and more relevant information.

In this publication, when a choice is permitted by IFRS accounting standards, the Group has adopted one of the treatments as appropriate to the circumstances of the Group. In these cases, the commentary provides details of which policy has been selected, and the reasons for this policy selection.

² ey.com/ifrs

Financial review by management

Many entities present a financial review by management that is outside the financial statements. IFRS accounting standards do not require the presentation of such information, although paragraph 8 of IFRS 18 gives a brief outline of what may be included in an annual report. IFRS Practice Statement 1, *Management Commentary* provides a non-binding framework for the presentation of a management commentary that relates to financial statements prepared in accordance with IFRS accounting standards. If an entity decides to follow the guidance in the Practice Statement, management is encouraged to explain the extent to which the Practice Statement has been followed. A statement of compliance with the Practice Statement is required if it is followed in its entirety. The content of a financial review by management is often determined by local market requirements or issues specific to a particular jurisdiction.

No financial review by management has been included for the Group.

Changes in the 2025 version of *Good Real Estate Group (International) Limited* - IFRS 18

The standards and interpretations listed below have become effective since 1 July 2024 for annual periods beginning on or after 1 January 2025. While the list of new or amended standards is provided below, not all of these new or amended standards will have an impact on these illustrative financial statements. To the extent these illustrative financial statements have changed since the last edition due to changes in standards and interpretations, the impact of those changes is disclosed in [Note 4.1](#).

Other changes compared to the 2024 version of Good Real Estate Group, which is based on IAS 1, include those made to reflect practice developments, to incorporate the new requirements introduced by IFRS 18, and to address consequential amendments to other standards such as IAS 7 *Statements of Cash Flows*, IAS 33 *Earnings per Share*, and IAS 34 *Interim Financial Reporting*.

Changes to IFRS accounting standards

The below amendment became effective as at 1 January 2025:

- *Lack of Exchangeability - Amendments to IAS 21*

IFRS Core Tools

Good Real Estate Group (International) Limited - IFRS 18

Consolidated Financial Statements

31 December 2025

Commentary

Good Real Estate Group (International) Limited is a limited company incorporated and domiciled in Estateland and whose shares are publicly traded. Financial statements of that category of entity are usually subject to mandatory audit either under International Standards on Auditing (ISA) or local audit standards and auditor's report should be disclosed together with the annual financial statements. However, this publication is not intended to provide guidance on the application of ISA 700 (Revised) *Forming an Opinion and Reporting on Financial Statements* or the specific requirements of individual jurisdictions. Hence, an illustrative auditor's report on the consolidated financial statements of Good Real Estate Group (International) Limited has not been included.

Consolidated statement of profit or loss

for the year ended 31 December 2025

	Notes	2025 €000	2024 €000 Restated Note 4.1	IFRS 18.10(a) IFRS 18.12(b) IFRS 18.27(c) IFRS 18.27(d)(e)
Rental income	8	22,470	24,333	IAS 40.75 (f)(i)
Revenue from services to tenants	8	2,584	2,197	
Cost of services to tenants	10.1	(2,654)	(2,254)	IFRS 18.82
Direct property expenses	10.2	(2,118)	(3,149)	IAS 40.75(f)(ii), (iii)
Net rental income		20,282	21,127	IFRS 18.41(c) IFRS 18.24
Revenue from the sale of inventory properties	8	11,000	16,750	
Cost of sales - inventory property	23	(7,000)	(17,000)	IFRS 18.78, IFRS 18.81, IAS 2.36(d)
Profit/(loss) on inventory property		4,000	(250)	IFRS 18.41(c)
Administrative expenses	10.3	(4,676)	(4,070)	IFRS 18.78
Foreign exchange differences	10.4	(200)	(206)	IFRS 18.B66(a)
Operating profit before changes in fair value of investment properties		19,406	16,601	IFRS 18.24
Net gains arising from changes in fair value of investment properties	19.1	20,900	11,485	IAS 40.76(d) IAS 40.69 IFRS 18.41(c), IFRS 18.69(a), IFRS 18.70
Operating profit		40,306	28,086	
Share of profit of joint ventures	22	3,250	1,300	IFRS 18.75(a)(iii) IFRS 18.53(a)
Interest revenue calculated using the effective interest method	11, 26	8,765	7,457	IFRS 18.75(b)(i)
Foreign exchange differences on cash and short-term deposits	10.4	270	51	IFRS 18.53(b)
Other individually immaterial income from investments	11	160	51	IFRS 18.41(c)
Profit before financing and income tax		52,751	36,945	IFRS 18.69(b)
Interest expenses on loans and borrowings	12	21,624	18,136	IFRS 18.60(a) IFRS 7.20
Individually immaterial interest expense on other liabilities	12	180	166	IFRS 18.61(a) IFRS 7.20
Foreign exchange differences on interest-bearing loans and borrowings	10.4	236	567	IFRS 18.B66(b) IAS 21.52(a)
Profit before income tax		30,711	18,076	IFRS 18.24
Income tax expense	15	(7,298)	(3,597)	IFRS 18.67 IFRS 18.75(a)(iv) IAS 12.77
Profit for the year		23,413	14,479	IFRS 18.69(c), IFRS 18.86(a)
Attributable to:				
Equity holders of the parent		20,824	13,521	IFRS 18.76(b)
Non-controlling interests		2,589	958	IFRS 18.76(a)
		23,413	14,479	
Earnings per share:				
Basic and diluted earnings	16	0.10	0.07	IAS 33.66

Commentary on IFRS accounting standards

IFRS 18.10 suggests titles for the primary financial statements, such as 'statement of financial performance' and 'statement of financial position'. Entities are, however, permitted to use other titles, such as 'income statement' or 'balance sheet'. The Group presents its statements of financial performance as a statement of profit or loss along with a separate statement of comprehensive income, which begins with profit or loss.

There is no specific requirement to identify restatements to prior period financial statements on the face of the financial statements. IAS 8 requires details to be provided only in the notes. The Group illustrates how an entity may supplement the requirements of IAS 8 so that it is clear to the reader that amounts in the prior period financial statements have been adjusted in comparative period(s) of the current period financial statements.

IFRS 18 requires an entity to apply the requirements of aggregation and disaggregation in accordance with paragraph B17, which requires items with similar characteristics to be aggregated, while those with dissimilar characteristics are disaggregated when disaggregated information is material. Immaterial line items are presented separately in these illustrative consolidated financial statements given their different characteristics from other items.

The Group has concluded that it does not provide financing to customers as a main business activity. Entities with a specified main business activity of providing financing to customers need to classify in the operating category some items of income and expenses that would otherwise have been classified in the investing or financing category.

The Group invests in assets (investment properties) which is a specified main business activity and, accordingly, all income and expenses from those assets that it invests in as a main business activity are classified in the operating category rather than in the investing category.

IFRS 18.75(a)(i) requires disclosure of revenue as a line item on the face of the statement of profit or loss, presenting separately interest revenue calculated using the effective interest method. The Group presents various types of revenue on the face of the consolidated statement of profit or loss in accordance with IFRS 18.41(c). According to IFRS 15 *Revenue from Contracts with Customers*, revenue arises in the course of an entity's ordinary activities which may include rental income which is within the scope of IFRS 16 *Leases*.

The Group presents separately rental income, revenue from services to tenants, revenue from the sale of inventory properties and separated by relevant expense categories, which is common practice within the industry. However, certain regulators might interpret the requirement in IFRS 18.75(a)(i) differently and, as such, entities need to be aware of their regulator's view in the context of useful structured summary. An aggregation of all revenue is provided in [Note 8](#).

IFRS 15.113(a) requires revenue recognised from contracts with customers accounted for under IFRS 15 to be disclosed separately from other sources of revenue, unless presented separately in the statement of comprehensive income or statement of profit or loss. The Group has elected to disclose the total revenue from contracts with customers separate from the other source of revenue in [Note 8](#). IFRS 15 only applies to a subset of total revenue (i.e., revenue from contracts with customers).

IFRS 15 defines revenue as 'income arising in the course of an entity's ordinary activities', but it excludes some revenue contracts from its scope (e.g., leases). IFRS 15 does not explicitly require an entity to use the term 'revenue from contracts with customers'. Therefore, entities may use different terminology in their financial statements to describe revenue arising from transactions that are within the scope of IFRS 15. However, entities need to ensure the terms used are not misleading and allow users to distinguish revenue from contracts with customers from other sources of revenue.

IFRS 18.78 requires expenses to be analysed either by their nature or their function, or both, within the operating category of the statement of profit or loss, whichever provides the most useful structured summary. If entities present at least one item comprising expenses classified by function, information about the nature of expenses (including depreciation, amortisation and employee benefits expenses) need to be disclosed in the notes. The Group has presented the analysis of expenses by function. As a result, the Group has made the additional disclosures for depreciation and employee benefits expenses in the notes to the financial statements, see [Note 10](#).

Cost of sales is a functional line item that combines expenses relating to an entity's revenue-generating activities such as property management expenses, amortisation of contract cost assets and warranty provision. It includes costs of inventories recognised as an expense, as described in IAS 2.38.

Entities use judgement to determine whether to present additional line items in the statement of profit or loss to provide a useful structured summary, or to disclose material items in the notes. Entities' judgement is based on an assessment of whether the characteristics of the items in question are similar or dissimilar. IFRS 18.B78 provides guidance on how to apply that judgement and sets out the types of characteristics to consider.

Any individual line item can only contain expenses aggregated by function or by nature, but a mixed presentation within the operating category as a whole is permitted. The Group concluded that presenting certain income and expenses classified by function and others classified by nature provides the most useful structured summary of its expenses in the operating category of the consolidated statement of profit or loss. Presenting expenses by function represents how the business is managed and how management reports internally, and is consistent with standard industry practice.

IFRS 18 requires entities, irrespective of whether they invest in assets as a main business activity or not, to classify their share of profit or loss and other income and expenses (e.g., an impairment loss) arising from an equity accounted investment in associates, joint ventures or unconsolidated subsidiaries in the investing category. While IFRS 18 introduces the investing category for classification purposes, it does not require a subtotal or section heading in the statement of profit or loss that is described as 'investing'. As a result, and since IFRS 18 does not specify the location of the equity accounted investments line item within the investing category, it may be possible for some entities to present this as the first line in the investing category after the operating profit subtotal and insert an additional subtotal 'Operating profit and income and expenses from equity accounted investments' if such presentation is necessary for the useful structured summary. Entities may decide to disaggregate income and expenses from equity accounted investments into more than one line item within the investing category, based on investments with similar or dissimilar characteristics if necessary to provide a useful structured summary.

The Group has presented its share of profit of joint venture using the equity method under IAS 28 *Investments in Associates and Joint Ventures* after the line item 'operating profit' in accordance with IFRS 18.75(a)(iii), as a separate line item on the face of the consolidated statement of profit or loss without an additional subtotal or disaggregating into separate lines, as it considers the presentation to provide a useful structured summary.

The Group has assessed how the income and expenses that give rise to the foreign exchange differences should be classified. As a result, the Group presented foreign exchange differences on interest-bearing loans and borrowings in the financing category and those on cash and short-term deposits in the investing category. The remaining foreign exchange differences have been included in the operating category. The Group has presented foreign exchange differences separately within each category in the consolidated statement of profit or loss, as these differences have dissimilar characteristics compared to other income and expenses in their respective categories.

IFRS 18.75(b)(ii) requires that the statement of profit or loss includes line items that present the impairment losses (including reversals of impairment losses or impairment gains) determined in accordance with IFRS 9 *Financial Instruments*. The Group did not present its impairment losses determined in accordance with IFRS 9 separately in the consolidated statement of profit or loss as the amounts are not considered material.

IFRS 16.49 requires a lessee to present in the statement of profit or loss, the interest expense on lease liabilities separately from the depreciation charge for the right-of-use asset. The Group presented interest expense on lease liabilities under 'interest expense on other liabilities' and the depreciation charge on the right-of-use asset under 'administrative expenses'. The depreciation charge relates solely to leased office space, since the Group's investment property held under lease is not depreciated, but measured at fair value subsequent to initial recognition.

Under IFRS 18.24, an entity is required to present additional line items and subtotals if such presentations are necessary for a primary financial statement to provide a useful structured summary. For the purposes of these illustrative consolidated financial statements, the subtotal 'Operating profit before changes in fair value of investment properties' is added. In determining the basis for inclusion of additional subtotals and whether they facilitate a useful structured summary, entities need to assess, among other factors, entity-specific circumstances, common practice among peers, and users' information needs. However, whether the inclusion of an additional subtotal such as this one, and specifically whether it provides a useful structured summary, involves significant judgement. Furthermore, regulators in many jurisdictions may scrutinise the basis for including additional subtotals, as opposed to the alternative of communicating such additional subtotals only outside the financial statements, with additional information in the MPM note in the financial statements. In these illustrative consolidated financial statements, the additional subtotal meets the definition of an MPM. For detailed disclosures of MPMs, refer [Note 13](#).

The Group has disclosed 'net rental income' and 'profit/(loss) on inventory property' in its consolidated statement of profit and loss. In accordance with IFRS 18.118(a) and B123 gross profit or loss (revenue minus cost of sales) and similar subtotals are not considered to be management-defined performance measures as they depict the difference between a type of revenue and directly related expenses incurred in generating that revenue. Hence, the subtotals of 'net rental income' and 'profit/(loss) on inventory property' are not considered as management-defined performance measures even if the other criteria for subtotals being considered MPMs are met. None of the other subtotals presented on the consolidated statement of profit or loss meet the definition of an MPM as they are not used in public communications outside the financial statements.

For additional information on IFRS 18, please refer to Chapter 4: Presentation and disclosure in financial statements of [International GAAP® 2026 - The global perspective on IFRS | EY - Global](#).

Consolidated statement of comprehensive income

for the year ended 31 December 2025

	2025	2024	
Notes	€000	€000	
Profit for the year	23,413	14,479	IFRS 18.10(a) IFRS 18.27(b) IFRS 18.27(c) IFRS 18.86 IFRS 18.25 IFRS 18.69 IFRS 18.12(b) IFRS 18.27(d), (e) IFRS 18.93 IAS 12.61A
Other comprehensive income			IFRS 18.88-89
<i>Other comprehensive income that may be reclassified to profit or loss in subsequent periods:</i>			
Net gains/(losses) on cash flow hedges arising during the year	34 13,589	(2,632)	IFRS 7.24C(b)(i)
Amounts reclassified to profit or loss in respect of cash flow hedges	34 (1,275)	680	IFRS 18.90 IFRS 7.24C(b)(iv)
Income tax relating to net gains/(losses) on cash flow hedges	15 (3,714)	570	IFRS 18.93, IAS 12.81(ab)
Foreign currency translation reserve	(1,700)	(1,654)	
Net other comprehensive income/(loss), net of tax, that may be reclassified to profit or loss in subsequent periods	6,900	(3,036)	IFRS 18.88
<i>Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:</i>			
Net other comprehensive income, net of tax, that will not be reclassified to profit or loss in subsequent periods	—	—	IFRS 18.88
Other comprehensive income/(loss), net of tax	6,900	(3,036)	IFRS 18.86(b)
Total comprehensive income, net of tax	30,313	11,443	IFRS 18.86(c)
Attributable to:			
Equity holders of the parent	27,724	10,485	IFRS 18.87(b)
Non-controlling interests	2,589	958	IFRS 18.87(a)
	30,313	11,443	

Commentary on IFRS accounting standards

The Group has elected as an accounting policy to present two statements, a statement of profit or loss and a statement of comprehensive income, rather than a single statement of profit or loss and other comprehensive income (OCI) combining the two elements. If a two-statement approach is adopted, the statement of profit or loss must be followed directly by the statement of comprehensive income.

Under IFRS 18, the Group consistently applies aggregation and disaggregation requirements across all primary financial statements. Items with similar characteristics are aggregated, while those with dissimilar characteristics are disaggregated when disaggregated information is material.

IFRS 18.93 requires an entity to disclose the amount of income tax relating to each item of other comprehensive income, including reclassification adjustments, either in the statement of comprehensive income or in the notes. Another alternative provided by IFRS 18.94(b) is to present the different items of OCI before the related tax effects, with one amount shown for the aggregate amount of income tax relating to those items. An entity electing this alternative is required to allocate the tax between those items that 'may be reclassified to profit or loss' and 'will not be reclassified to profit or loss' in subsequent periods. The Group has elected to present the income tax effects gross on an individual basis and, therefore, no additional note disclosure is required.

IFRS 18.88 requires that items that may be reclassified subsequently to profit or loss, when specific conditions are met, are grouped on the face of the statement of comprehensive income. Similarly, items that will not be reclassified are also grouped together. In order to make these disclosures, an entity needs to analyse whether its OCI items are eligible to be subsequently reclassified to profit or loss under IFRS accounting standards.

Under the requirements of IFRS 18.88-89 and the Illustrative Examples to IFRS 18, entities are required to present the share of the OCI items of equity method investees (i.e., associates and joint ventures), in aggregate as single line items within the 'may be reclassified' and the 'will not be reclassified' groups. The Group's joint ventures do not have OCI items and, as such, these disclosures do not apply.

For additional information on IFRS 18, please refer to Chapter 4: Presentation and disclosure in financial statements of [International GAAP® 2026 - The global perspective on IFRS | EY - Global](#).

Consolidated statement of financial position

as at 31 December 2025

	Notes	2025 €000	2024 €000	IFRS 18.25 IFRS 18.27(c) IFRS 18.10(b) IFRS 18.10(g) IFRS 18.27(d)(e)
Assets				
Non-current assets				
Goodwill	7,21	3,000	–	IFRS 18.96 IFRS 18.100 IFRS 18.103(d)
Completed investment property	18,20	452,991	388,620	IFRS 18.103(b)
Investment property under development	19,20	30,146	30,896	IFRS 18.103(b)
Right-of-use assets	30	1,128	1,045	IFRS 16.47
Investments in joint ventures	22	103,250	2,300	IFRS 18.103(g) IAS 28.38
Deferred tax assets	15	–	2,992	IFRS 18.103(r) IFRS 18.98
		590,515	425,853	
Current assets				
Inventory property	23	6,533	9,580	IFRS 18.96 IFRS 18.99 IFRS 18.103(i)
Contract cost assets	24	144	166	IFRS 18.24
Rent and other trade receivables	25	11,640	21,450	IFRS 18.103(j) IFRS 15.105
Contract assets	25	2,920	1,410	IFRS 15.105,
Prepayments		9,950	12,513	IFRS 18.24
Cash and short-term deposits	26	78,038	34,618	IFRS 18.103(k)
		109,225	79,737	
Investment property held for sale	18,20,38	10,560	–	IFRS 18.103(l) IFRS 5.38
Total assets		710,300	505,590	
Equity and liabilities				
Issued share capital	27	227,700	193,700	IFRS 18.104(b) IFRS 18.B111(f)
Share premium	27	5,996	–	
Cash flow hedge reserve		(419)	(9,019)	
Foreign currency translation reserve		(4,398)	(2,698)	
Retained earnings		56,621	35,490	
Equity attributable to equity holders of the parent		285,500	217,473	
Non-controlling interests		18,202	1,803	IFRS 18.104(a)
Total equity		303,702	219,276	
Non-current liabilities				
Interest bearing loans and borrowings	28	379,624	255,831	IFRS 18.96 IFRS 18.103(o)
Rent deposits from tenants		3,593	2,142	
Provisions	29	41	48	IFRS 18.103(n)
Lease liabilities, non-current portion	30	2,558	2,516	IFRS 18.103(o)
Deferred tax liability	15	11,314	–	IFRS 18.103(r) IFRS 18.98
Derivative financial instruments	34	425	12,804	IFRS 18.103(o) IFRS 7.8
		397,555	273,341	
Current liabilities				
Trade and other payables	29	6,064	10,019	IFRS 18.96 IFRS 18.101 IFRS 18.103(m)
Contract liabilities	29	472	306	IFRS 15.105
Income tax payable	15	2,146	2,275	IFRS 18.103(q)
Lease liabilities, current portion	30	361	373	IFRS 18.103(o)
		9,043	12,973	
Total liabilities		406,598	286,314	
Total equity and liabilities		710,300	505,590	

Commentary on IFRS accounting standards

IFRS 18 requires an entity to present a statement of financial position at the beginning of the earliest comparative period when: it applies an accounting policy retrospectively; it makes a retrospective restatement of items in its financial statements; or when it reclassifies items in its financial statements (IFRS 18.10(g)), and the change has a material effect on the statement of financial position. In these situations, IFRS 18.38 states that an entity must present, at a minimum, three statements of financial position, two of each of the other statements and the related notes. The three statements of financial position include the statement of financial position as at the current annual period year end, the statement of financial position as at the previous annual period year end, and the statement of financial position as at the beginning of the previous annual period ('the opening balance sheet', often referred to as the 'third balance sheet'). Such an additional balance sheet is only required if the adjustment to opening balances is considered to be material (IFRS 18.37(b)). However, the notes related to the third balance sheet are not required, nor are additional statements of profit or loss and other comprehensive income, changes in equity or cash flows (IFRS 18.39). The Group did not meet any of the conditions described above to retrospectively restate its consolidated financial statements.

There is no specific requirement to identify restatements to prior period financial statements on the face of the financial statements. IAS 8 requires details to be provided only in the notes. Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) which illustrates how an entity may supplement the requirements of IAS 8 so that it is clear to the reader that amounts in the prior period financial statements have been adjusted in comparative period(s) of the current period financial statements.

The Group has applied certain amendments to standards for the first time in these financial statements. However, the adoption of the amendments has not materially affected the consolidated statement of financial position and, as a result, a third balance sheet is not presented. Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) for an illustration of a retrospective restatement of financial statements and, therefore, a third balance sheet.

For the purposes of illustrative financial statements, immaterial line items are presented separately. However, IFRS 18 requires an entity to apply the requirements of aggregation and disaggregation in accordance with paragraph B17, which requires items with similar characteristics to be aggregated, while those with dissimilar characteristics are disaggregated when disaggregated information is material.

The Group uses the label 'other' in a consolidated statement of financial position if there is not a more informative label for the aggregated item than 'other'. To assess whether the label 'other' is appropriate, the Group has considered whether the total amounts of the line items included in this item are immaterial, as well as whether the disaggregated amounts are likewise immaterial on the assumption that, if they were not, there would be no valid reason to use 'other' in place of a more specific label. For example, the Group considered 'Other payables' to be immaterial compared to total line items.

Following the adoption of IFRS 18, goodwill is included in the list of line items required to be presented in the consolidated statement of financial position, as specified in IFRS 18.103. The Group did not have any intangible assets other than goodwill which required further disaggregation between intangible assets and goodwill.

In accordance with IFRS 18.96, the Group has presented current and non-current assets, and current and non-current liabilities, as separate classifications in the consolidated statement of financial position. IFRS 18 does not require a specific order of the two classifications. The Group has elected to present non-current assets and liabilities before current assets and liabilities. IFRS 18 requires entities to present assets and liabilities in order of liquidity when this presentation is reliable and more relevant.

IAS 40 does not require completed investment property to be disclosed separately from investment property under development, but as they are generally subject to different sets of assumptions and accounting estimates, this is considered to be common practice in the industry.

IFRS 16.47 requires a lessee to either present in the statement of financial position, or disclose in the notes, the right-of-use assets separately from other assets and lease liabilities separately from other liabilities. If a lessee does not present right-of-use assets separately in the statement of financial position, the lessee is required to include right-of-use assets within the same line item that the corresponding underlying assets would be presented if they were owned (e.g., under property, plant and equipment) and it is required to disclose which line items in the statement of financial position include those right-of-use assets. Similarly, if the lessee does not present lease liabilities separately in the statement of financial position, the lessee is required to disclose the line items in the statement of financial position which include those liabilities.

Under IFRS 16.48, right-of-use assets that meet the definition of investment property are presented in the statement of financial position as investment property. The Group presented its 'Right-of-use assets' not meeting the definition of investment property separately in the consolidated statement of financial position. The related lease liabilities were presented in the line item 'Lease liabilities'.

The Group determines the current portion of the lease liabilities by reference to the principal portion that is due to be settled in the next 12 months.

The Group presented 'contract assets' and 'contract liabilities' in the consolidated statement of financial position using the terminology from IFRS 15. IFRS 15.109 allows an entity to use alternative descriptions. However, it is required to disclose sufficient information so that users of the financial statements can clearly distinguish between unconditional rights to receive consideration (receivables) and conditional rights to receive consideration (contract assets).

For additional information on IFRS 18, please refer to Chapter 4: Presentation and disclosure in financial statements of [International GAAP® 2026 - The global perspective on IFRS | EY - Global](#)

Consolidated statement of changes in equity

for the year ended 31 December 2025

	Attributable to the equity holders of the parent							Total equity	IFRS 18.10 (c) IFRS 18.25 IFRS 18.27(b), (c) IFRS 18.107(c) IFRS 18.27(dx)e
	Issued capital (Note 27)	Share premium (Note 27)	Cash flow hedge reserve (Note 34)	Foreign currency translation reserve (Note 33)	Retained earnings	Total	Non-controlling interests		
	€000	€000	€000	€000	€000	€000	€000	€000	
At 1 January 2024	193,700	-	(7,637)	(1,044)	21,580	206,599	845	207,444	
Profit for the year	-	-	-	-	13,521	13,521	958	14,479	IFRS 18.107 (c)(i)
Other comprehensive income	-	-	(1,382)	(1,654)	-	(3,036)	-	(3,036)	IFRS 18.107 (c)(ii)
Total comprehensive income	-	-	(1,382)	(1,654)	13,521	10,485	958	11,443	IFRS 18.107 (a)
Share based payments (Note 31)	-	-	-	-	389	389	-	389	IFRS 2.50
At 31 December 2024	193,700	-	(9,019)	(2,698)	35,490	217,473	1,803	219,276	
Profit for the year	-	-	-	-	20,824	20,824	2,589	23,413	IFRS 18.107 (c)(i)
Other comprehensive income	-	-	8,600	(1,700)	-	6,900	-	6,900	IFRS 18.107 (c)(ii)
Total comprehensive income	-	-	8,600	(1,700)	20,824	27,724	2,589	30,313	IFRS 18.107 (a)
Issue of share capital (Note 27)	34,000	6,180	-	-	-	40,180	-	40,180	IFRS 18.107 (c)(iii)
Transaction costs related to issue of share capital (Note 27)	-	(184)	-	-	-	(184)	-	(184)	IAS 32.39 IFRS 18.112
Share based payments (Note 31)	-	-	-	-	307	307	-	307	IFRS 2.50
Acquisition of a subsidiary (Note 7)	-	-	-	-	-	-	13,810	13,810	IFRS 18.107(c)(iii)
At 31 December 2025	227,700	5,996	(419)	(4,398)	56,621	285,500	18,202	303,702	

Commentary on IFRS accounting standards

Under IFRS 18, the Group consistently applies aggregation and disaggregation requirements across all primary financial statements. Items with similar characteristics are aggregated, while those with dissimilar characteristics are disaggregated when disaggregated information is material.

For equity-settled share-based payment transactions, IFRS 2.7 requires entities to recognise an increase in equity when goods or services are received. However, IFRS 2 *Share-based Payment* does not specify where in equity this should be recognised. The Group has chosen to recognise the credit in retained earnings. This avoids the need to transfer the amount from another reserve when the share options are exercised or expire. In some jurisdictions, it is common for entities to recognise the credit in other capital reserves and subsequently transfer amounts recognised in other capital reserves to share premium or retained earnings when the share options are exercised or expire. Such transfer is also permitted by IFRS 2.23. However, the transfer to share premium may be subject to legal restrictions that are in force in each jurisdiction.

For additional information on IFRS 18, please refer to Chapter 4: Presentation and disclosure in financial statements of [International GAAP® 2026 - The global perspective on IFRS | EY - Global](#)

Consolidated statement of cash flows

for the year ended 31 December 2025

	Notes	2025 €000	2024 €000 Restated Note 4.1	IFRS 18.25 IFRS 18.27(c) IFRS 18.10(d) IFRS 18.27(d)(e)
Operating activities				
Operating profit		40,306	28,086	IAS 7.10, IAS 7.18(b)
Adjustments to reconcile operating profit to net cash flows:				IAS 7.20(b)
Net gains arising from changes in fair value of investment properties	19.1	(20,900)	(11,485)	
Depreciation of right-of-use assets	30	202	174	
Share based payments	31	307	389	
Net foreign exchange differences	10.4	6	-	
Working capital changes:				IAS 7.20(a)
Decrease/(increase) in rent and other trade receivables	25	6,172	(6,262)	
Decrease in prepayments		2,475	1,491	
Decrease in inventory property	23	2,000	9,420	
Decrease/(increase) contract cost assets		22	(45)	
(Decrease)/increase in trade, other payables and contract liabilities	29	(2,189)	1,975	
(Decrease)/increase in provisions	29	(18)	21	
(Decrease)/increase in tenants' rental deposits		1,407	126	
		<u>29,790</u>	<u>23,890</u>	
Income tax paid		(3,050)	(2,093)	IAS 7.35
Net cash flows from operating activities		<u>26,740</u>	<u>21,797</u>	
Investing activities				IAS 7.10, IAS 7.21
Acquisition of businesses, net of cash acquired	7	(57,023)	-	IAS 7.39
Investments in joint ventures		(97,700)	-	IAS 7.16(c)
Purchase of investment property	18	-	(70,925)	IAS 7.16(a)
Capital expenditure on completed investment property	18	(504)	(5,475)	IAS 7.16(a)
Expenditure on investment property under development	19	(5,150)	(18,141)	IAS 7.16(a)
Proceeds from disposal of investment property	18	28,670	-	IAS 7.16(b)
Interest received		8,209	6,710	IAS 7.31, IAS 7.33
Net cash flows from investing activities		<u>(123,498)</u>	<u>(87,831)</u>	
Financing activities				IAS 7.10, IAS 7.21
Proceeds from borrowings	28	124,000	87,200	IAS 7.17(c)
Transaction costs on borrowings	28	(407)	(17)	IAS 7.17(c)
Proceeds from issue of share capital	27	40,180	-	IAS 7.17(a)
Transaction costs on issue of shares	27	(184)	-	IAS 7.17(a)
Repayment of principal portion of lease liabilities		(232)	(292)	IAS 7.17(e)
Interest paid		(23,179)	(19,404)	IAS 7.31, IAS 7.33
Net cash flows from financing activities		<u>140,178</u>	<u>67,487</u>	
Net increase in cash and cash equivalents		43,420	1,453	
Cash and cash equivalents at 1 January	26	34,618	33,165	
Cash and cash equivalents at 31 December	26	<u>78,038</u>	<u>34,618</u>	IAS 7.45

Commentary on IFRS accounting standards

IAS 7.18 allows entities to report cash flows from operating activities using either the direct method or the indirect method. The Group presents its cash flows using the indirect method. A consolidated statement of cash flows prepared using the direct method for operating activities is presented for illustrative purposes in Appendix 3 of [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) publication.

IAS 7.18(b) requires entities to use the 'operating profit' subtotal as the starting point for determining cash flows from operating activities under the indirect method.

There is no specific requirement to identify adjustments made retrospectively on the face of the financial statements, except for the effect of a retrospective application or restatement on each component of equity (IFRS 18.107(b)). IAS 8 requires details to be given only in the notes. By labelling the comparatives 'Restated', the Group illustrates how an entity may supplement the requirements of IAS 8 so that it is clear to the user that adjustments to the amounts in prior financial statements have been reflected in the comparative periods as presented in the current period financial statements. This is consistent with the illustrative example in IAS 8.IG.1.6. Additionally, following the adoption of IFRS 18, the Group demonstrates how it applies IFRS 18 and subsequent amendments to IFRS accounting standards retrospectively.

Under IFRS 18, the Group consistently applies aggregation and disaggregation requirements across all primary financial statements. Items with similar characteristics are aggregated, while those with dissimilar characteristics are disaggregated when disaggregated information is material.

The Group does not have a specified main business activity of investing in financial assets or providing finance to customers. Therefore, cash flows from interest received are classified in investing activities, while cash flows from interest paid are classified in financing activities. The group did not receive any material dividends in either the current or comparative period, therefore, it did not present a line item for 'Dividends received' within the investing activities of the consolidated statement of cash flows.

Certain working capital adjustments and other adjustments included in the consolidated statement of cash flows, reflect the change in balances between 2025 and 2024.

IFRS 16.50 requires that in the consolidated statement of cash flows, a lessee classifies: cash payments for the principal portion of the lease liability within financing activities; cash payments for the interest portion of the lease liability within financing activities (i.e., IAS 7.31-34A); and short-term lease payments, payments for leases of low-value assets and variable lease payments not included in the measurement of the lease liability within operating activities. Non-cash activity (e.g., the initial recognition of the lease at commencement) is required to be disclosed as a supplemental non-cash item in accordance with IAS 7.43 (see [Note 30](#)).

For the purposes of illustrative financial statements, all possible changes in working capital were presented separately. However, IFRS 18 requires an entity to apply the requirements of aggregation and disaggregation in accordance with paragraph B17 which requires items with similar characteristics to be aggregated, while those with dissimilar characteristics are disaggregated when disaggregated information is material.

For additional information on IFRS 18, please refer to Chapter 4: Presentation and disclosure in financial statements of [International GAAP® 2026 - The global perspective on IFRS | EY - Global](#)

Notes to the consolidated financial statements

1. Corporate information	22
2. Basis of preparation	22
3. Summary of accounting policies	24
3.1. Basis of consolidation	24
3.2. Property acquisitions and business combinations	25
3.3. Business combinations and goodwill.....	25
3.4. Investments in joint ventures	26
3.5. Foreign currencies	28
3.6. Borrowing costs	29
3.7. Investment property.....	29
3.8. Inventory property	30
3.9. Non-current assets held for sale	31
3.10. Impairment of non-financial assets.....	31
3.11. Financial instruments - initial recognition and subsequent measurement	33
3.12. Derivative financial instruments and hedge accounting	36
3.13. Cash and short-term deposits	37
3.14. Leases	37
3.15. Rent receivables	39
3.16. Tenant deposits	39
3.17. Revenue recognition.....	39
3.18. Contract cost assets	43
3.19. Contract balances	44
3.20. Warranties.....	44
3.21. Taxes	45
3.22. Share-based payments	46
3.23. Fair value measurements	47
3.24. Events after the reporting period.....	48
3.25. Earnings per share (EPS)	48
4. Changes in accounting policies and disclosures	49
4.1. New and amended standards and interpretations	49
4.2. Standards issued but not yet effective.....	52
5. Significant accounting judgements, estimates and assumptions.....	54
5.1. Judgements	54
5.2. Estimates and assumptions	59
6. Climate-related matters	63
7. Business combinations and acquisition of non-controlling interests	64
7.1. Acquisitions in 2025.....	64
8. Rental income and revenue from contracts with customers	67
9. Operating leases - Group as lessor	69
10. Cost of services to tenants, direct property expenses and administrative expenses	69
10.1. Cost of services to tenants	69
10.2. Direct property expenses	69
10.3. Administrative expenses	70
10.4. Foreign exchange differences.....	70
10.5. Specified expenses by nature in operating category	71
11. Finance income	71
12. Interest expenses on loans and borrowings and other liabilities	71
13. Management-defined performance measure (MPM)	72
14. Segment information.....	73
14.1. Geographical information.....	77
15. Income tax.....	79
16. Earnings per share (EPS).....	81

17. Net asset value per share (NAV)	82
18. Investment property	83
18.1. Disposals of industrial investment property	85
19. Investment property under development	86
20. Fair value measurement - investment property and investment property under development	87
20.1. Changes in valuation techniques	87
20.2. Highest and best use	88
20.3. Fair value hierarchy	88
20.4. Valuation techniques used to derive Level 2 and Level 3 fair values	90
21. Goodwill	93
22. Interest in joint ventures	94
23. Inventory property	96
24. Contract cost assets	96
25. Rent and other trade receivables and contract assets	97
26. Cash and short-term deposits	101
27. Issued capital	102
28. Interest-bearing loans and borrowings	103
29. Trade and other payables	105
29.1. Provisions for assurance-type warranties	106
30. Leases	107
31. Share-based payments	110
31.1. Movements in share options and measurement of share-based payment awards	111
32. Related party disclosures	112
32.1. Other related party receivables	113
32.2. Terms and conditions of transactions with related parties	113
32.3. Compensation of key management personnel of the Group	114
33. Financial instruments risk management objectives and policies	114
33.1. Market risk	115
33.2. Interest rate risk	115
33.3. Foreign currency risk	116
33.4. Credit risk	116
33.5. Liquidity risk	117
33.6. Fair values	118
33.7. Fair value hierarchy	118
34. Hedging activities and derivatives	121
35. Capital management	125
36. Contingencies and commitments	126
37. Changes in liabilities arising from financing activities	126
38. Events after the reporting period	127

Notes to the consolidated financial statements

1. Corporate information

The consolidated financial statements of Good Real Estate Group (International) Limited and its subsidiaries (collectively, the Group) for the year ended 31 December 2025 were authorised for issue in accordance with a resolution of the directors on 31 January 2026. Good Real Estate Group (International) Limited (the Company or the parent) is a limited company incorporated and domiciled in Estateland and whose shares are publicly traded. The registered office is located at Headroom House, Covenant Square in Estateland.

IFRS 18.10(e)
IFRS 18.25

IFRS 18.114
IFRS 18.116(a)
IAS 10.17
IFRS 18.27(a)
IFRS 18.27(b)
IFRS 18.27(c)

The main business activity of the Group includes investment in assets (investment properties), which is a specified main business activity under IFRS 18, along with sale of inventory properties. More details on the principal activities of the Group are described in [Note 14](#). Information on the Group's structure and on other related party relationships is provided in [Note 32](#).

IFRS 18.116(b)
IFRS 18.116(c)
IFRS 18.51(a)

Commentary on IFRS accounting standards

Entities are required to provide a cross-reference from each item presented in the primary financial statements to the related information in the notes in accordance with IFRS 18.114. If amounts disclosed in the notes are included in one or more line items in the primary financial statements, entities are required to disclose in the note the line item(s) in which those amounts are included.

Under IFRS 18.51 an entity needs to disclose whether its main business activity consists of investing in assets or providing financing to customers. If the assessment undergoes a change, it is required to disclose that fact together with the date of the change and the amount and classification of items of income and expense before and after the date of the change in the outcome of the assessment in the current period. It also needs to disclose the amount and classification in the prior period for the items for which the classification has changed because of the changed outcome of the assessment, unless it is impracticable to do so. If an entity does not disclose the information because it is impracticable to do so, the entity is required to disclose that fact.

2. Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with IFRS accounting standards as issued by the International Accounting Standards Board (IASB).

IAS 8.6B

The Group's financial statements have been prepared on a historical cost basis, except for investment property, derivative financial instruments and contingent consideration that have been measured at fair value. The consolidated financial statements are presented in euros and all values are rounded to the nearest thousand (€000), except where otherwise indicated.

IFRS 18.113
IFRS 18.27(d), (e)

The Group has prepared the financial statements on the basis that it will continue to operate as a going concern.

Commentary on IFRS accounting standards

Entities are required to refer to "IFRS accounting standards" when making a compliance statement in accordance with IAS 8.6B in order to explicitly differentiate between the information disclosed under IFRS accounting standards and IFRS Sustainability Disclosure Standards.

Entities in certain jurisdictions may be required to comply with IFRS accounting standards approved by local regulations, for example, listed companies in the European Union (EU) are required to comply with IFRS accounting standards as endorsed by the EU. These financial statements only illustrate compliance with IFRS accounting standards as issued by the IASB.

A statement that the financial statements are prepared on a going-concern basis is not a requirement of IFRS accounting standards. However, it is required by regulators in certain jurisdictions and may be considered a relevant disclosure. Therefore, the Group decided to disclose the basis of preparation. Entities need to consider not only the specific disclosure requirements relating to going concern in IAS 8.6K, but also the overarching disclosure requirements in IAS 8. These requirements include those in IAS 8.27G relating to judgements that have the most significant effect on the amounts recognised in the financial statements.

Notes to the consolidated financial statements

2. Basis of preparation *continued*

Commentary on macroeconomic and geopolitical uncertainty

Going Concern

When making the going concern assessment, management takes into consideration the existing and anticipated effects of the current macroeconomic and geopolitical uncertainties on the entity's activities. These effects may result in material uncertainties that cast doubt on the entity's ability to operate as a going concern. IAS 8.6K requires management, when preparing financial statements, to assess an entity's ability to continue as a going concern, and whether the going concern assumption is appropriate. In assessing whether the going concern assumption is appropriate, the standard requires an entity to consider all available information about the future, which is at least, but not limited to, twelve months from the end of the reporting period. When an entity is aware, in making its going concern assessment, of material uncertainties related to events or conditions that may cast significant doubt upon the entity's ability to continue as a going concern, it is required to disclose those uncertainties.

Entities will need to disclose the significant judgements made in the assessment of the existence of a material uncertainty. When making that assessment, management takes into consideration the existing and anticipated effects of the macroeconomic and geopolitical uncertainty on the entity's activities. Management needs to consider all available information about the future that was obtained after the reporting date, up until the date at which the financial statements are issued in their assessment of going concern. As the IASB clarified in the educational material [Going Concern – a focus on disclosure](#) published in May 2025, if management concludes that there are material uncertainties relating to the entity's ability to continue as a going concern, IAS 8.6K requires the entity to disclose those uncertainties. If there are no material uncertainties, but significant judgement was required to arrive at this conclusion, this judgement is required to be disclosed in line with IAS 8.27G.

Commentary on climate-related matters

Entities need to consider the impact of climate-related matters on their going concern assessment. In making their going concern assessments, entities are required by IFRS 18.6L to take into account all available information about the future for at least, but not limited to, twelve months beyond the end of the reporting period. Thus, even though most entities will not be subject to acute physical risk or other climate-related effects that may cause doubts about their ability to continue operating as a going concern, climate-related matters beyond the initial twelve-month period may create material uncertainties related to events or conditions that cast significant doubt upon an entity's ability to continue as a going concern. An example of such events or conditions could be an obstacle to obtaining replacement financing due to an entity operating in a carbon-intensive industry or climate-related legislation or regulations that result in an entity's business model no longer being feasible. In their educational material, [Effects of climate-related matters on financial statements](#), the IASB clarifies that entities also need to consider any planned mitigating actions in the assessment.

In December 2025, the IASB published *Amendments to Illustrative Examples on IFRS 7, IFRS 18, IAS 1, IAS 8, IAS 36 and IAS 37 - Disclosures about Uncertainties in the Financial Statements*, which sets out amendments to the guidance accompanying several IFRS accounting standards, including IFRS 18 and IAS 1. These amendments provide examples that illustrate how an entity applies the requirements in the standards to report the effects of uncertainties in its financial statements. Refer to [IFRS Developments 244: IASB issues Disclosures about Uncertainties in Financial Statements](#).

Notes to the consolidated financial statements

IFRS 18.113

3. Summary of accounting policies

Commentary on IFRS accounting standards

The consequential amendments in IFRS 18 moved the requirement to disclose 'material accounting policy information' to IAS 8 (IAS 8.27A). Determining whether accounting policies are material or not requires use of significant judgement. Therefore, entities will have to revisit their accounting policy information disclosures to ensure compliance with the amended standard.

The identification of an entity's material accounting policies is an important aspect of the financial statements. Entities need to carefully consider whether "standardised information, or information that only duplicates or summarises the requirements of the IFRSs" is material information and, if not, whether it needs to be removed from the accounting policy disclosures to enhance the usefulness of the financial statements.

The accounting policies disclosed in this note illustrate some of the more commonly applicable accounting policies. However, as these are illustrative financial statements, they include disclosures that may, in practice, be considered not material to the Group. It is essential that entities consider their specific circumstances when determining which accounting policy information is material and relevant and therefore needs to be disclosed. Entities may find the publication, [Applying IFRS: Disclosure of accounting policy information | EY - Global](#)³, helpful in assessing the impact of the amended standard on their accounting policy disclosures.

3.1. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 31 December 2025. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if, and only if, the Group has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement(s) with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

IFRS 10.7

IFRS 10.B38

IFRS 10.B80
IFRS 10.B86
IFRS 10.B99

³ Available on ey.com/ifrs.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.1. Basis of consolidation *continued*

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

IFRS 10.B94
IFRS 10.B87
IFRS 10.B86

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

IFRS 10.B96
IFRS 10.B98
IFRS 10.B99

If the Group loses control over a subsidiary (including loss of control over a single-asset subsidiary containing real estate as a result of the disposal of the corresponding equity interest in that subsidiary), it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

Commentary on IFRS accounting standards

In June 2019, the IFRS IC discussed the accounting for a transaction in which an entity, as part of its ordinary activities, enters into a contract with a customer to sell real estate by selling its equity interest in a subsidiary. The entity has established the subsidiary some time before it enters into the contract with the customer; the subsidiary has one asset – real estate inventory – and a related tax asset or liability. The entity applies IFRS 10 *Consolidated Financial Statements* in consolidating the subsidiary before it loses control of the subsidiary as a result of the transaction with the customer.

In October 2019, the IASB discussed the issue and decided to assess the feasibility of narrow-scope standard-setting to address this question. In June 2020, the IASB discussed a possible narrow-scope amendment to standards to require an entity to apply IFRS 15, instead of IFRS 10, to disposals of some types of subsidiary to a customer. However, the IASB decided not to add this project to its work plan.

Although the discussions on the accounting for a sale of a single-asset entity containing real estate did not result in the publication of an agenda decision or other official communication, the discussion does provide helpful and informative guidance. Therefore, entities are encouraged to assess their current accounting and consider whether additional disclosures are needed to ensure users understand how the entity accounts for these transactions.

The Group's accounting policy is to account for the loss of control of the subsidiary as a result of the disposal of the corresponding equity interest in that subsidiary in accordance with IFRS 10. The Group is monitoring the issue and will evaluate if the existing accounting policies need to be revised considering the outcome of the standard setter's assessment.

When applying an IFRS accounting standard, such as IFRS 18, entities need to assess whether disclosing accounting policy information will provide useful information, even if not required on a recurring basis. This assessment involves applying materiality to determine which policies need to be disclosed, and the Group follows IFRS 18.19 in making this judgement. For further guidance, please refer to Appendix 4 and our publication, [Applying IFRS: Disclosure of accounting policy information](#).

3.2. Property acquisitions and business combinations

Where property is acquired, via corporate acquisitions or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents the acquisition of a business (see accounting policy in [Note 3.3](#) below). The basis of the judgement is set out in [Note 5.1](#).

Where such acquisitions are not determined to be an acquisition of a business, they are not treated as business combinations. Rather, the cost to acquire the corporate entity or assets and liabilities is allocated between the identifiable assets and liabilities of the entity based on their relative values at the acquisition date.

IFRS 3.2(b)

3.3. Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at acquisition date fair value, and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are expensed as incurred and included in 'Administrative expenses'.

IFRS 3.4
IFRS 3.18
IFRS 3.19
IFRS 3.53
IFRS 3.B64(m)

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.3. Business combinations and goodwill *continued*

The Group determines that it has acquired a business when the acquired set of activities and assets include an input and a substantive process that, together, significantly contribute to the ability to create outputs. IFRS 3.B8
IFRS 3.B12

The acquired process is considered substantive if it is critical to the ability to continue producing outputs, and the inputs acquired include an organised workforce with the necessary skills, knowledge, or experience to perform that process or it significantly contributes to the ability to continue producing outputs and is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree. IFRS 3.15
IFRS 3.16

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Contingent consideration classified as equity is not remeasured and its subsequent settlement is accounted for within equity. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of IFRS 9 *Financial Instruments*, is measured at fair value with the changes in fair value recognised in the consolidated statement of profit or loss in accordance with IFRS 9. Other contingent consideration that is not within the scope of IFRS 9 is measured at fair value at each reporting date with changes in fair value recognised in profit or loss. IFRS 3.39
IFRS 3.58

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests and any previous interest held over the net identifiable assets acquired and liabilities assumed). If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in profit or loss. IFRS 3.32
IFRS 3.36

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units (CGUs) that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units. IFRS 3.B63(a)
IAS 36.80

Where goodwill has been allocated to a CGU and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the CGU retained. IAS 36.86

3.4. Investments in joint ventures

The Group holds an interest in joint ventures, Westmeadow NV and Eastmeadow NV. The financial statements of Westmeadow NV and Eastmeadow NV are prepared for the same reporting period as the Group. The accounting policies of the joint ventures are aligned with those of the Group. Therefore, no adjustments are made when measuring and recognising the Group's share of the profit or loss of the investees after the date of acquisition. IFRS 12.21

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. IAS 28.3
IFRS 11.16
IFRS 11.7

The considerations made in determining joint control are similar to those necessary to determine control over subsidiaries. The Group's investment in joint ventures are accounted for using the equity method.

The aggregate of the Group's share of profit or loss of joint ventures is shown on the face of the consolidated statement of profit or loss outside operating profit and represents profit or loss after tax and non-controlling interests in the subsidiaries of the joint ventures.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.4. Investments in joint ventures *continued*

Under the equity method, the investment in a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the joint venture since the acquisition date. Goodwill relating to the joint venture is included in the carrying amount of the investment and is not tested for impairment separately. Thus, reversals of impairments may effectively include reversal of goodwill impairments. Impairments and reversals are presented within 'Share of profit of joint ventures' in the consolidated statement of profit or loss. IAS 28.10
IAS 28.26-29

The consolidated statement of profit or loss reflects the Group's share of the results of operations of the joint ventures. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the joint ventures, the Group recognises its share of any changes, when applicable, in the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint ventures are eliminated to the extent of the interest in the joint ventures. IFRS 18.75(a)(iii)

The aggregate of the Group's share of profit or loss of the joint venture is shown on the face of the consolidated statement of profit or loss in the investing category and represents profit or loss after tax and non-controlling interests in the subsidiaries of the joint venture.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in each joint venture. At each reporting date, the Group determines whether there is objective evidence that the investment in each joint venture is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint venture and its carrying value, and then recognises the loss within 'Share of profit of joint ventures' in the consolidated statement of profit or loss. IAS 28.40-43

Upon loss of joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint venture upon loss of joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss. IAS 28.22(b)

Commentary on IFRS accounting standards

The Group does not have an interest in any joint operation. If the Group had an interest in a joint operation, as per IFRS 11.20, it would recognise in relation to such interest its:

- Assets, including its share of any assets held jointly
- Liabilities, including its share of any liabilities incurred jointly
- Revenue from the sale of its share of the output arising from the joint operation
- Share of the revenue from the sale of the output by the joint operation
- Expenses, including its share of any expenses incurred jointly

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.5. Foreign currencies

The Group's consolidated financial statements are presented in euros, which is also the parent's functional currency. For each entity, the Group determines the functional currency and items included in the financial statements of each entity are measured using that functional currency. The Group uses the direct method of consolidation and on disposal of a foreign operation, the gain or loss that is reclassified to profit or loss reflects the amount that arises from using this method.

IFRS 18.27(d)
IAS 21.9

3.5.1. Transactions and balances

Transactions in foreign currencies are initially recorded by the Group's entities at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

IAS 21.21

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

IAS 21.23(a)

Differences arising on settlement or translation of monetary items are recognised in profit or loss, with the exception of monetary items that are designated as part of the hedge of the Group's net investment in a foreign operation. These are recognised in OCI until the net investment is disposed of, at which time, the cumulative amount is reclassified to profit or loss. Tax charges and credits attributable to exchange differences on those monetary items are also recognised in OCI.

IAS 21.28
IAS 21.32
IFRS 18.B65

Foreign exchange differences recognised in profit or loss are classified in the same category in the statement of profit or loss as the income or expense on the item that gave rise to the foreign exchange difference. Where this involves undue cost or effort, the Group classifies them under operating category.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

IAS 21.23(b)
IAS 21.23(c)

IAS 21.30

In determining the spot exchange rate to use on initial recognition of the related asset, liability, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which the Group initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Group determines the transaction date for each payment or receipt of advance consideration.

IFRIC 22.8
IFRIC 22.9

3.5.2. Group companies

On consolidation, the assets and liabilities of foreign operations are translated into euros at the rate of exchange prevailing at the reporting date and their statements of profit or loss are translated at exchange rates prevailing at the dates of the transactions. The exchange differences arising on translation for consolidation are recognised in OCI. On disposal of a foreign operation, the component of OCI relating to that particular foreign operation is reclassified to profit or loss.

IAS 21.39(a)
IAS 21.39(b)
IAS 21.39(c)
IAS 21.48

Any goodwill arising on the acquisition of a foreign operation and any fair value adjustments to the carrying amounts of assets and liabilities arising on the acquisition are treated as assets and liabilities of the foreign operation and translated at the spot rate of exchange at the reporting date.

IAS 21.47

Intragroup monetary assets or liabilities between the parent and its subsidiaries that do not constitute part of the net investment in a foreign operation are eliminated in full upon consolidation. However, any foreign exchange differences arising from such balances continue to be recognised in the consolidated statement of profit or loss. The Group classifies these foreign exchange differences under the default operating category within the consolidated statement of profit or loss.

IAS
21.45

Commentary on IFRS accounting standards

In September 2025, IFRS IC discussed how to classify foreign exchange differences arising from intragroup monetary assets and liabilities in the consolidated statement of profit or loss. Therefore, entities need to monitor developments around this topic and consider the final agenda decision once it is published.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.6. Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of an inventory property that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. Capitalisation commences when: (1) the Group incurs expenditures for the asset; (2) the Group incurs borrowing costs; and (3) the Group undertakes activities that are necessary to prepare the asset for its intended use or sale. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing costs incurred in relation to investment property under development are expensed as incurred.

IAS 23.5
IAS 23.8
IAS 23.17

The interest capitalised is calculated using the Group's weighted average cost of borrowings after adjusting for borrowings associated with specific developments. Where borrowings are associated with specific developments, the amount capitalised is the gross interest incurred on those borrowings less any investment income arising on their temporary investment. Interest is capitalised from the commencement of the development work until the date of practical completion, i.e., when substantially all of the development work is completed. The capitalisation of finance costs is suspended if there are prolonged periods when development activity is interrupted. Interest is also capitalised on the purchase cost of a site of property acquired specifically for redevelopment, but only where activities necessary to prepare the asset for redevelopment are in progress.

IAS 23.12
IAS 23.14

IAS 23.17-25

Commentary on IFRS accounting standards

IAS 23.4 does not require entities to capitalise interest in respect of assets that are measured at fair value (this includes assets measured at fair value through other comprehensive income, albeit no such assets are presented in these illustrative financial statements). Consequently, entities holding investment property under development that is carried at fair value have a policy choice in respect of this matter, which primarily impacts the presentation of borrowing costs in the statement of profit or loss since the investment property is subsequently measured at fair value without taking into consideration any borrowing costs.

In March 2019, the IFRS IC published an agenda decision about the capitalisation of borrowing costs in relation to the development of a residential multi-unit real estate development.

In the agenda decision, the IFRS IC observed that:

- A receivable that the entity recognises is not a qualifying asset. Paragraph 7 of IAS 23 *Borrowing Costs* specifies that financial assets are not qualifying assets.
- A contract asset that the entity recognises is not a qualifying asset. The contract asset (as defined in Appendix A to IFRS 15) would represent the entity's right to consideration that is conditional on something other than the passage of time in exchange for transferring control of a unit. The intended use of the contract asset – to collect cash or another financial asset – is not a use for which it necessarily takes a substantial period of time to get ready.
- Inventory (work-in-progress) for unsold units under construction that the entity recognises is not a qualifying asset. In the fact pattern described in the request, this asset is ready for its intended sale in its current condition, i.e., the entity intends to sell the part-constructed units as soon as it finds suitable customers and, on signing a contract with a customer, will transfer control of any work-in-progress relating to that unit to the customer.

3.7. Investment property

Investment property comprises completed property and property under development or re-development that is held, or to be held, to earn rentals or for capital appreciation or both. Property held under a lease is classified as investment property when it is held to earn rentals or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative functions.

IAS 40.7

Investment property comprises principally offices, commercial warehouses and retail property that are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

IAS 40.75(c)

Investment property is measured initially at cost, including transaction costs. Transaction costs include transfer taxes, professional fees for legal services and, only in case of investment property held under a lease, initial leasing commissions to bring the property to the condition necessary for it to be capable of operating.

IAS 40.20

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.7. Investment property *continued*

Subsequent to initial recognition, investment property is stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment property are included in profit or loss in the period in which they arise, including the corresponding tax effect. For the purposes of these consolidated financial statements, in order to avoid double counting, the fair value reported in the consolidated financial statements is:

IAS 40.20
IAS 40.33
IAS 40.75(a)
IAS 40.35

- Reduced by the carrying amount of any accrued income resulting from the spreading of lease incentives and/or minimum lease payments IAS 40.50
- In the case of investment property held under a lease, increased by the carrying amount of any liability to the head lessor that has been recognised in the statement of financial position as a finance lease obligation IAS 40.25

Fair values are determined based on an annual valuation performed by an accredited external independent valuer applying a valuation model recommended by the International Valuation Standards Committee.

Transfers are made to (or from) investment property only when there is evidence of a change in use (such as commencement of development or inception of an operating lease to another party). For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If an owner-occupied property becomes an investment property, the difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss. The Group considers as evidence the commencement of development with a view to sale (for a transfer from investment property to owner-occupied property) or inception of an operating lease to another party (for a transfer from owner-occupied property to investment property).

IAS 40.57
IAS 40.60
IAS 40.63

Investment property is derecognised either when it has been disposed of (i.e., at the date the recipient obtains control of the investment property in accordance with the requirements for determining when a performance obligation is satisfied in IFRS 15) or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds (after deducting direct costs of disposal) and the carrying amount of the asset (as measured as of the balance sheet date of the previous reporting period) is recognised in profit or loss within the operating category in the period of derecognition. In determining the amount of consideration to be included in the gain or loss arising from the derecognition of investment property, the Group considers the effects of variable consideration, the existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any) in accordance with the requirements for determining the transaction price in IFRS 15.

IAS 40.66
IAS 40.69
IAS 40.70

Refer to [Note 3.9](#) 'Non-current assets held for sale' on the accounting for investment property classified by held for sale.

Commentary on IFRS accounting standards

The Group has elected to state investment property at fair value in accordance with IAS 40. As an alternative, IAS 40 permits investment property to be measured using a cost model (i.e., to be carried at historical cost less accumulated depreciation and impairment); these financial statements do not illustrate the latter approach. IAS 40 requires disclosure of the fair value of investment property recorded at cost. Therefore, entities would still need to determine the fair value of investment property regardless of the policy choice.

3.8. Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value (NRV).

IAS 2.36(a)
IAS 2.6, 9, 21

Principally, this is residential property that the Group develops and intends to sell before, or on completion of, development.

IAS 40.75
(c)

Cost incurred in bringing each property to its present location and condition includes:

IAS 2.10

- Freehold and leasehold rights for land
- Amounts paid to contractors for development
- Planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, development overheads and other related costs

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.8. Inventory property *continued*

NRV of inventory property is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and the estimated costs necessary to make the sale. IAS 2.6

When an inventory property is sold, the carrying amount of the property is recognised as an expense in the period in which the related revenue is recognised. The carrying amount of inventory property recognised in profit or loss is determined with reference to the directly attributable costs incurred on the property sold and an allocation of any other related costs based on the relative size of the property sold. IAS 2.34

3.9. Non-current assets held for sale

The Group classifies non-current assets (principally investment property) and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Non-current assets and disposal groups classified as held for sale (except for investment property measured at fair value) are measured at the lower of their carrying amount and fair value less costs to sell. Costs to sell are the incremental costs directly attributable to the disposal of an asset (disposal group), excluding finance costs and income tax expense. IFRS 5.6
IFRS 5.15
IFRS 5.15A
IFRS 5.Appendix A

The criteria for held-for-sale classification are met when the sale is highly probable, and the asset or disposal group is available for immediate sale in its present condition. Actions required to complete the sale need to indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management needs to be committed to the plan to sell the asset and the sale is expected to be completed within one year from the date of the classification. IFRS 5.7
IFRS 5.8

Investment property held for sale continues to be measured at fair value. Assets and liabilities classified as held for sale are presented separately in the consolidated statement of financial position. IFRS 5.5(d)
IFRS 18.103(l)
IFRS 18.103(s)

3.10. Impairment of non-financial assets

Commentary on IFRS accounting standards

Under IFRS 16.33, right-of-use assets, other than those classified as investment property and measured at fair value, are subject to the impairment requirements of IAS 36 *Impairment of Assets*.

Under IFRS 15.101, assets recognised for costs to obtain a contract and costs to fulfil a contract are subject to impairment testing. An impairment exists if the carrying amount of the asset exceeds the amount of consideration the entity expects to receive in exchange for providing the associated goods or services, less the remaining costs that relate directly to providing those goods or services. Entities need to include an accounting policy for impairment if such information is considered to be material.

The Group does not incur any costs to fulfil a contract that are eligible for capitalisation, nor any right-of-use assets not measured at fair value. However, we set out below, in addition to goodwill, an accounting policy if such assets were recognised.

The Group assesses, at each reporting date, whether there is an indication that an asset (e.g. right-of-use assets) may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. IAS 36.6
IAS 36.9
IAS 36.66
IAS 36.59

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.10. Impairment of non-financial assets *continued*

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. IAS 36.30
IAS 36.55
IAS 36.6

The Group assesses whether climate risks, including physical risks and transition risks, could have a significant impact on the measurement of assets and liabilities. If so, these risks are included in the cash flow forecasts in assessing value-in-use amounts. IAS 36.33
IAS 36.35

Impairment losses are recognised in the consolidated statement of profit or loss in expense categories consistent with the function of the impaired asset. IAS 36.60
IAS 36.61

Goodwill

Goodwill is tested for impairment annually as at 31 December and when circumstances indicate that the carrying value may be impaired. IAS 36.10(b)

Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or group of CGUs) to which the goodwill relates. The Group bases its impairment calculation on the most recent budgets and forecast calculations. These budgets and forecast calculations generally cover a period of five years. A long-term growth rate is calculated and applied to future cash flows after the fifth year. IAS 36.104
IAS 36.124

In a business combination, IAS 12 requires deferred tax to be recognised on all temporary differences arising on net assets acquired against goodwill. Accordingly, goodwill arises when deferred tax is provided in accordance with IAS 12 in excess of the fair value of the expected tax liability. For impairment test purposes, to avoid an immediate impairment, goodwill is reduced by the difference between the deferred tax liability's nominal amount and its fair value. To the extent that the deferred tax liability in excess of the fair value of that liability is reduced or eliminated, the goodwill arising from the initial recognition of the provision may become impaired.

Further information about the methods used to estimate the recoverable amount of the Group's goodwill is in [Note 21](#).

Contract cost assets

IAS 36.101

For contract cost assets, the Group assesses whether the remaining amount of consideration that it expects to receive in exchange for the goods or services to which the asset relates exceeds the sum of the costs that relate directly to providing those goods or services that have not been recognised as expenses; and the carrying amount of the contract cost assets. If this is not the case, the Group recognises an impairment loss in profit or loss to reduce the carrying amount of the contract cost assets until the situation has been resolved.

Previously recognised impairment losses

For assets excluding goodwill, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the Group estimates the asset's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the consolidated statement of profit or loss.

Goodwill impairments cannot be reversed.

Commentary on IFRS accounting standards

IAS 36.96 permits the annual impairment test for a CGU to which goodwill has been allocated to be performed at any time during the year, provided it is at the same time each year. Different CGUs and intangible assets may be tested at different times.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.11. Financial instruments - initial recognition and subsequent measurement

IAS 32.11

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

3.11.1. Financial Assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through OCI, or fair value through profit or loss.

IFRS 7.21
IFRS 9.4.1.1

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. As the Group's rent and other trade receivables do not contain a significant financing component or for which the Group has applied the practical expedient, they are initially measured at the transaction price as described in [Note 3.17.2](#) and [Note 3.17.3](#) for revenues from contracts with customers and in [Note 3.15](#) for rent receivables.

IFRS 9.4.1.1
IFRS 15.108

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

IFRS 9.4.1.2(b)

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at fair value through OCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

IFRS 9.B4.1.1

Subsequent measurement

For purposes of subsequent measurement, the Group's financial assets are classified in two categories:

- Financial assets at fair value through profit or loss (derivative financial instruments)
- Financial assets at amortised cost (rent and other trade receivables and cash and short-term deposits)

IFRS 9.5.2.1

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are carried in the consolidated statement of financial position at fair value with net changes in fair value recognised in the consolidated statement of profit or loss. This category includes derivative instruments which are further described in [Note 3.12](#).

IFRS 9.4.1.4
IFRS 9.5.7.1

Financial assets at amortised cost

IFRS 9.4.1.2

For purposes of subsequent measurement, the Group measures financial assets at amortised cost if both of the following conditions are met:

IFRS 9.4.1.2(a)

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

IFRS 9.4.1.2(b)

Financial assets at amortised cost are subsequently measured using the effective interest rate method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

IFRS 9.5.4

Since the Group's financial assets (rent and other trade receivables, cash and short-term deposits) meet these conditions, they are subsequently measured at amortised cost.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.11. Financial instruments - initial recognition and subsequent measurement *continued*

3.11.1. *Financial Assets continued*

Commentary on IFRS accounting standards

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

The Group only has simple financial instruments. For entities that have complex financial instruments, the SPPI assessment can be particularly challenging. The application guidance for IFRS 9 *Financial Instruments* and [International GAAP® 2026 - The global perspective on IFRS | EY - Global](#) provide specific examples of instruments that pass or fail the SPPI test. Such entities are also required to consider providing more detailed accounting policies in relation to their SPPI and business model assessments. Only equity instruments that meet the definition of equity from the issuer's perspective can be designated at fair value through OCI at initial recognition. IFRS 9 also allows entities to elect to designate non-financial contracts such as commodity contracts held for own use as financial assets at fair value through profit or loss under certain circumstances.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when: IFRS 9.3.2.3(a)

- The rights to receive cash flows from the asset have expired
Or IFRS 9.3.2.4(a)
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset IFRS 9.3.2.4(b)

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained. IFRS 9.3.2.6(a)
IFRS 9.3.2.6(c)
IFRS 9.3.2.4(b)

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay. IFRS 9.3.2.16

Impairment

Further disclosures relating to impairment of financial assets are also provided in the following notes:

- Rent and other trade receivables [Note 25](#)
- Financial instruments risk management objectives and policies [Note 33](#)

The Group recognises an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms. IFRS 9.5.5.1

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.11. Financial instruments - initial recognition and subsequent measurement *continued*

3.11.1. *Financial Assets continued*

Impairment continued

For contract assets, rent and other trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date (i.e., a loss allowance for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default). The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

IFRS 9.5.5.15
IFRS 9.B5.5.35

Commentary on IFRS accounting standards

An entity is required to apply the simplified approach for trade receivables or contract assets that do not contain a significant financing component, or when the entity applies the practical expedient for contracts that have a maturity of one year or less. However, an entity has a policy choice to apply either the simplified approach or the general approach for the following:

- All trade receivables or contract assets that contain a significant financing component in accordance with IFRS 15. The policy choice may be applied separately to trade receivables and contract assets.
- All lease receivables that result from transactions that are within the scope of IFRS 16 *Leases*. The policy choice may be applied separately to finance and operating lease receivables.

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

IFRS 7.35F(b)
IFRS 9.5.5.9
IFRS 9.B5.5.37

3.11.2. *Financial Liabilities*

Initial recognition, measurement and presentation

The Group's financial liabilities comprise interest-bearing loans and borrowings, lease liabilities, derivative financial instruments and trade and other payables.

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. Refer to the accounting policy on leases in [Note 3.14.1](#) for the initial recognition and measurement of lease liabilities, as this is not in the scope of IFRS 9.

IFRS 7.6
IFRS 7.21

All financial liabilities are recognised initially at fair value and, with the exception of derivative financial instruments, net of directly attributable transaction costs.

IFRS 9.5.1.1

Subsequent measurement

For the purposes of subsequent measurement, all financial liabilities, except derivative financial instruments, are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, as well as through the EIR amortisation process.

IFRS 9.4.2.1
IFRS 9.5.7.2

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as 'Interest expenses on loans and borrowings' in the consolidated statement of profit or loss.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.11. Financial instruments – initial recognition and subsequent measurement *continued*

3.11.2. *Financial Liabilities continued*

Subsequent measurement continued

Derivative financial instruments are classified as financial liabilities at fair value through profit or loss and are carried in the consolidated statement of financial position at fair value with net changes in fair value recognised in the consolidated statement of profit or loss. Refer also to the accounting policy in [Note 3.12](#).

Refer to the accounting policy on lease in [Note 3.14.1](#) for the subsequent measurement of lease liabilities.

For more information on the interest-bearing loans and borrowings, refer to [Note 28](#).

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. IFRS 9.3.3.1

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of profit or loss. IFRS 9.3.3.3
IFRS 9.3.3.2

3.11.3. *Offsetting of financial instruments*

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously. IAS 32.42

Commentary on IFRS accounting standards

IFRS 7 *Financial Instruments: Disclosures* requires an entity to disclose information about rights to set off financial instruments and related arrangements (e.g., collateral agreements) and to provide users with information that is useful in evaluating the effect of netting arrangements on an entity's financial position.

The Group does not have positions that meet the offsetting requirements in IAS 32 and does not have relevant offsetting arrangements. However, if an entity has recognised financial instruments that are set off in accordance with IAS 32 or are subject to an enforceable master netting arrangement or similar agreement, irrespective of whether they are set off, then the disclosures in IFRS 7.13A-13E will be required.

3.12. Derivative financial instruments and hedge accounting

Initial recognition and subsequent measurement

The Group uses derivative financial instruments, such as interest rate swaps, to hedge its risks associated with interest rates. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative. IFRS 9.5.1.1
IFRS 7.21

For the purpose of hedge accounting, these hedges are classified as cash flow hedges as described below. IFRS 9.6.5.2(b)

At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which it wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. IFRS 9.6.4.1

The documentation includes identification of the hedging instrument, the hedged item, the nature of the risk being hedged and how the Group will assess whether the hedging relationship meets the hedge effectiveness requirements (including the analysis of sources of hedge ineffectiveness and how the hedge ratio is determined). A hedging relationship qualifies for hedge accounting if it meets all of the following effectiveness requirements: IFRS 9.6.4.1

- There is 'an economic relationship' between the hedged item and the hedging instrument.
- The effect of credit risk does not 'dominate the value changes' that result from that economic relationship.
- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the Group actually uses to hedge that quantity of hedged item.

Hedges that meet all the qualifying criteria for hedge accounting are accounted for, as described below:

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.12. Derivative financial instruments and hedge accounting *continued*

Cash flow hedges

For the purposes of cash flow hedge accounting, hedges are classified as cash flow hedges when hedging the exposure to variability in cash flows that is either attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction.

IFRS 9.6.5.2(b)

The effective portion of the gain or loss on the hedging instrument is recognised in OCI in the cash flow hedge reserve, while any ineffective portion is recognised immediately in the consolidated statement of profit or loss. The cash flow hedge reserve is adjusted to the lower of the cumulative gain or loss on the hedging instrument and the cumulative change in fair value of the hedged item. Amounts accumulated in OCI are reclassified to profit or loss as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss, such as when the hedged finance income or finance expense is recognised.

IFRS 9.6.5.11

If cash flow hedge accounting is discontinued, the amount that has been accumulated in OCI remains in accumulated OCI if the hedged future cash flows are still expected to occur. Otherwise, the amount will be immediately reclassified to profit or loss as a reclassification adjustment. After discontinuation, once the hedged cash flow occurs, any amount remaining in accumulated OCI is accounted for as described above (i.e., reclassified to profit or loss as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss).

IFRS 9.6.5.12

3.13. Cash and short-term deposits

Cash and short-term deposits in the consolidated statement of financial position comprise cash at banks and on hand and short-term highly liquid deposits with a maturity of three months or less from the date of acquisition, that are held for the purpose of meeting short-term cash commitments and are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

IAS 7.6

IAS 7.7

For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Group's cash management. The Group does not have bank overdrafts.

IAS 7.46

3.14. Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

IFRS 16.9

3.14.1. Group as a lessee

The Group recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets for all leases, except for short-term leases and leases of low-value assets.

Right-of-use assets

The Group recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

IFRS 16.23

IFRS 16.24

IFRS 16.30

IFRS 16.32

If ownership of the leased asset transfers to the Group at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. In such cases, the Group reviews the estimated residual values and expected useful lives of assets at least annually. In particular, the Group considers the impact of health, safety and environmental legislation in its assessment of expected useful lives and estimated residual values.

The right-of-use assets are also subject to impairment. Refer to accounting policies on impairment on non-financial assets in [Note 3.10](#).

IFRS 16.33

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.14. Leases *continued*

3.14.1. Group as a lessee *continued*

Commentary on IFRS accounting standards

Under IFRS 16, the cost of a right-of-use asset also includes an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

The lessee incurs the obligation for those costs either at the commencement date or as a consequence of having used the underlying asset during a particular period (IFRS 16.24(d)).

The Group's lease arrangements do not contain an obligation to dismantle and remove the underlying asset, restore the site on which it is located or restore the underlying asset to a specified condition.

Investment property held under lease

The Group leases properties that meet the definition of investment property. These right-of-use assets are presented as part of the line item 'Completed investment property' in the consolidated statement of financial position.

IFRS 16.48

IFRS 16.34

The Group elects to apply the fair value model to measure an investment property that is held as a right-of-use asset. Further details on the measurement of investment property at fair value are provided in [Note 3.23](#).

Commentary on IFRS accounting standards

IFRS 16.34 requires the lessee to apply fair value model to right-of-use assets that meet the definition of investment property in IAS 40 if the lessee applies the fair value model in IAS 40 to its investment property. IFRS 16.48 requires that right-of-use assets that meet the definition of investment property are presented in the consolidated statement of financial position as investment property.

Lease liabilities

At the commencement date of the lease, the Group recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate as of the commencement date and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating the lease, if the lease term reflects the Group exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

IFRS 16.26

IFRS 16.27

IFRS 16.38(b)

In calculating the present value of lease payments, the Group uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset. IFRS 16 requires certain adjustments to be expensed, while others are added to the cost of the related right-of-use asset.

IFRS 16.36

IFRS 16.39

Short-term leases and leases of low-value assets

The Group applies the short-term lease recognition exemption to its short-term leases of equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be of low-value. Lease payments on short-term leases and leases of low-value assets are recognised as expense within in the operating category in the consolidated statement of profit or loss, on a straight-line basis over the lease term.

IFRS 16.5

IFRS 16.6

3.14.2. Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Refer to accounting policies on rental income in [Note 3.17.1](#).

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.15. Rent receivables

Rent receivables are recognised at their original invoiced value except where the time value of money is material, in which case rent receivables are recognised at fair value and subsequently measured at amortised cost. Refer to accounting policies on financial assets in [Note 3.11.1](#).

3.16. Tenant deposits

Tenant deposits are initially recognised at fair value and subsequently measured at amortised cost. Any difference between the initial fair value and the nominal amount is included as a component of operating lease income and recognised on a straight-line basis over the lease term. Refer also to accounting policies on financial liabilities in [Note 3.11.2](#).

3.17. Revenue recognition

The Group's key sources of income include:

- Rental income
- Revenue from contracts with customers:
 - Services to tenants including management charges and other expenses recoverable from tenants
 - Sale of inventory property - completed property and property under development

The accounting policy for each of these elements is discussed below.

Commentary on IFRS accounting standards

IFRS 15 requires an entity to provide more descriptive information about its performance obligations. IFRS 15.119 requires an entity to include a description of all of the following:

- When the entity typically satisfies its performance obligations (for example, upon shipment, upon delivery, as services are rendered or upon completion of service), including when performance obligations are satisfied in a bill-and-hold arrangement
- The significant payment terms (for example, when payment is typically due, whether the contract has a significant financing component, whether the amount of consideration is variable and whether the estimate of variable consideration is typically constrained in accordance with IFRS 15.56-58)
- The nature of the goods or services that the entity has promised to transfer, highlighting any performance obligations to arrange for another party to transfer goods or services (i.e., if the entity is acting as an agent)
- Obligations for returns, refunds and other similar obligations
- Types of warranties and related obligations

The Group provided the required information as part of its disclosure of its accounting policies. This is one way that entities can comply with the disclosure requirement of IFRS 15.119. Entities may also decide to disclose this required information in a separate note. Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) which illustrates such alternative.

3.17.1. Rental income

The Group earns revenue from acting as a lessor in operating leases which do not transfer substantially all of the risks and rewards incidental to ownership of an investment property. In addition, the Group subleases investment property acquired under head leases with lease terms exceeding 12 months at commencement. Subleases are classified as a finance lease or an operating lease by reference to the right-of-use asset arising from the head lease, rather than by reference to the underlying investment property. All the Group's subleases are classified as operating leases.

IFRS 16.61
IFRS 16.62
IFRS 16.B58

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease term, except for contingent rental income which is recognised when earned, and is included in revenue in the consolidated statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the underlying asset and recognised as an expense over the lease term on the same basis as the lease income.

IFRS 16.81
IFRS 16.83

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.17. Revenue recognition *continued*

Commentary on IFRS accounting standards

Real estate entities often enter into arrangements to sublease a leased asset to a third party while the original lease is in effect. In these arrangements the real estate entity acts as both the lessee and the lessor of the same underlying asset.

Paragraph B58 of IFRS 16 clarifies that in classifying a sublease, an intermediate lessor classifies the sublease as a finance lease or an operating lease, as follows:

- (a) if the head lease is a short-term lease that the entity, as a lessee, is required to account for applying paragraph 6 of IFRS 16, the sublease is classified as an operating lease
- (b) otherwise, the sublease is classified by reference to the right-of-use asset arising from the head lease, rather than by reference to the underlying asset (for example, the item of property, plant, or equipment that is the subject of the lease)

Lease incentives that are paid or payable to the lessee are deducted from lease payments. Accordingly, tenant lease incentives are recognised as a reduction of rental income on a straight-line basis over the term of the lease. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, on the commencement date of the lease, the Group is reasonably certain that the tenant will exercise that option. For more information on the judgement involved, please see [Note 5.1](#).

IFRS 16
Appendix A
IFRS 16.81

The tenant lease incentives are presented as current assets in the line item 'Prepayments' in the consolidated statement of financial position considering that the remaining lease terms of the corresponding leases is less than 12 months.

Amounts received from tenants to terminate leases or to compensate for dilapidations are recognised in the consolidated statement of profit or loss when the right to receive them arises.

3.17.2. Revenue from services to tenants

For investment property held primarily to earn rental income, the Group enters as a lessor into lease agreements that fall within the scope of IFRS 16. These agreements include certain services offered to tenants (i.e., customers) including common area maintenance services (such as cleaning, security, landscaping and snow removal of common areas), as well as other support services (e.g., reception services, catering and other event related services). The consideration charged to tenants for these services includes fees charged based on a percentage of the rental income and reimbursement of certain expenses incurred. These services are specified in the lease agreements and separately invoiced.

The Group has determined that these services constitute distinct non-lease components (transferred separately from the right to use the underlying asset) and are within the scope of IFRS 15. The Group allocates the consideration in the contract to the separate lease and revenue (non-lease) components on a relative stand-alone selling price basis.

IFRS 15.74
IFRS 15.76

Commentary on IFRS accounting standards

These services are capable of being distinct and separately identifiable. Accordingly, the Group allocates the transaction price on a relative stand-alone selling price basis. IFRS 15 requires an entity to first determine the stand-alone selling price of the distinct good or service underlying each performance obligation. Under the standard, this is the price at which an entity would sell a good or service on a stand-alone (or separate) basis at contract inception.

In respect of the revenue component, these services represent a series of daily services that are individually satisfied over time because the tenants simultaneously receive and consume the benefits provided by the Group. The Group applies the time elapsed method to measure progress.

IFRS 15.22
IFRS 15.39
IFRS 15.41
IFRS 15.B18

The consideration charged to tenants for these services is based on a percentage of the rental income.

The variable consideration only relates to the non-lease component and is allocated to each distinct period of service (i.e., each day) as it meets the variable consideration allocation exception criteria.

The Group arranges for third parties to provide certain of these services to its tenants. The Group concluded that it acts as a principal in relation to these services as it controls the specified services before transferring them to the customer. Therefore, the Group records revenue on a gross basis. For more information, please refer to [Note 5](#).

IFRS 15.B34
IFRS 15.B36

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.17. Revenue recognition *continued*

3.17.3. Revenues from the sale of inventory property

The Group enters into contracts with customers to sell property that are either completed or under development.

i) Completed inventory property

The sale of completed property constitutes a single performance obligation and the Group has determined that this is satisfied at the point in time when control transfers. For unconditional exchange of contracts, this generally occurs when legal title transfers to the customer. For conditional exchanges, this generally occurs when all significant conditions are satisfied.

IFRS 15.31
IFRS 15.38

Payments are received when legal title transfers which is usually within six months from the date when contracts are signed.

IFRS 15.63
IFRS 15.129

ii) Inventory property under development

The Group considers whether there are promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. For contracts relating to the sale of property under development, the Group is responsible for the overall management of the project and identifies various goods and services to be provided, including design work, procurement of materials, site preparation and foundation pouring, framing and plastering, mechanical and electrical work, installation of fixtures (e.g., windows, doors, cabinetry, etc.) and finishing work. The Group accounts for these items as a single performance obligation because it provides a significant service of integrating the goods and services (the inputs) into the completed property (the combined output) which the customer has contracted to buy.

IFRS 15.22
IFRS 15.29

IFRS 15.35(b)

For the sale of property under development, the Group has determined that it generally does not meet the criteria to recognise revenue over time. In these cases, control is transferred and hence revenue is recognised at a point in time. These are contracts either for property sold to one customer for the entire land and building or for a multi-unit property. However, the Group has determined that, for its typical contracts of multi-unit property in Estateland, its performance does not create an asset with alternative use to the Group and it has concluded that, at all times, it has an enforceable right to payment for performance completed to date. Therefore, control transfers over time for these contracts. In addition, in some other jurisdictions, the Group's performance for contracts of multi-unit property creates an asset that the customer controls as the asset is created and therefore, revenue for these contracts is also recognised over time.

IFRS 15.35

For contracts that meet the over time revenue recognition criteria, the Group's performance is measured using an input method, by reference to the costs incurred to the satisfaction of a performance obligation (e.g., resources consumed, labour hours expended, costs incurred, time elapsed or machine hours used) relative to the total expected inputs to the completion of the property. The Group excludes the effect of any costs incurred that do not contribute to the Group's performance in transferring control of goods or services to the customer (such as unexpected amounts of wasted materials, labour or other resources) and adjusts the input method for any costs incurred that are not proportionate to the Group's progress in satisfying the performance obligation (such as uninstalled materials).

IFRS 15.39
IFRS 15.41
IFRS 15.B18
IFRS 15.B19

iii) Other consideration related to the sale of inventory property

In determining the transaction price, the Group considers the effects of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

IFRS 15.22
IFRS 15.48

If the consideration in a contract for the sale of property under development includes a variable amount in the form of delay penalties and, in limited cases, early completion bonuses, the Group estimates the amount of consideration to which it will be entitled in exchange for transferring the goods or services to the customer. The variable consideration is constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur. At the end of each reporting period, an entity updates the estimated transaction price, including its assessment of whether an estimate of variable consideration is constrained to represent faithfully the circumstances present at the end of the reporting period and the changes in circumstances during the reporting period. For more information, please refer to [Note 5](#) on the related significant accounting judgements, estimates and assumptions.

IFRS 15.50

IFRS 15.56

IFRS 15.59

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.17. Revenue recognition *continued*

3.17.3. Revenues from the sale of inventory property *continued*

iii) Other consideration related to the sale of inventory property *continued*

For some contracts involving the sale of property, the Group is entitled to receive an initial deposit. This is not considered a significant financing component because it is for reasons other than the provision of financing to the Group. The initial deposits are used to protect the Group from the other party failing to adequately complete some or all of its obligations under the contract where customers do not have an established credit history or have a history of late payments.

IFRS 15.60
IFRS 15.62

In addition, for certain contracts involving the sale of property under development, the Group may require customers to make progress payments of up to 10% of the selling price, as work goes on, that give rise to a significant financing component. For contracts where revenue is recognised over time, the Group uses the practical expedient for the significant financing component, as it generally expects, at contract inception, that the length of time between when the customers pay for the asset and when the Group transfers the asset to the customer will be one year or less. For contracts where revenue is recognised at a point in time (i.e., upon completion of the development) and the practical expedient cannot be applied, the Group adjusts the transaction price for the effects of the significant financing component by discounting it using the rate that would be reflected in a separate financing transaction between the Group and its customers at contract inception. However, the Group has concluded that the impact from this adjustment is immaterial to the financial statements of both the current and prior years.

IFRS 15.63

IFRS 15.64

The Group has determined that contracts involving the sale of completed property do not contain significant financing components. In addition, there is no non-cash consideration or consideration payable to customers.

Commentary on IFRS accounting standards

IFRS 15.48 requires that an entity considers the effects of: variable consideration; constraining estimates of variable consideration; the existence of a significant financing component in the contract; non-cash consideration; and consideration payable to a customer in determining the transaction price.

The Group did not incur any consideration payable to a customer. Consideration payable to a customer includes cash amounts that an entity pays, or expects to pay, to the customer. The consideration payable to a customer is accounted for as a reduction of the transaction price unless the payment to the customer is in exchange for a distinct good or service that the customer transfers to the entity (IFRS 15.70). Entities need to include this in their accounting policy disclosures if material.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.18. Contract cost assets

IFRS 15.8

The Group pays sales commission to its employees for contracts that they obtain to sell certain units of property and capitalises the incremental costs of obtaining a contract that meet the criteria in IFRS 15. These costs are amortised on a straight-line basis over the period that the property is transferred (over time), which is usually around 12 to 18 months. Capitalised costs to obtain such contracts are presented separately as a current asset in the consolidated statement of financial position and its amortisation is included in cost of sales in the consolidated statement of profit or loss.

IFRS 15.91
IFRS 15.94

IFRS 15.127

The Group assesses, at each reporting date, whether the carrying amount exceeds the remaining amount of consideration that the entity expects to receive in exchange for the residential development less the costs that relate directly to completing the development and that have not been recognised as expenses.

Commentary on IFRS accounting standards

IFRS 15 requires incremental costs of obtaining a contract and certain costs to fulfil a contract to be recognised as an asset if certain criteria are met. Any capitalised contract cost assets are amortised on a systematic basis that is consistent with the entity's transfer of the related goods or services to the customer.

If elected, IFRS 15.129 requires an entity to disclose the use of the practical expedient to immediately expense incremental costs of obtaining a contract when the asset that would have resulted from capitalising such costs would have been amortised within one year or less. This is not applicable to the Group.

The Group does not incur any costs to fulfil a contract that are eligible for capitalisation.

Under IFRS 15.101, assets recognised for costs to obtain a contract and costs to fulfil a contract are subject to impairment testing. An impairment exists if the carrying amount of an asset exceeds the amount of consideration the entity expects to receive in exchange for providing the associated goods and services, less the remaining costs that relate directly to providing those goods and services. Impairment losses are recognised in profit or loss.

Entities need to include an accounting policy for impairment if the assets recognised for costs to obtain a contract and costs to fulfil a contract are material.

Entities with costs to obtain a contract and costs to fulfil a contract recognised as an asset will need to consider the requirement in IFRS 15.128 to separately disclose the closing balances and the amount of amortisation and impairment losses recognised during the period.

Considering the nature of costs to obtain a contract and the lack of guidance in IFRS accounting standards, an entity may present these costs in the statement of financial position as either a separate class of asset similar in nature to work in progress or 'Inventory', (with the amortisation within cost of goods sold, changes in contract costs or similar), or a separate class of intangible asset (with the amortisation in the same line item as amortisation of intangible assets within the scope of IAS 38 *Intangible Assets*). The presentation as a separate class of intangible assets would only be appropriate if the asset capitalised is similar in nature to an intangible asset.

An entity will need to consider the requirements in IAS 7 (e.g., IAS 7.16(a)) when determining the classification of cash flows arising from costs to obtain a contract, i.e., either as cash flow from operating activities or investing activities.

In contrast, the nature of costs to fulfil a contract is such that they directly impact the entity's performance under the contract. Therefore, costs to fulfil a contract should be presented as a separate class of asset in the statement of financial position and its amortisation within cost of goods sold, changes in contract costs or similar.

Regardless of whether costs to fulfil a contract meet the criteria for capitalisation in IFRS 15.95 or are expensed as incurred, the presentation of such costs in the statement of profit or loss and the presentation of related cash flows in the statement of cash flows needs to be consistent (i.e., operating).

Capitalised contract costs are subject to an impairment assessment at the end of each reporting period. Impairment losses are recognised in profit or loss, but the standard is silent on where to present such amounts within the primary financial statements. It would be appropriate for the presentation of any impairment losses to be consistent with the presentation of the amortisation expense.

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.19. Contract balances

IFRS 15.105

3.19.1. Contract assets and contract liabilities

A contract asset is the right to consideration in exchange for goods or services transferred to the customer when that right is conditioned on something other than the passage of time, for example, billings require certification by the customer. Upon receipt of such certification from a customer, the amount recognised as contract assets is reclassified to trade receivables. Contract assets are subject to impairment assessment on the same basis as financial assets that are within the scope of IFRS 9 - refer to 'Impairment' in [Note 3.11](#).

IFRS 15.107

IFRS 15.106

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. Contract liabilities are recognised as revenue when the Group performs under the contract (i.e., transfers control of the related goods or services to the customer).

Unlike the method used to recognise contract revenue related to sale of completed property, the amounts billed to the customer for the sale of a property under development are based on achievement of the various milestones established in the contract. The amounts recognised as revenue for a given period do not necessarily coincide with the amounts billed to and certified by the customer. In the case of contracts in which the goods or services transferred to the customer exceed the related amount billed to and certified by the customer, the difference is recognised (as a contract asset) and presented in the consolidated statement of financial position under 'Contract assets', whereas in contracts in which the goods or services transferred are lower than the amount billed to and certified by the customer (i.e., when a payment is due or a payment is received before the Group transfers the remaining goods or services), the difference is recognised and presented in the consolidated statement of financial position under 'Contract liabilities'.

For more information on contract assets and contract liabilities, please refer to [Note 29](#).

Refer also to the accounting policies on financial assets in this note for more information.

3.19.2. Trade receivables

A trade receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Revenue earned from property development activities, but yet to be billed to customers, is initially recognised as contract assets and reclassified to trade receivables when the right to consideration becomes unconditional. Refer also to the accounting policies on financial assets in [Note 3.17.1](#) for more information.

IFRS 15.108

The trade receivables are presented in the consolidated statement of financial position under 'Rent and other trade receivables'. For more information, see [Note 25](#).

3.20. Warranties

Contracts for the sale of property contain certain warranties covering a period of up to ten years after completion of the property, such as the property meeting specific operational performance requirements (e.g., insulation, energy efficiency, etc.). These conditions represent 'assurance-type' warranties that are legally required to be provided as quality guarantees. Minor repairs are expensed immediately and included in direct property expenses.

A provision is recognised for expected warranty claims on property sold during the year, based on past experience of the level of major repairs. Assurance-type warranty provisions for the year are charged to cost of sales. The estimate of such provision is revised annually.

IAS 37.85

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.20. Warranties *continued*

Assumptions used to calculate the provision for warranties are based on property sales levels and current and historical information available about major repairs based on the warranty period for all property sold. It is expected that these costs will be incurred in the next two years from the date of sale. No discounting is required as the effect of the time value of money is considered not material.

For more information, see [Note 29.1](#).

Commentary on IFRS accounting standards

If the customer has the option to purchase the warranty separately or if the warranty provides a service to the customer, beyond fixing defects that existed at the time of sale, IFRS 15.B29 states that the entity is providing a service-type warranty that is a separate performance obligation. Otherwise, it is an assurance-type warranty, which provides the customer with assurance that the product complies with agreed-upon specifications. In some cases, it may be difficult to determine whether a warranty provides a customer with a service in addition to the assurance that the delivered product is as specified in the contract. To help entities make that assessment, IFRS 15.B31-33 provides relevant application guidance.

3.21. Taxes

3.21.1. Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted, or substantively enacted, at the reporting date in the countries where the Group operates and generates taxable income. IAS 12.46

Current income tax relating to items recognised directly in OCI or equity is recognised in OCI or in equity, respectively, and not in the consolidated statement of profit or loss. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate. IAS 12.61A

3.21.2. Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither accounting profit nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences IAS 12.15
IAS 12.22(c)
- In respect of taxable temporary differences associated with investments in subsidiaries, branches, associates and interests in joint arrangements, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future IAS 12.39

Deferred tax assets are recognised for all deductible temporary differences, the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carryforward of unused tax credits and unused tax losses can be utilised, except: IAS 12.34

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences IAS 12.24
- In respect of deductible temporary differences associated with investments in subsidiaries, branches, associates and interests in joint arrangements, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised IAS 12.44

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.21. Taxes *continued*

3.21.2. Deferred tax *continued*

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered. IAS 12.56
IAS 12.37

In assessing the recoverability of deferred tax assets, the Group relies on the same forecast assumptions used elsewhere in the consolidated financial statements and in other management reports, which, among other things, reflect the potential impact of climate-related development on the business, such as increased cost of operation as a result of measures to reduce carbon emissions.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. IAS 12.47

In accounting for the deferred tax relating to the lease, the Group considers both the lease asset and liability separately. The Group separately accounts for the deferred taxation on the taxable temporary difference and the deductible temporary difference, which upon initial recognition, are equal and offset to zero. Deferred tax is recognised on subsequent changes to the taxable and temporary differences.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. IAS 12.61A

Tax benefits acquired as part of a business combination, but not satisfying the criteria for separate recognition at that date, are recognised subsequently if there is new information about changes in facts and circumstances. The adjustment is either treated as a reduction in goodwill (as long as it does not exceed goodwill) if it was incurred during the measurement period or recognised in profit or loss. IAS 12.68

The Group offsets deferred tax assets and deferred tax liabilities if, and only if, it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered. IAS 12.74

3.22. Share-based payments

Employees (including senior executives) of the Group receive remuneration in the form of share-based payments, whereby employees render services in exchange for equity instruments (equity-settled transactions). Employees working in the business development group are granted share appreciation rights, which are settled in cash (cash-settled transactions). IFRS 2.44

3.22.1. Equity-settled transactions

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model, further details of which are given in [Note 31](#). IFRS 2.7
IFRS 2.10

That cost is recognised in administrative expenses ([Note 10](#)), together with a corresponding increase in retained earnings in equity, over the period in which the service conditions and, where applicable, the performance conditions are fulfilled (the vesting period). The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The expense or credit in the consolidated statement of profit or loss for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in administrative expenses. IFRS 2.19
IFRS 2.20
IFRS 2.21

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of the Group's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions. IFRS 2.21
IFRS 2.21A
IFRS 2.27

Notes to the consolidated financial statements

3. Summary of accounting policies *continued*

3.22. Share-based payments *continued*

3.22.1. *Equity-settled transactions continued*

No expense is recognised for awards that do not ultimately vest because non-market performance and/or service conditions have not been met. Where awards include a market or non-vesting condition, the transactions are treated as vested irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

IFRS 2.28

When the terms of an equity-settled award are modified, the minimum expense recognised is the grant date fair value of the unmodified award, provided the original vesting terms of the award are met. An additional expense, measured as at the date of modification, is recognised for any modification that increases the total fair value of the share-based payment transaction, or is otherwise beneficial to the employee. Where an award is cancelled by the entity or by the counterparty, any remaining element of the fair value of the award is expensed immediately through profit or loss.

IFRS 2.B42-B44

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share (further details are given in [Note 16](#)).

IAS 33.45

3.22.2. *Cash-settled transactions*

A liability is recognised for the fair value of cash-settled transactions. The fair value is measured initially and at each reporting date up to and including the settlement date, with changes in fair value recognised in administrative expenses (see [Note 10](#)). The fair value is expensed over the period until the vesting date with recognition of a corresponding liability. The fair value is determined using a binomial model, further details of which are given in [Note 31](#). The approach used to account for vesting conditions when measuring equity-settled transactions also applies to cash-settled transactions.

IFRS 2.30

IFRS 2.32

IFRS 2.33

3.23. Fair value measurements

The Group measures financial instruments such as derivatives and non-financial assets such as investment property at fair value at the end of each reporting period.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

IFRS 13.9

- In the principal market for the asset or liability
- Or

IFRS 13.16

- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Group at the measurement date.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

IFRS 13.22

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

IFRS 13.27

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

IFRS 13.61

All assets and liabilities, for which fair value is measured or disclosed in the consolidated financial statements, are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities

IFRS 13.73

Level 2 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the consolidated financial statements at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

IFRS 13.95

Notes to the consolidated financial statements

3. Summary of accounting policies continued

3.23. Fair value measurements *continued*

The Group's Valuation Committee determines the policies and procedures for recurring fair value measurement, such as investment property. The Valuation Committee is comprised of the head of the investment property segment, the head of the risk management department, chief finance officers and the managers of each property. The Valuation Committee reports to the Board of Directors who approves the valuations. IFRS 13.94

External valuers are involved for valuation of significant assets, such as investment property. The involvement of external valuers is determined annually by the Valuation Committee after discussion with, and the approval of, the Audit Committee. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. Valuers are normally rotated every three years. The Valuation Committee decides, following discussions with the Group's external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the Valuation Committee analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed, as per the Group's accounting policies. For this analysis, the Valuation Committee verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The Valuation Committee also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above.

Fair value related disclosures for financial instruments and non-financial assets that are measured at fair value or where fair values are disclosed, are summarised in the following notes:

- Accounting policy disclosures [Note 3](#)
- Disclosures for valuation methods, significant estimates and assumptions [Notes 3, 5, 7, 20 and 33](#)
- Contingent consideration [Note 7](#)
- Investment property [Note 20](#)
- Quantitative disclosures of fair value measurement hierarchy [Note 33](#)
- Derivatives and other financial instruments (including those carried at amortised cost) [Note 33](#)

Commentary on IFRS accounting standards

The Group has not elected to apply the portfolio exception under IFRS 13.48. If an entity makes an accounting policy decision to use the exception, this fact is required to be disclosed, as per IFRS 13.96.

3.24. Events after the reporting period

If the Group receives information after the reporting period, but prior to the date of authorisation for issue, about conditions that existed at the end of the reporting period, it will assess whether the information affects the amounts that it recognised in its consolidated financial statements. The Group will adjust the amounts recognised in its consolidated financial statements to reflect any adjusting events after the reporting period and update the disclosures that relate to those conditions in light of the new information. For material non-adjusting events after the reporting period, the Group will not change the amounts recognised in its consolidated financial statements, but will disclose the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable. IAS 10.21
IAS 10.10

3.25. Earnings per share (EPS)

Basic EPS is calculated by dividing the profit for the year attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the year.

Diluted EPS is calculated by dividing the profit attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

Notes to the consolidated financial statements

4. Changes in accounting policies and disclosures

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below.

4.1. New and amended standards and interpretations

The Group applied for the first time, the amendments to IAS 21, which are effective for annual periods beginning on or after 1 January 2025 and it has early adopted IFRS 18 and the related consequential amendments, which is effective for annual periods beginning on or after 1 January 2027. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. IAS 8.28
IFRS 18.C1

IFRS 18 Presentation and Disclosure in Financial Statements

The Group early adopted IFRS 18, which supersedes IAS 1 and made consequential amendments to other standards. IFRS 18 introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals. Furthermore, entities are required to classify all income and expenses within the statement of profit or loss into one of five categories: operating, investing, financing, income taxes and discontinued operations.

It also requires disclosure of management-defined performance measures ([Note 13](#)), disclosure about the nature of operating expenses ([Note 10.5](#)) when entities present at least one line item by function, and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements (PFS) and the notes. IAS 8.14

In addition, consequential amendments have been made to IAS 7, which include changing the starting point for determining cash flows from operations under the indirect method from 'profit or loss' to 'operating profit or loss' and removing the optionality around the classification of cash flows from dividends and interest. There are also consequential amendments to several other standards, including IAS 8 and IAS 33.

The consolidated statement of profit or loss under IAS 1 for the year ended 31 December 2024 reconciles to the consolidated statement of profit or loss under IFRS 18, as follows:

Reconciliation on consolidated statement of profit or loss for the year ended 31 December 2024

IFRS 18.C3
IFRS 18.C6

	IAS 1 €000	Adjustments €000	IFRS 18 €000	
Rental income	24,333	–	24,333	
Revenue from services to tenants				
	2,197	–	2,197	
Cost of services to tenants	(2,254)	–	(2,254)	
Other property operating expenses	(3,149)	–	(3,149)	
Net rental income	<u>21,127</u>	<u>–</u>	<u>21,127</u>	
Revenue from the sale of inventory properties	16,750	–	16,750	
Cost of sales - inventory property	<u>(17,000)</u>	<u>–</u>	<u>(17,000)</u>	
Loss on inventory property	(250)	–	(250)	
Administrative expenses	(4,276)	206	(4,070)	(a)
Foreign exchange differences		(206)	(206)	(a)
Operating profit before changes in fair value of investment properties			<u>16,601</u>	(c)

Notes to the consolidated financial statements

4. Changes in accounting policies and disclosures *continued*

4.1. New and amended standards and interpretations *continued*

IFRS 18 Presentation and Disclosure in Financial Statements continued

	IAS 1 €000	Adjustments €000	IFRS 18 €000	
Net gains arising from changes in fair value from completed investment properties	9,480	(9,480)	-	(e)
Net gains arising from changes in fair value from investment properties under development	2,005	(2,005)	-	(e)
Net gains arising from changes in fair value of investment properties	11,485	-	11,485	(e)
Operating profit	28,086	-	28,086	
Share of profit of joint ventures	1,300	-	1,300	
Interest revenue calculated using the effective interest method	7,457	-	7,457	
Other finance income	102	(102)	-	(a),(d)
Foreign exchange differences on cash and short-term deposits		51	51	(a)
Other individually immaterial income from investments		51	51	(d)
Profit before financing and income tax			36,945	
Finance costs	(18,869)	18,869	-	(a),(b)
Interest expenses on loans and borrowings		(18,136)	(18,136)	(b)
Individually immaterial interest expense on other liabilities		(166)	(166)	(b)
Foreign exchange differences on interest-bearing loans		(567)	(567)	(a)
Profit before income tax	18,076	-	18,076	
Income tax expense	(3,597)	-	(3,597)	
Profit for the year	14,479	-	14,479	

IFRS 18.69(a)

IFRS 18.69(b)

(a) Foreign exchange differences

Foreign exchange differences on cash and short-term deposits are classified in the investing category. Foreign exchange differences on interest-bearing loans and borrowings are classified in the financing category.

IFRS 18.B65

(b) Finance costs

Interest expenses on loans and borrowings and other liabilities are classified in the financing category. Interest expense on lease liabilities have been allocated to individually immaterial interest expense on other liabilities under the financing category.

IFRS 18.59, 60, 61

(c) Operating profit before changes in fair value of investment properties

IFRS 18.24

The Group has included an additional sub-total titled 'Operating profit before changes in fair value of investment properties'. This is necessary to provide a useful structured summary as it provides users of consolidated financial statements with an understandable overview of the Group's underlying operating performance and isolates the effects of changes in the valuation for which users may wish to seek additional information in the notes.

(d) Other finance income

Other finance income has been presented as other individually immaterial income from investments within the investing category.

(e) Net gains arising from changes in fair value from completed investment properties and investment properties under development

Based on the enhanced aggregation and disaggregation guidance in IFRS 18, the Group has aggregated net gains arising from changes in fair value from completed investment properties, investment properties under development and gains on the disposal of investment properties as net gains arising from changes in fair value of investment properties as it is considered necessary for the purpose of a useful structured summary.

Notes to the consolidated financial statements

4. Changes in accounting policies and disclosures *continued*

IFRS 18 Presentation and Disclosure in Financial Statements continued

IFRS 18.C2, C3

Commentary on IFRS accounting standards

IFRS 18 applies retrospectively, but entities are not required to present the quantitative information specified in IAS 8.28(f) in accordance with IFRS 18.C2. Good Real Estate Group has elected to apply the relief, which exempts entities from disclosing the adjustment for each financial statement line item affected and the related effect on basic and diluted earnings per share for the current period and each prior period presented. IFRS 18.C3 requires that entities disclose a reconciliation for each item in the statement of profit or loss between the restated amounts presented in accordance with IFRS 18 and the amount previously presented applying IAS 1 for the comparative period immediately preceding the period in which IFRS 18 is first applied in their annual financial statements. Entities are permitted, but not required, to provide the reconciliation described in IFRS 18.C3 for the current reporting period or earlier comparative periods. Accordingly, the Group has determined to disclose the reconciliation between IAS 1 and IFRS 18 only for the immediately preceding comparative period.

IFRS 18.C6

This illustration demonstrates one possible approach to presenting the reconciliation; IFRS 18 does not prescribe a specific format or method. Entities may choose alternative approaches if they provide useful information to users of the financial statements.

Lack of exchangeability - Amendments to IAS 21

For annual reporting periods beginning on or after 1 January 2025, *Lack of Exchangeability - Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates* specifies how an entity assesses whether a currency is exchangeable and how it determines a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its consolidated financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows. The amendments did not have a material impact on the Group's consolidated financial statements.

Commentary on IFRS accounting standards

For illustrative purposes, the Group has listed only the disclosures of new and amended standards and interpretations that are effective from 1 January 2025 (unless otherwise stated), regardless of whether these have any impact on the Group's financial statements. To the extent that an entity is not affected by a particular amendment, standard or interpretation, it is sufficient to disclose that fact together with its title.

In some jurisdictions, the adoption of IFRS accounting standards for reporting purposes may be subject to a specific legal process (e.g., in the European Union, the United Kingdom or Australia). In those jurisdictions, the effective dates may differ from the IASB's effective dates. Nevertheless, all new standards and interpretations need to be considered for disclosure as standards issued but not yet effective, in accordance with IAS 8.30, when an entity provides a complete set of financial statements, irrespective of whether the legal process referred to above has been completed.

Notes to the consolidated financial statements

4. Changes in accounting policies and disclosures *continued*

4.2. Standards issued but not yet effective

The new and amended standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Group's consolidated financial statements are disclosed below. The Group intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

IAS 8.30
IAS 8.31(d)

IFRS 19 Subsidiaries without Public Accountability: Disclosures

IAS 8.31

In May 2024, the IASB issued IFRS 19, which allows eligible entities to elect to apply its reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other IFRS accounting standards. To be eligible at the end of the reporting period, an entity is required to be a subsidiary as defined in IFRS 10, it cannot have public accountability and has a parent (ultimate or intermediate) that prepares consolidated financial statements, available for public use, which comply with IFRS accounting standards.

IFRS 19 will become effective for reporting periods beginning on or after 1 January 2027, with early application permitted.

As the Group's equity instruments are publicly traded, it is not eligible to elect to apply IFRS 19.

Amendments to the Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7

In May 2024, the IASB issued *Amendments to IFRS 9 and IFRS 7, Amendments to the Classification and Measurement of Financial Instruments* (the Amendments). The Amendments include:

- Clarification that a financial liability is derecognised on the 'settlement date' and the introduction of an accounting policy choice (if specific conditions are met) to derecognise financial liabilities settled using an electronic payment system before the settlement date
- Additional guidance on how the contractual cash flows for financial assets with environmental, social and corporate governance (ESG) and similar features should be assessed
- Clarifications on what constitute 'non-recourse features' and what are the characteristics of contractually linked instruments
- The introduction of disclosures for financial instruments with contingent features and additional disclosure requirements for equity instruments classified at fair value through OCI
- The Amendments are effective for annual periods starting on or after 1 January 2026 with early adoption permitted for classification of financial assets and related disclosures only. The Group does not anticipate that the amendments will have a material effect on the Group's consolidated financial statements.

Annual Improvements to IFRS Accounting Standards - Volume 11

In July 2024, the IASB issued nine narrow scope amendments as part of its periodic maintenance of IFRS accounting standards. The amendments include clarifications, simplifications, corrections or changes to improve consistency in IFRS 1 *First-time Adoption of International Financial Reporting Standards*, IFRS 7 *Financial instruments: Disclosure and its accompanying Guidance on implementing IFRS 7*, IFRS 9 *Financial Instruments*, IFRS 10 *Consolidated Financial Statements* and IAS 7 *Statements of Cash Flows*.

The amendments will be effective for reporting periods beginning on or after 1 January 2026. Earlier application is permitted and must be disclosed.

The amendments are not expected to have a material impact on the Group's consolidated financial statements.

Notes to the consolidated financial statements

4. Changes in accounting policies and disclosures *continued*

4.2. Standards issued but not yet effective *continued*

Contracts Referencing Nature-dependent Electricity - Amendments to IFRS 9 and IFRS 7

In December 2024, the IASB issued *Amendments to IFRS 9 and IFRS 7 - Contracts Referencing Nature-dependent Electricity*. The amendments apply only to contracts that reference nature-dependent electricity. The amendments:

- Clarify the application of the 'own-use' requirements for in-scope contracts
- Amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts
- Add new disclosure requirements to enable investors to understand the effect of these contracts on an entity's financial performance and cash flows

The Amendments are effective for annual reporting periods starting on or after 1 January 2026. The amendments concerning the own-use exception are to be applied retrospectively, while the hedge accounting amendments are applied prospectively to new hedging relationships designated from the initial application date. Additionally, the IFRS 7 disclosure amendments are implemented alongside the IFRS 9 amendments. If an entity does not restate comparative information, it cannot present comparative disclosures.

The Group does not expect that the amendments will have a material impact on its Group's consolidated financial statements.

Commentary on IFRS accounting standards

IAS 8.30 requires disclosure of standards that have been issued but are not yet effective. These disclosures are required to provide known or reasonably estimable information to enable users to assess the possible impact of the application of such IFRS accounting standards on an entity's financial statements. The Group did not list all the standards and interpretations that are applicable and are not yet effective. Instead the Group chose to only list and address those which are expected to have an impact on the Group's financial position, performance, presentation and/or disclosures.

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions

The preparation of the Group's consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

Other disclosures relating to the Group's exposure to risks and uncertainties include:

- Capital management [Note 35](#)
- Financial instruments risk management objectives and policies [Note 33](#)
- Sensitivity analyses disclosures [Notes 20](#) and [33](#)

5.1. Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the consolidated financial statements:

IAS 8.27G

5.1.1. Leases

The Group applied the following judgements that significantly affect the determination of the amount and timing of income from lease contracts:

- *Determination of the lease term*

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

IFRS 16.18
IFRS 16.19

As a lessor, the Group enters into lease agreements that contain options to terminate or to extend the lease. These options are generally exercisable after an initial period of 4 to 6 years. At commencement date, the Group (supported by the advice of the independent valuation expert) determines whether the lessee is reasonably certain to extend the lease term or not to terminate the lease. To make this analysis, the Group takes into account any difference between the contract terms and the market terms, any significant investments made by the lessee in the property, costs relating to the termination of the lease and the importance of the underlying asset to the lessee's operations. In many cases, the Group does not identify sufficient evidence to meet the required level of certainty.

As a lessee, the Group has a lease contract for the use of office space that includes an extension and a termination option. The Group applies judgement in evaluating whether or not it is reasonably certain to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise, or not to exercise, the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

- *Property lease classification - the Group as lessor*

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the investment property, that it retains substantially all the risks and rewards incidental to ownership of this property and accounts for the contracts as operating leases.

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

5.1. Judgements *continued*

5.1.2. Revenue from contracts with customers

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers: IFRS 15.123

- *Determination of performance obligations* IFRS 15.22

With respect to the sale of property, the Group concluded the goods and services transferred in each contract constitute a single performance obligation. In particular, the promised goods and services in contracts for the sale of property under development mainly include design work, procurement of materials and development of the property. Generally, the Group is responsible for all of these goods and services and the overall management of the project. Although these goods and services are capable of being distinct, the Group accounts for them as a single performance obligation because they are not distinct in the context of the contract. The Group uses those goods and services as inputs and provides a significant service of integrating them into a combined output, i.e., the completed property for which the customer has contracted.

In relation to the services provided to tenants of investment property (such as cleaning, security, landscaping, reception services, catering) as part of the lease agreements into which the Group enters as a lessor, the Group has determined that the promise is the overall property management service and that the service performed each day is distinct and substantially the same. Although the individual activities that comprise the performance obligation vary significantly throughout the day and from day to day, the nature of the overall promise to provide management service is the same from day to day. Therefore, the Group has concluded that the services to tenants represent a series of daily services that are individually satisfied over time, using a time-elapsed measure of progress, because tenants simultaneously receive and consumes the benefits provided by the Group.

- *Principal versus agent considerations – services to tenants* IFRS 15.B34

The Group arranges for certain services provided to tenants of investment property included in the contract the Group enters into as a lessor, to be provided by third parties. The Group has determined that it controls the services before they are transferred to tenants, because it has the ability to direct the use of these services and obtain the benefits from them. In making this determination, the Group has considered that it is primarily responsible for fulfilling the promise to provide these specified services because it directly deals with tenants' complaints and it is primarily responsible for the quality or suitability of the services. In addition, the Group has discretion in establishing the price that it charges to the tenants for the specified services. IFRS 15.B34A
IFRS 15.B37

Therefore, the Group has concluded that it is the principal in these contracts. In addition, the Group has concluded that it transfers control of these services over time, as services are rendered by the third-party service providers, because this is when tenants receive and, at the same time, consume the benefits from these services.

- *Determining the timing of revenue recognition on the sale of property* IFRS 15.123(a)

The Group has evaluated the timing of revenue recognition on the sale of property based on a careful analysis of the rights and obligations under the terms of the contract and legal advice from the Group's external counsels in various jurisdictions. IFRS 15.124

The Group has generally concluded that contracts relating to the sale of completed property are recognised at a point in time when control transfers. For unconditional exchanges of contracts, control is generally expected to transfer to the customer together with the legal title. For conditional exchanges, this is expected to take place when all the significant conditions are satisfied.

For contracts relating to the sale of property under development, the Group has generally concluded that the over time criteria are not met and, therefore, recognises revenue at a point in time. These are contracts either for property sold to one customer for the entire land and building or for a multi-unit property. However, in certain jurisdictions, the Group has considered the factors contained in the contracts for the sale of property in those jurisdictions and concluded that the control of a multi-unit property is transferred to the customer over time because:

- The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced. That is, the Group has considered various factors that indicate that the customer controls the part-constructed property as it is being constructed, e.g., the fact that the customer is able to pledge the property under development while it is being constructed (rather than the future right to the completed unit), and the customer's ability to change any specification of the property as it is being constructed or sell to another entity. However, none of the factors is determinative and therefore, the Group has carefully weighed all factors and used judgement to determine that it meets this over-time criterion.

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

5.1. Judgements *continued*

5.1.2. Revenue from contracts with customers *continued*

- The Group's performance does not create an asset with alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. It has considered the factors that indicate that it is restricted (contractually or practically) from readily directing the property under development for another use during its development. In addition, the Group is, at all times, entitled to an amount that at least compensates it for performances completed to date (usually costs incurred to date plus a reasonable profit margin). In making this determination, the Group has carefully considered the contractual terms as well as any legislation or legal precedent that could supplement or override those contractual terms. IFRS 15.124

The Group has determined that the input method is the best method for measuring progress for these contracts because there is a direct relationship between the costs incurred by the Group and the transfer of goods and services to the customer. IFRS 15.124

- *Consideration of significant financing component in a contract* IFRS 15.123(b)

For some contracts involving the sale of property, the Group is entitled to receive an initial deposit. The Group concluded that this is not considered a significant financing component because it is for reasons other than the provision of financing to the Group. The initial deposits are used to protect the Group from the other party failing to adequately complete some or all of its obligations under the contract where customers do not have an established credit history or have a history of late payments. IFRS 15.126(a)

- *Consideration of warranties* IFRS 15.123(b)

Contracts for the sale of property contain certain warranties covering a period of up to ten years after completion of the property, such as the property meeting specific operational performance requirements (e.g., insulation, energy efficiency, etc.). The Group assessed that these conditions represent 'assurance-type' warranties that are legally required to be provided as quality guarantees and are therefore accounted for under IAS 37. IFRS 15.126(d)

Commentary on IFRS accounting standards

IFRS 15.123 also adds to the general requirements of IAS 8.27G by requiring an entity to disclose the judgements, and changes in the judgements, made in applying the standard that significantly affect the determination of the amount and timing of revenue from contracts with customers. In particular, an entity is required to explain the judgements, and changes in the judgements, used in determining both the timing of satisfaction of performance obligations, the transaction price and the amounts allocated to performance obligations. An entity is required to disclose the following under IFRS 15:

- For performance obligations that an entity satisfies over time, the entity is required to disclose both the method used to recognise revenue and an explanation why the methods used provide a faithful depiction of the transfer of goods or services (IFRS 15.124).
- For performance obligations satisfied at a point in time, the entity must disclose the significant judgements made in evaluating when a customer obtains control of promised goods or services (IFRS 15.125).
- An entity is required to disclose information about the methods, inputs and assumptions used (IFRS 15.126) to:
 - Determine the transaction price, which includes, but is not limited to, estimating variable consideration, adjusting the consideration for the effects of the time value of money and measuring non-cash consideration
 - Assess whether an estimate of variable consideration is constrained
 - Allocate the transaction price, including estimating stand-alone selling prices of promised goods or services and allocating discounts and variable consideration to a specific part of the contract (if applicable)
 - Measure obligations for returns, refunds and other similar obligations

The Group disclosed those judgements that significantly affect the determination of the amount and timing of its revenue from contracts with customers. Some of the items listed in IFRS 15.125-126 were considered not to be sufficiently significant to the Group and did not warrant further disclosure. Entities will need to apply judgement to ensure the information disclosed is sufficient to meet the disclosure objective.

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

IFRS 15.124

5.1. Judgements *continued*

5.1.3. Business combinations

The Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. More specifically, consideration is given to the extent to which substantive processes are acquired and, in particular, the extent of services provided by the subsidiary (e.g., maintenance, cleaning, security, bookkeeping, hotel services, etc.). For example, the Group assessed the acquisition of Property Business Ltd in the current year (Note 7) as a purchase of a business because of the strategic management function and the associated processes purchased along with the investment property.

IFRS 3.2

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based on their relative fair values, and no goodwill or deferred tax is recognised.

Commentary on IFRS accounting standards

IFRS 3 *Business Combinations* establishes different accounting requirements for a business combination as opposed to the acquisition of an asset or a group of assets that does not constitute a business. Therefore, determining whether an acquired investment property is a business or not, could result in significantly different accounting outcomes, both at the date of acquisition (i.e. at initial recognition) and subsequently.

If an entity acquires a group of assets that do not comprise a business, the principles in IFRS 3.2(b) are applied to allocate the entire cost to individual assets acquired and liabilities assumed. In such cases, the acquirer is required to identify and recognise the individual identifiable assets acquired and liabilities assumed and allocate the cost of the group to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction or event does not give rise to goodwill. The accounting for a business combination is considerably more complex than the accounting for an acquisition of a group of assets and liabilities. For example, amongst others, the following requirements apply to a business combination:

- Transaction costs are expensed (according to IAS 40, they are capitalised)
- The initial recognition exception for deferred taxation does not apply (IAS 12 *Income Taxes* does not allow deferred taxation to be provided on existing temporary differences for acquisitions that are not business combinations and at the time of the transaction, affect neither accounting profit nor taxable profit (tax loss))
- Goodwill is recognised (often itself 'created' by the deferred taxation)

Judging whether an acquisition is a business combination or not is, therefore, of considerable importance.

It will be a matter of judgement for preparers when applying the guidance in IFRS 3, to determine whether an investment property acquisition is within the scope of IAS 40 rather than IFRS 3. This judgement will rest upon the facts and circumstances of each acquisition.

The definition of a business is applied regardless of whether the entity purchases a property directly or, in the case of consolidated financial statements, via shares in another entity.

5.1.4. Consolidation and joint arrangements

The Group has determined that it controls and consolidates the subsidiaries in which it owns a majority of the shares. The Group is a part owner of two investments in which it has a 50% ownership interest. The Group has determined that it has joint control over the investees and the ownership is shared with the other 50% owner. These investments are joint arrangements.

IFRS 11.7
IFRS 12.7-9

The joint arrangements are separately incorporated. The Group has, after considering the structure and form of the arrangement, the terms agreed by the parties in the contractual arrangement and the Group's rights and obligations arising from the arrangement, classified its interests as joint ventures under IFRS 11 *Joint Arrangements*. As a consequence, it accounts for its investments using the equity method.

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

5.1. Judgements *continued*

5.1.5. Deferred taxes

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits, together with future tax planning strategies.

The Group has €12,204,000 (2024: €12,204,000) of tax losses carried forward. These losses relate to subsidiaries that have a history of losses, do not expire, and may not be used to offset taxable income elsewhere in the Group. The subsidiaries neither have any taxable temporary difference nor any tax planning opportunities available that could partly support the recognition of these losses as deferred tax assets. On this basis, the Group has determined that it cannot recognise deferred tax assets on the tax losses carried forward.

IAS 12.81(e)

Further details on taxes are disclosed in [Note 15](#).

5.1.6 Aggregation and disaggregation

The Group assesses the identified expenses within operating category in the consolidated statement of profit or loss to determine whether they share similar characteristics. The Group considers the function or role of individual transactions within its activities. Administrative function has been identified and, accordingly, the Group has presented the same in the consolidated statement of profit or loss.

Commentary on IFRS accounting standards

IAS 8.27G requires an entity to disclose the judgements that management has made in the process of applying the entity's accounting policies that have the most significant effect on the amounts recognised in the financial statements. For some items, it will be necessary to provide disclosures both in the context of estimation uncertainty and significant judgements. Entities need to determine the most appropriate disclosure for such items. For example, Good Real Estate Group has determined that disclosures about deferred tax assets primarily relate to judgements, even though estimation uncertainty is also involved.

IFRS 12 *Disclosure of Interests in Other Entities* adds to the general requirements of IAS 8 by specifically requiring an entity to disclose all significant judgements and estimates made in determining the nature of its interest in another entity or arrangement, and in determining the type of joint arrangement in which it has an interest. IFRS 12.7 requires that an entity disclose information about significant judgements and assumptions it has made (and changes to those judgements and assumptions) in determining:

- That it has control of another entity
- That it has joint control of an arrangement or significant influence over another entity
- The type of joint arrangement (i.e., joint operation or joint venture) when the arrangement has been structured through a separate vehicle

An entity is required to disclose, for example, significant judgements and assumptions made in determining that:

- It does not control another entity even though it holds more than half of the voting rights of the other entity
- It controls another entity even though it holds less than half of the voting rights of the other entity
- It is an agent or principal as defined by IFRS 10 *Consolidated Financial Statements*
- It does not have significant influence even though it holds 20 per cent or more of the voting rights of another entity
- It has significant influence even though it holds less than 20 per cent of the voting rights of another entity

The Group does not have any interest in unconsolidated structured entities. Interests in such entities require the disclosures under IFRS 12.24-31.

Commentary on climate-related matters

Entities need to consider the impact of climate-related matters if those matters create uncertainties that affect assumptions used to develop estimates. IAS 8 requires disclosure of information about the assumptions an entity makes about the future and other sources of estimation uncertainty that have a significant risk of resulting in a material adjustment within the next financial year. This information is intended to allow users to understand the judgements entities make about the future.

Entities also need to consider expectations of their local regulators, as the expected levels of disclosure may vary between different jurisdictions. For example, some regulators might expect disclosures of the impact of climate-related matters that go beyond the typical disclosures required by IAS 8.27H and IAS 8.31A, based on a broad understanding of the requirements in IFRS 18.113(c).

The impact of climate-related matters has been illustrated throughout this publication, but is not on its own determined to be a significant judgement or a major source of estimation uncertainty for the Group. Entities, however, need to make this judgement in light of their specific circumstances. Please see [Connected Financial Reporting: Accounting for Climate Change | EY - Global](#) for further guidance.

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

5.2. Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, ^{IAS 8.31A} that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Commentary on macroeconomic and geopolitical uncertainty

As the current environment remains uncertain, it is important that entities continue to provide detailed disclosure of the assumptions made, including any updates since the prior period, the evidence they are based on and the impact of a change in the key assumptions (sensitivity analysis).

Given the inherent level of uncertainty and the sensitivity of judgements and estimates, disclosure of the key assumptions used, and judgements made in estimating recoverable amounts is important.

It is possible that macroeconomic and geopolitical uncertainty is a triggering event for some entities that requires them to perform an impairment test in accordance with:

- IAS 36 *Impairment of Assets* - Entities will need to assess the key assumptions used to determine the recoverable amount for the different cash-generating units (CGUs). Key inputs to both the value-in-use and the fair value less cost of disposal models used to undertake the impairment assessment need to be reassessed to factor in any impact. The non-financial assets that may be subject to such impairment triggers include: property, plant and equipment; investment property held under cost model, intangible assets (including those with indefinite lives); and goodwill.

For more information on the effect on the Group's financial statements, refer to [Note 21](#) for the impairment test on goodwill, [Note 23](#) for the inventory property, [Note 24](#) for the contract cost assets, [Note 25](#) for the rent and other trade receivables and [Note 30](#) for the right-of-use assets held under the cost model.

5.2.1. Valuation of investment property

The fair value of investment property is determined by real estate valuation experts using recognised valuation techniques and the principles of IFRS 13 *Fair Value Measurement*. ^{IAS 40.75(e)}

Investment property is measured based on estimates prepared by independent real estate valuation experts, ^{IFRS 13.62} except where such values cannot be reliably determined. In one case, the fair value of the investment property under development could not be reliably determined because it is situated in an area in which there is considerable political uncertainty and economic instability. Therefore, the circumstances do not allow for a reliable fair value estimate to be made; this property is recorded at cost. The significant methods and assumptions used by valuers in estimating the fair value of investment property are set out in [Notes 18, 19](#) and [20](#).

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

5.2. Estimates and assumptions *continued*

5.2.2. Estimation of net realisable value for inventory property

At year end, the Group holds inventory property with a carrying value of €6,533,000 (2024: €9,580,000).
Inventory property is stated at the lower of cost and net realisable value (NRV).

IAS 2.9

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for property in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under development is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete the development and the estimated costs necessary to make the sale, taking into account the time value of money, if material.

Commentary on IFRS accounting standards

In June 2021, the IFRS IC published an agenda decision about the costs an entity includes as the 'estimated costs necessary to make the sale' when determining the net realisable value of inventories.

In the agenda decision, the IFRS IC observed that:

- IAS 2 does not identify which specific costs are 'necessary to make the sale' of inventories. However, paragraph 28 of IAS 2 describes the objective of writing inventories down to their net realisable value – that objective is to avoid inventories being carried 'in excess of amounts expected to be realised from their sale'.
- IAS 2 does not allow an entity to limit such costs to only those that are incremental, thereby potentially excluding costs the entity must incur to sell its inventories, but that are not incremental to a particular sale.
- The Committee concluded that, when determining the net realisable value of inventories, an entity estimates the costs necessary to make the sale in the ordinary course of business. An entity uses its judgement to determine which costs are necessary to make the sale considering its specific facts and circumstances, including the nature of the inventories.

5.2.3. Measurement of progress when revenue is recognised over time

For those contracts involving the sale of property under development that meet the over time criteria of revenue recognition, the Group's performance is measured using an input method, by reference to the inputs towards satisfying the performance obligation relative to the total expected inputs to satisfy the performance obligation, i.e., the completion of the property. The Group generally uses the costs incurred method as a measure of progress for its contracts because it best depicts the Group's performance. Under this method of measuring progress, the extent of progress towards completion is measured based on the ratio of costs incurred to date to the total estimated costs at completion of the performance obligation. When costs are incurred, but do not contribute to the progress in satisfying the performance obligation (such as unexpected amounts of wasted materials, labour or other resources), the Group excludes the effect of those costs. Also, the Group adjusts the input method for any costs incurred that are not proportionate to the Group's progress in satisfying the performance obligation.

IFRS 15.124

5.2.4. Provision for expected credit losses of trade receivables and contract assets

IFRS 7.35G

The Group uses a provision matrix to calculate ECLs for trade receivables and contract assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., by geography, property type, customer type and rating, and coverage by credit insurance).

IFRS 7.35F(c)

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e., gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in a customer segment, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

5.2. Estimates and assumptions *continued*

5.2.4. *Provision for expected credit losses of trade receivables and contract assets continued*

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customers' actual default in the future. The information about the ECLs on the Group's trade receivables and contract assets is disclosed in [Note 25](#).

Commentary on IFRS accounting standards

Under IFRS 7.35G(b), an entity is required to disclose how forward-looking information has been incorporated into the determination of ECL, including the use of macroeconomic information. The Group did not provide detailed information on how the forecast economic conditions (such as interest rates, the gross domestic product and real income) have been incorporated in the determination of ECL because the impact is not significant. Entities are expected to provide more detailed information if the forward-looking information has a significant impact in the calculation of ECL.

5.2.5. *Revenue recognition - Estimating variable consideration*

The Group estimates variable considerations (generally delay penalties and, in limited cases, early completion bonuses) to be included in the transaction price for the sale of inventory property under development through development monitoring. Development monitoring is a constant and ongoing process that can identify potentially serious delays in a project. The Group's development project management team applies international best practice standards and oversight to projects.

IFRS 15.126

The Group has a weekly monitoring model which effectively updates each project's progress to date and the completion forecast. For each property development, the model uses the historical data progress forecast (including costs incurred and milestones reached) and the current economic conditions to come up with percentages of expected timescales of a development. These percentages are applied to determine the expected value of the variable consideration. Any significant changes in experience as compared to historical pattern will impact the percentages of expected timing of completion estimated by the Group.

As at 31 December 2025, the Group did not expect any delay penalties in any of its contracts for the sale of property under development. The Group has, however, included in the transaction price an amount of €406,500 related to early completion bonus for one of its residential developments.

5.2.6. *Leases - Estimating the incremental borrowing rate*

IFRS 16.26

The Group cannot readily determine the interest rate implicit in leases where it is the lessee, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR, therefore, reflects what the Group 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary's functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

Notes to the consolidated financial statements

5. Significant accounting judgements, estimates and assumptions *continued*

5.2. Estimates and assumptions *continued*

Commentary on IFRS accounting standards

IAS 8 requires an entity to disclose significant judgements applied in preparing the financial statements (IAS 8.27G) and significant estimates that involve a high degree of estimation uncertainty (IAS 8.31A). The disclosure requirements go beyond the requirements that exist in some other IFRS accounting standards, such as IAS 37.

These disclosures represent an important source of information in the financial statements because they highlight the areas in the financial statements that are most prone to change in the foreseeable future. Therefore, any information given needs to be sufficiently detailed to help users of the financial statements understand the impact of possible significant changes.

The Group has, for illustrative purposes, included disclosures of significant judgements and estimates beyond what is normally required, and potentially also beyond what is decision-useful. Under IAS 8, it is only those judgements that have the most significant effect on the amounts recognised in the financial statements and those estimates that have a significant risk of resulting in material adjustments in respect of assets and liabilities within the next financial year that need to be addressed in this section.

It is important that entities carefully assess which judgements and estimates are most significant as required by IAS 8 and make the disclosures accordingly, to allow the users of the financial statements to appreciate the impact of the judgements and estimation uncertainties. Disclosure of judgements and estimation uncertainties that do not have a significant risk of resulting in material adjustments may clutter the financial statements in a way that reduces the users' ability to identify the key judgements and estimation uncertainties.

The Group does not mention the estimates and assumptions related to the impairment of goodwill or share-based payments, as these are not sufficiently significant items for the Group and relevant disclosures are provided elsewhere in the notes. For comprehensive examples of disclosures, refer to our [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) illustrative financial statements.

Commentary on macroeconomic and geopolitical uncertainty

Given the level of uncertainty and the sensitivity of judgements and estimates, clear disclosure of the key assumptions used and judgements made is particularly important in financial statements prepared during the current period of macroeconomic and geopolitical uncertainty. Although assumptions may already have been updated in the previous year, entities need to again carefully reconsider their existing judgements and estimates as they may find additional areas in which they will need to make judgements and estimates.

Notes to the consolidated financial statements

6. Climate-related matters

The Group considers climate-related matters in estimates and assumptions, where appropriate. This assessment includes a wide range of possible impacts on the Group due to both physical and transition risks. Even though the Group believes its business model and properties will still be viable after the transition to a low-carbon economy, climate-related matters increase the uncertainty in estimates and assumptions underpinning several items in the consolidated financial statements. Even though climate-related risks might not currently have a significant impact on measurement, the Group closely monitors relevant changes and developments, such as new climate-related legislation. The items and considerations that are most directly impacted by climate-related matters are:

- Impairment of non-financial assets and inventory property: the value-in-use and net realisable value may be impacted in several different ways by transition risk, in particular, such as climate-related legislation and regulations and changes in demand for the Group's properties and property services. Even though the Group has concluded that no single climate-related assumption is a key assumption, the Group considered expectations for increased costs to convert into energy efficient buildings due to climate-related legislation and regulations, changes in the requirements of tenants, and technological development in the cash-flow forecasts in assessing value-in-use and net realisable value amounts. See [Note 21](#) and [Note 23](#) for further information.
- Fair value measurement: for investment property, the Group considers the effect of physical and transition risks and whether investors would consider those risks in their valuation. The Group believes that it is not currently exposed to severe physical risks, but believes that investors, to some extent, would consider impacts of transition risks in their valuation, such as increasing requirements for the energy efficiency of buildings due to climate-related legislation and regulations as well as tenants' increasing demands for low-emissions buildings. See [Notes 18, 20](#) and [33.7](#) for further discussion of the impact of climate-related matters on fair value measurement.

Notes to the consolidated financial statements

7. Business combinations and acquisition of non-controlling interests

7.1. Acquisitions in 2025

IFRS 3.59,60
IFRS 3.B64(a)
IFRS.3.B64(b)
IFRS 3.B64(c)
IFRS 3.B64(d)
IFRS 12.12

On 1 April 2025, the Group acquired 80% of the shares of Property Business Ltd, a non-listed company based in Estateland. Property Business Ltd holds a portfolio of retail and office buildings let under operating leases and the acquisition was made to give the Group access to those assets. The existing strategic management function and associated processes were acquired with the property and, as such, the Directors considered this transaction as an acquisition of a business, rather than an asset acquisition.

7.1.1. Assets acquired and liabilities assumed

The fair values of the identifiable assets and liabilities of Property Business Ltd as at the date of acquisition were:

	Fair value recognised on acquisition	
	€000	
Assets		
Investment property (Note 18)	75,000	
Right-of-use assets (Note 30)	285	
Rent and other trade receivables (Note 25)	315	
Cash and cash equivalents	375	IAS 7.40(c)
	75,975	
Liabilities		
Trade payables	(313)	
Lease liabilities (Note 30)	(262)	
Deferred tax liabilities (Note 15)	(6,350)	
	(6,925)	
Total identifiable net assets at fair value	69,050	
Non-controlling interest measured at fair value	(13,810)	IFRS 3.B64(o)(i)
Goodwill arising on acquisition (Note 21)	3,000	IFRS 3.32
Purchase consideration transferred	58,240	IAS 7.40(a)

The purchase consideration of €58,240,000 for the 80% interest acquired consists of €57,398,000 cash and €842,000 contingent consideration.

IFRS 3.B64(f)(i)
IFRS 3.B64(f)(iii)
IAS 7.40(a)-(b)

The transaction costs of €1,750,000 incurred in connection with the acquisition have been expensed and are included in 'Administrative expenses' in the consolidated statement of profit and loss ([Note 10](#)).

IFRS 3.B64(m)
IFRS 18.B49(f)

The fair value at the date of acquisition of the trade receivables amounts to €315,000. The gross amount of trade receivables is €325,000. However, none of the trade receivables have been impaired and it is expected that the full contractual amounts can be collected.

IFRS 3.B64(h)

The Group measured the acquired lease liabilities using the present value of the remaining lease payments at the date of acquisition. The right-of-use assets were measured at an amount equal to the lease liabilities and adjusted to reflect the favourable terms of the lease relative to market terms.

IFRS 3.28B

Commentary on IFRS accounting standards

IFRS 3.28B requires the lease liability to be measured at the present value of the remaining lease payments as if the acquired lease were a new lease at the acquisition date. That is, the acquirer applies IFRS 16's initial measurement provisions using the present value of the remaining lease payments at the acquisition date. The right-of-use asset is measured at an amount equal to the lease liability, adjusted to reflect the favourable or unfavourable terms of the lease when compared with market terms. Because the off-market nature of the lease is captured in the right-of-use asset, the acquirer does not separately recognise an intangible asset or liability for favourable or unfavourable lease terms relative to market terms.

The Group has elected to measure the non-controlling interest in Property Business Ltd at the proportionate share of the acquiree's net identifiable assets.

IFRS 3.19
IFRS 3.B64(o)

Notes to the consolidated financial statements

7. Business combinations continued

7.1. Acquisitions in 2025 continued

7.1.1. Assets acquired and liabilities assumed continued

Commentary on IFRS accounting standards

The Group elected to measure the non-controlling interest using its proportionate share of the acquiree's identifiable net assets. Entities may also elect to measure the non-controlling interest at fair value. In addition, this election can be made separately for each business combination, and is not a policy choice that determines an accounting treatment for all business combinations the Group will carry out (IFRS 3.19).

From the date of acquisition, Property Business Ltd has contributed €1,289,000 to the profit after tax and €1,842,000 to revenues (revenue from Property Business Ltd is only attributable to rental income) of the Group. If the combination had taken place at the beginning of the year, the profit after tax for the Group would have been €23,843,000 and total rental income and revenue from contracts with customers would have been €36,668,000.

IFRS 3.B64(qXi)
IFRS 3.B64(qXii)

The goodwill of €3,000,000 comprises €2,600,000 created by the existence of a deferred tax liability that the Group considered to be in excess of its fair value and a portfolio premium arising from the acquisition of €400,000. Goodwill is allocated entirely to the Property Business Ltd group of CGUs. None of the goodwill is expected to be deductible for tax purposes.

IFRS 3.B64(e)

IFRS 3.B64(k)

7.1.2. Contingent consideration

As part of the purchase agreement with the previous owner of Property Business Ltd, a contingent consideration has been agreed. There will be additional cash payments to the previous owners of Property Business Ltd, as follows:

IFRS 3.B64(gXii)
IFRS 3.B64(gXiii)

- €500,000, if the entity generates more than €5,000,000 but less than €10,000,000 net rental income in a 12-month period after the acquisition date
- Or
- €1,000,000, if the entity generates €10,000,000 or more net rental income in a 12-month period after the acquisition date

As at the acquisition date, the fair value of the contingent consideration was estimated at €842,000. There were no measurement period adjustments, and the fair value continues to be €842,000. This is a Level 3 measurement in the fair value measurement hierarchy as at 31 December 2025.

IFRS 3.B64(gXi)
IFRS 13.93(a)
IFRS 13.93(b)

The fair value as at 31 December 2025 was determined using a discounted cash-flow analysis using the significant unobservable valuation inputs, as provided below:

Assumed probability-adjusted net rental income of Property Business Ltd	€8,700,000	IFRS 13.93(d)
Discount rate	14%	
Discount for own non-performance risk	0.05%	

An increase (decrease) by 10% in the assumed probability-adjusted net rental income of Property Business Ltd from the acquisition date would result in an increase (decrease) of the fair value of the contingent consideration liability by €53,000, while an increase (decrease) in the discount rate and own non-performance risk by 1.35% and 0.01%, respectively, would result in a decrease (increase) of the fair value of the liability by €23,000 and €3,000, respectively.

IFRS 13.93(hXi)

A reconciliation of fair value measurement of the contingent consideration liability is provided below:

	2025	
	€000	
Opening balance as at 1 January	–	
Liability arising on business combination (Note 29)	842	
Unrealised fair value changes recognised in profit or loss	–	IFRS 13.93(f)
Closing balance as at 31 December	<u>842</u>	

Notes to the consolidated financial statements

7. Business combinations *continued*

7.1. Acquisitions in 2025 *continued*

7.1.2. *Contingent consideration continued*

Commentary on IFRS accounting standards

The classification of a contingent consideration requires an analysis of the individual facts and circumstances. It may be classified as follows: equity or a financial liability in accordance with IAS 32 *Financial Instruments: Presentation* and IFRS 9; a provision in accordance with IAS 37 *Provisions, Contingent Liabilities and Contingent Assets*; or in accordance with other standards, each resulting in different initial recognition and subsequent measurement. The Group has determined that it has a contractual obligation to deliver cash to the seller and therefore it has assessed it to be a financial liability (IAS 32.11). Consequently, the Group is required to remeasure that liability at fair value at each reporting date with changes in fair value recognised in profit or loss in accordance with IFRS 9 (IFRS 3.58(b)(i)).

As part of the business combination, contingent payments to employees or selling shareholders are common methods of retention of key people for the combined entity. The nature of such contingent payments, however, needs to be evaluated in each individual circumstance as not all such payments qualify as contingent consideration, but are accounted for as a separate transaction. For example, contingent payments that are unrelated to the future service of the employee are deemed contingent consideration, whereas contingent payments that are forfeited when the employment is terminated are deemed remuneration. Paragraphs B54 - B55 of IFRS 3 (in connection with IFRS 3.51, 52(b)) provide further guidance.

IFRS 13 disclosures do not apply to the initial measurement (IFRS 13.91(a)), but they do apply to the items that are subsequently measured at fair value.

Under IFRS 13.93(h)(ii), for the recurring fair value measurement of financial assets and financial liabilities at Level 3 of the hierarchy, if changing one or more of the unobservable inputs to reflect reasonably possible alternative assumptions would change the fair value significantly, an entity is required to state that fact and disclose the effect of changes. The entity is also required to state how the effect of a change to reflect a reasonably possible alternative assumption was calculated. For this purpose, significance is determined with respect to profit or loss, and total assets or total liabilities, or, when changes in fair value are recognised in OCI, total equity. In case of the contingent consideration liability recognised by the Group, the impact of reasonably possible changes in unobservable inputs other than those disclosed in the note above, were assessed to be insignificant.

Notes to the consolidated financial statements

8. Rental income and revenue from contracts with customers

Rental income and revenue from contracts with customers are, as follows:

	2025	2024	<i>IFRS 16.90(b)</i>
	€000	€000	
Rental income (excluding straight-lining of lease incentives)	22,750	24,688	
Straight-lining of lease incentives	(280)	(355)	
Rental income	22,470	24,333	<i>IAS 40.75(f)(i)</i>
Revenue from services to tenants	2,584	2,197	
Sale of completed inventory property	5,000	13,750	
Sale of inventory property under development	6,000	3,000	
Revenue from sales of inventory properties	11,000	16,750	
Revenue from contracts with customers	13,584	18,947	<i>IFRS 15.113(a)</i>
Total rental income and revenue from contracts with customers	36,054	43,280	

Commentary on IFRS accounting standards

The presentation in the Group's consolidated statement of profit or loss is consistent with the guiding principles on presentation of primary financial statements to provide a useful structured summary as well as industry practice in presenting revenue information aligned with the nature of the business activities of real estate entities. However, it does not present total revenue as a line item. The above disclosure is, therefore, provided by the Group to satisfy the IFRS 18.75(a)(i) requirement.

Rental income includes contingent rental income of €1,654,000 (2024: €1,375,000) and sublease income of €180,000 (2024: €176,000). See also information in [Note 9](#). *IFRS 16.90(b)*

The Group has granted incentives such as rent-free periods to new tenants. The average rent-free period granted is nine months. The total unamortised portion of rent-free periods is, as follows:

	2025	2024
	€000	€000
Gross amount of lease incentives not fully amortised	4,788	4,754
Cumulative amount recognised in profit or loss	(2,548)	(2,234)
Net amount of lease incentives not fully amortised	2,240	2,520

The net amount of lease incentives not fully amortised are included in the consolidated statement of financial position under 'Prepayments'.

Commentary on IFRS accounting standards

Regulators in certain jurisdictions require entities holding investment property to disclose more detail about lease incentives, in particular rent-free periods, than is specifically required under IFRS. We have included illustrative disclosures of lease incentives and their impact on profit or loss in the period.

[Note 14](#) contains further disaggregation of the Group's revenue from contracts with customers based on segment and geography. [Note 5.1.2](#) provides information on the timing of revenue recognition on the sale of property.

Commentary on IFRS accounting standards

The Group disclosed the disaggregated revenue based on the type of goods or services provided to customers and the geographical region within the segment reporting disclosures ([Note 14](#)). Information on the timing of transfer of goods and services is provided within the significant judgement disclosures ([Note 5.1.2](#)). Entities will need to make this determination based on entity-specific and/or industry-specific factors that would be most meaningful to their businesses such as internal reporting and external reporting to shareholders. *IFRS 15.114*
IFRS 15.115

The Group provided a reconciliation of the disaggregated revenue with the revenue information disclosed for each reportable segment within the segment reporting disclosures ([Note 14](#)). As an alternative, entities may find it appropriate to provide such reconciliation separately from the segment reporting disclosures. Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) which illustrates such an alternative.

Notes to the consolidated financial statements

8. Rental income and revenue from contracts with customers *continued*

Set out below is the amount of revenue recognised from:

	<u>2025</u>	<u>2024</u>	
	€000	€000	
Amounts included in contract liabilities at the beginning of the year (Note 29)	306	204	<i>IFRS 15.116(b)</i>
Performance obligations satisfied in previous years	25	54	<i>IFRS 15.116(c)</i>

The amounts included in the contract liabilities represents advances paid by customers that the entity has now recognised as revenue, following the entity's progress in satisfying the performance obligations in the contracts.

The amounts related to performance obligations satisfied in previous years represents variable consideration for which the uncertainty was only resolved during the current reporting period after negotiations with the customer were completed.

Commentary on IFRS accounting standards

IFRS 15.116 requires disclosure of 'revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the period' and 'revenue recognised in the reporting period from performance obligations satisfied (or partially satisfied) in previous periods'. Entities can also present this in a tabular or narrative format.

The transaction price allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31 December are, as follows: *IFRS 15.120*

	<u>2025</u>	<u>2024</u>	
	€000	€000	
Within 1 year	16,405	12,705	
After 1 year, but not more than 5 years	8,519	6,436	<i>IFRS 15.120(b)(xi)</i>
	<u>24,564</u>	<u>19,141</u>	

The remaining performance obligations expected to be recognised in the future mainly relate to the sale of property under development and services to tenants. This property is related to projects that were just started or being developed (1 to 5 years) or near completion (within 1 year). Variable consideration is only included in the transaction price to the extent it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. Refer to [Note 3.17.3](#) for further information on variable consideration. *IFRS 15.120(b)(xii)*

IFRS 15.122

Commentary on IFRS accounting standards

As a practical expedient provided in IFRS 15.121, an entity can decide not to disclose the amount of the remaining performance obligations for contracts with original expected duration of less than one year or those that meet the requirements of the right to invoice practical expedient in IFRS 15.B16. If an entity uses this practical expedient, it is required to disclose that fact.

The Group used a quantitative approach to disclose information about remaining performance obligations and did not use this practical expedient.

Notes to the consolidated financial statements

9. Operating leases - Group as lessor

The Group has entered into leases on its property portfolio. The commercial property leases typically have lease terms of between 5 and 15 years and include clauses to enable periodic upward revision of the rental charge according to prevailing market conditions. Some leases contain options to break before the end of the lease term.

IFRS 16.90
IFRS 16.91
IFRS 16.92

Future undiscounted lease payments to be received under operating leases as at 31 December are, as follows:

	2025	2024	
	€000	€000	IFRS 16.97
Within 1 year	24,321	23,430	
After 1 year, but not more than 2 years	21,080	21,320	
After 2 years, but not more than 3 years	19,520	19,230	
After 3 years, but not more than 4 years	17,680	16,540	
After 4 years, but not more than 5 years	15,800	15,230	
More than 5 years	115,200	112,500	
	213,601	208,250	

10. Cost of services to tenants, direct property expenses and administrative expenses

	2025	2024	
	€000	€000	IFRS 18.83

10.1. Cost of services to tenants

Repairs, maintenance and utilities	1,453	1,256
Property insurance costs	546	538
Other individually immaterial direct costs	655	460
	2,654	2,254

10.2. Direct property expenses

Repairs, maintenance and utilities	914	1,333
Impairment on rent and other trade receivables (Note 25)	305	341
Property management expenses	443	911
Other individually immaterial direct property expenses	456	564
	2,118	3,149
Total cost of services to tenants and direct property expenses	4,772	5,403

	2025	2024	
	€000	€000	
Property expenses arising from investment property that generate rental income	4,105	4,510	IAS 40.75(f)(ii)
Property expenses arising from investment property that did not generate rental income	667	893	IAS 40.75(f)(iii)
Total cost of services to tenants and direct property expenses	4,772	5,403	

Notes to the consolidated financial statements

10. Cost of services to tenants, direct property expenses and administrative expenses - continued

	2025	2024	<i>IFRS 18.83</i>
	€000	€000	
10.3. Administrative expenses			
Short-term employee benefits (Note 10.5)	1,910	1,884	
Other long-term benefits	198	165	
Termination benefits (Note 32.3)	32	–	
Share-based payment transactions (Note 31)	412	583	
Total employee benefits expense (Note 10.5)	2,552	2,632	
Acquisition costs (Note 7)	1,750	–	
Depreciation of right-of-use assets (Note 30)	202	174	
Expense relating to leases of low-value assets (Note 30)	15	14	
Expense relating to short-term leases (Note 30)	3	3	
Variable lease payments (Note 30)	45	42	
Other individually immaterial administrative expenses	109	1,205	
Total administrative expense	4,676	4,070	

Commentary on IFRS accounting standards

IFRS 18.52 sets out the operating category as the default classification for all items not included in the investing, financing, income taxes, or discontinued categories. The operating category includes supporting activities that generate income and expenses, even if they do not directly produce revenue, as well as an entity's main business activities.

The Group classifies income and expenses arising from the derecognition of investment property within the operating category, as the related income and expenses were classified in the same category immediately prior to derecognition, in accordance with IFRS 18.B60.

10.4. Foreign exchange differences

The total amount of net foreign exchange differences is €166,000 (2024: €722,000), which is presented within 'Foreign exchange differences', 'Foreign exchange differences on cash and short-term deposits' and 'Foreign exchange differences on interest-bearing loans and borrowings'.

IAS 21.52(a)
IFRS 18.84(b)

Commentary on IFRS accounting standards

IFRS 18.B65 requires that foreign exchange differences are included in the same category as the income and expenses on the item that gave rise to the foreign exchange difference, unless doing so would incur undue cost or effort. In such cases, all foreign exchange differences are classified in the operating category. For example, foreign exchange differences on a trade receivable denominated in a foreign currency will be classified in the operating category, whereas foreign exchange differences arising from interest-bearing loans and borrowings (to be settled in cash) denominated in a foreign currency will be classified in the financing category. Sometimes, an entity might classify in more than one category, income and expenses from a transaction that does not involve only the raising of finance. In such a case, judgement is required to determine to which of the two amounts the foreign exchange differences relate. Disaggregation of the foreign exchange differences arising on a Type 2 liability into more than one category is prohibited.

The Group has classified foreign exchange differences in the same category as the income and expense on the item that gave rise to the foreign exchange differences. Cash and short-term deposits are included in the investing category under IFRS 18.53(b). Therefore, foreign exchange differences from cash and short-term deposits are also classified in the investing category.

As a result, the Group presented foreign exchange differences on interest-bearing loans and borrowings in the financing category and those on cash and short-term deposits in the investing category. The remaining foreign exchange differences have been included in the operating category.

Notes to the consolidated financial statements

10. Cost of services to tenants, direct property expenses and administrative expenses - continued

10.5. Specified expenses by nature in operating category

	2025 €000	2024 €000	<i>IFRS 18.83</i>
Depreciation:			
Administrative expenses	202	174	
Total depreciation	202	174	
Employee benefits:			
Administrative expenses	2,552	2,632	
Total employee benefits	2,552	2,632	

The amounts disclosed are specified expenses recognised in the consolidated statement of profit or loss for the year.

IFRS 18.B84

Commentary on IFRS accounting standards

The concept of providing a useful structured summary informs the requirements for the classification and presentation of line items in the operating category of the consolidated statement of profit or loss. Entities are required to present income and expenses either by function, nature, or both in the operating category of the consolidated statement of profit or loss.

Entities that present one or more line items comprising expenses classified by function in the operating category of the consolidated statement of profit or loss is required to disclose the following in a single note: depreciation, amortisation, employee benefits, impairment losses and reversals, and write downs of inventories. In addition, entities are also need to disclose the total amount for each of these, along with a list of any line items outside the operating category that also include amounts related to the total under IFRS 18.83.

11. Finance income

	2025 €000	2024 €000	
Interest revenue calculated using the effective interest method	8,765	7,457	
Other individually immaterial income from investments	160	51	
Total finance income	8,925	7,508	<i>IFRS 7.20(b)</i>

Commentary on IFRS accounting standards

Under IFRS 18.B26(b), an entity should use label Other for items whose aggregation comprises of immaterial items and further provide an explanation that no items for which information would be material are included in the amount; or that the amount comprises several items for which information would not be material, with an indication of the nature and amount of the largest item. Since the amount for the Group is not material, no further disclosures have been made.

12. Interest expenses on loans and borrowings and other liabilities

	2025 €000	2024 €000	
Interest expenses on bank loans and borrowings*	21,984	19,866	
Less: amounts capitalised	(360)	(1,730)	
Total interest expenses on loans and borrowings	21,624	18,136	
Interest expense on lease liabilities	180	166	
Total individually immaterial interest expense on other liabilities	180	166	

The capitalisation rate used to determine the borrowings eligible for capitalisation is 4.5% (2024: 4.5%).

*This line item includes hedging gain/(loss) recognised in consolidated statement of profit or loss. For details, refer to [Note 34](#).

IAS 23.26(b)

Commentary on IFRS accounting standards

The Group has recognised liabilities that arise from transactions that do not involve only the raising of finance such as lease liabilities. The Group has classified interest income and expenses, including any income and expenses arising from changes in interest rates from these liabilities in the financing category. However, income and expenses on these liabilities that are not interest income or expenses arising from the application of IFRS accounting standards are classified in the operating category under IFRS 18.

Notes to the consolidated financial statements

13. Management-defined performance measure (MPM)

The Group uses 'operating profit before changes in fair value of investment properties' as a management-defined performance measure (MPM) in its public communications to communicate management's view of an aspect of the operating performance of the Group as whole. This measure is not defined by IFRS accounting standards, which means it may not be directly comparable to similar measures used by other entities.

IFRS 18.121

IFRS 18.122

The Group considers that this MPM offers a relevant alternative perspective on the Group's underlying operating performance by excluding the impact of the changes in fair value of investment properties as these are carried at fair value and subject to market-driven fluctuations. This adjustment ensures that operating profit reflects the underlying performance of the business without volatility from external market factors and considers this useful for understanding profitability trends and for evaluating the Group's ability to generate sustainable earnings from its core operations.

IFRS 18.123(a)

IFRS 18.123(b)

The tax impact of each reconciling item is determined using the statutory tax rate of 30% that applies in Estateland.

Year ended 31 December 2025	Reconciliation	Income tax expense	Profit attributable to NCI
	€000	€000	€000
Operating profit (IFRS-specified)	40,306		
Net gains arising from changes in fair value of investment properties	(20,900)	6,270	79
Operating profit before changes in fair value of investment properties (MPM)	19,406		
Year ended 31 December 2024	Reconciliation	Income tax expense	Profit attributable to NCI
	€000	€000	€000
Operating profit (IFRS-specified)	28,086		
Net gains arising from changes in fair value of investment properties	(11,485)	3,446	-
Operating profit before changes in fair value of investment properties (MPM)	16,601		

IFRS 18.B123(e)

IFRS 18.31
IFRS 18.123(c)
IFRS 18.123(d)

Commentary on IFRS accounting standards

IFRS 18 defines an MPM as a subtotal of income and expenses that an entity uses in public communications outside financial statements to communicate management's view of an aspect of the financial performance of the entity as a whole to users. Operating profit before changes in fair value of investment properties is extensively quoted by the management team of the Group in its management commentary, press releases, and investor presentations.

IFRS 18 requires disclosure of the income tax effect and the effect on non-controlling interests for each item disclosed in the reconciliation between an MPM and the most directly comparable total or subtotal specifically required by an IFRS accounting standard or one of the subtotals listed in IFRS 18.118. The Group has determined the income tax effect of each reconciling item by calculating the income tax effects for the underlying transactions at the statutory tax rates applicable to the transactions in Estateland. IFRS 18.B141 allows entities to calculate the tax effects for the underlying transactions using alternative methods. If entities use multiple methods to calculate the income tax effects of its reconciling items, the methods taken for each reconciling item are disclosed.

The Group has disclosed a separate MPM note that includes all required information. It is also allowed to combine MPM disclosures with other information (for example, segmental reporting) in the same note. If entities disclose other information in the same note, the MPM information needs to be labelled in such a way that it can be clearly distinguished from the other information.

An entity may change how it calculates an MPM, starts using a new MPM, stops using a previously disclosed MPM, or changes how it determines the income tax effects of any items disclosed in the reconciliation required for each MPM. Entities is required to disclose an explanation for users to understand its related effects, the reasons for change and restated comparative information reflecting the change unless it is impracticable to restate comparatives. If entities cannot disclose the restated comparative information because it is impracticable to do so, they need to disclose that fact.

Notes to the consolidated financial statements

14. Segment information

For management purposes, the individual properties are organised into segments with similar economic characteristics such as the nature of the property and the occupier market it serves. Management considers that this is best achieved by aggregating them into retail, office, industrial and residential development segments. IFRS 8.22
IFRS 18.116(b)

Consequently, as the operating segments are already grouped into assets with similar economic characteristics, the Group is considered to have the same four operating and reportable segments, as follows: IFRS 8.27(b)

- Retail – acquires, develops and leases shopping malls
- Office – acquires, develops and leases offices
- Industrial – acquires, develops and leases warehouses and factories
- Residential development – builds and sells residential property

For investment property, discrete financial information is provided on a property-by-property basis but grouped into the reportable segments above to members of executive management, who collectively comprise the chief operating decision maker (CODM). The CODM monitors this information for each reportable segment separately for the purpose of making decisions about resource allocation and performance assessment.

Group administrative costs, interest revenue, other individually immaterial income from investments, interest expenses on loans and borrowings, interest expense on other liabilities and income taxes are managed on a Group basis and are not reported to the CODM on a segment basis. There are no sales between segments.

Segment assets for the investment property segments represent investment property (including those under development) and the investment in the joint ventures. Segment assets for the residential development segment represent unsold inventory property. IFRS 8.28(c)

Segment liabilities represent loans and borrowings, as these are the only liabilities reported to the Board on a segmental basis. IFRS 8.28(d)

Transfer prices between operating segments are on an arm's-length basis in a manner similar to transactions with third parties.

Commentary on IFRS accounting standards

Paragraph 22(a) of IFRS 8 *Operating Segments* requires entities to disclose the factors used to identify the entity's reportable segments, including the basis of organisation, as well as factors considered in determining aggregation of operating segments. Operating segments often exhibit similar long-term financial performance if they have similar economic characteristics. For example, similar long-term average gross margins for two operating segments would be expected if their economic characteristics were similar. Two or more operating segments may be aggregated into a single reportable segment if they have similar economic characteristics, and the segments are similar in each of the following respects:

- (a) The nature of the products and services;
- (b) The nature of the production processes;
- (c) The type or class of customer for their products and services;
- (d) The methods used to distribute their products or provide their services; and
- (e) If applicable, the nature of the regulatory environment, for example, banking, insurance or public utilities.

This analysis requires significant judgement as to the circumstances of the entity. The Group does not have any operating segments that are aggregated, but, if it had, disclosures about the basis for aggregation are required.

Notes to the consolidated financial statements

14. Segment information *continued*

Year ended							IFRS 8.28
31 December 2025				Residential			IFRS 8.23
	Retail €000	Office €000	Industrial €000	development €000	Adjustments* €000	Total €000	IFRS 8.23
Revenue							
Rental income	4,906	1,930	17,436	–	(1,802)	22,470	IFRS 8.23(a)
Revenue from contracts with customers							IFRS 15.114-115
Revenue from services to tenants							
▪ Estateland	275	99	–	–	–	374	
▪ Germany	83	30	595	–	–	708	
▪ Luxembourg	–	21	–	–	–	21	
▪ France	–	71	1,410	–	–	1,481	
	358	221	2,005	–	–	2,584	IFRS 8.23(a)
Property sales – property under development							
▪ Estateland	–	–	–	2,682	–	2,682	
▪ Germany	–	–	–	814	–	814	
▪ Luxembourg	–	–	–	578	–	578	
▪ France	–	–	–	1,926	–	1,926	
	–	–	–	6,000	–	6,000	IFRS 8.23(a)
Property sales – completed property							
▪ Estateland	–	–	–	2,200	–	2,200	
▪ Germany	–	–	–	104	–	104	
▪ Denmark	–	–	–	1,754	–	1,754	
▪ France	–	–	–	942	–	942	
	–	–	–	5,000	–	5,000	IFRS 8.23(a)
	358	221	2,005	11,000	–	13,584	
	5,264	2,151	19,441	11,000	(1,802)	36,054	IFRS 8.23
Cost and others							
Total direct property expenses (Notes 10.1 and 10.2)	(1,011)	(520)	(3,241)	–	–	(4,772)	
Costs of sales – inventory property	–	–	–	(7,000)	–	(7,000)	IFRS 8.23(f)
Net gains arising from changes in fair value of investment properties	3,817	4,883	12,200	–	–	20,900	IFRS 8.23(i)
Share of profit of joint ventures	3,250	–	–	–	–	3,250	IFRS 8.23(g)
Segment profit	11,320	6,514	28,400	4,000	(1,802)	48,432	IFRS 8.23
Administrative expenses (Note 10.3)						(4,676)	IFRS 8.25
Foreign exchange differences						(200)	
Interest expenses on loans and borrowings (Note 12)						(21,624)	
Individually immaterial interest expense on other liabilities (Note 12)						(180)	
Foreign exchange differences on interest-bearing loans (Note 10.4)						(236)	
Interest revenue calculated using the effective interest method (Note 26)						8,765	
Foreign exchange differences on cash and short-term deposits (Note 10.4)						270	
Other individually immaterial income from investments (Note 11)						160	
Profit before income tax						30,711	IFRS 8.2 1(c) IFRS 8.2 8

* The rental income information presented to the CODM is in the form of the rent paid in the period rather than being spread on a straight-line basis over the lease term in the way prescribed by IFRS 16. Consequently, the rent information presented to the Board is adjusted here to agree with rental income in the consolidated statement of profit or loss.

Notes to the consolidated financial statements

14. Segment information *continued*

31 December 2025	Retail €000	Office €000	Industrial €000	Residential development €000	Total €000	<i>IFRS 8.28</i>
Assets						
Investment property	79,587	41,998	331,406	–	452,991	
Investment property under development	–	30,146	–	–	30,146	
Investment property held for sale	10,560	–	–	–	10,560	
Inventory property	–	–	–	6,533	6,533	
Investment in joint ventures	103,250	–	–	–	103,250	<i>IFRS 8.24(a)</i>
Segment assets	193,397	72,144	331,406	6,533	603,480	<i>IFRS 8.23 IFRS 8.28</i>
Goodwill					3,000	
Right-of-use assets					1,128	
Current assets (excluding inventory property)					102,692	
Total assets					710,300	
Segment liabilities						
Loans and borrowings	129,414	65,200	185,010	–	379,624	<i>IFRS 8.23</i>
Other non-current liabilities					17,931	
Other current liabilities					9,043	
Total liabilities					406,598	<i>IFRS 8.23 IFRS 8.28</i>
Additions to non-current assets	142,954	35,500	150	–	178,604	

Additions to non-current assets within the segment assets in the current year consist of additions of investment property, including assets from the acquisition of subsidiaries of €75,000,000, investment property under development of €5,400,000 and €97,700,000 towards investments in joint ventures.

IFRS 8.27(c)

As stated in [Note 30](#), the right-of-use assets that are not included in the segment assets relate to office space.

Notes to the consolidated financial statements

14. Segment information *continued*

Year ended				Residential			
31 December 2024	Retail	Office	Industrial	development	Adjustments*	Total	IFRS 8.28
	€000	€000	€000	€000	€000	€000	
Revenue							
Rental income	4,866	2,575	18,502	–	(1,610)	24,333	IFRS 8.23(a)
Revenue from contracts with customers							IFRS 15.114-115
Revenue from services to tenants				–	–		
▪ Estateland	364	104	–	–	–	468	
▪ Germany	75	–	483	–	–	558	
▪ Luxembourg	–	128	–	–	–	128	
▪ France	–	–	1,043	–	–	1,043	
	<u>439</u>	<u>232</u>	<u>1,526</u>	–	–	<u>2,197</u>	IFRS 8.23(a)
Property sales – property under development							
▪ Estateland	–	–	–	910	–	910	
▪ Germany	–	–	–	–	–	–	
▪ Luxembourg	–	–	–	1,110	–	1,110	
▪ France	–	–	–	980	–	980	
	–	–	–	<u>3,000</u>	–	<u>3,000</u>	IFRS 8.23(a)
Property sales – completed property							
▪ Estateland	–	–	–	6,300	–	6,300	
▪ Germany	–	–	–	–	–	–	
▪ Denmark	–	–	–	1,065	–	1,065	
▪ France	–	–	–	6,385	–	6,385	
	–	–	–	<u>13,750</u>	–	<u>13,750</u>	
	<u>439</u>	<u>232</u>	<u>1,526</u>	<u>16,750</u>	–	<u>18,947</u>	
	5,305	2,807	20,028	16,750	(1,610)	43,280	IFRS 8.23
Costs and others							
Cost of services to tenants and direct property expenses (Notes 10.1 and 10.2)	(1,150)	(475)	(3,778)	–	–	(5,403)	
Costs of sales – inventory property	–	–	–	(17,000)	–	(17,000)	
Share of profit of joint ventures	1,300	–	–	–	–	1,300	IFRS 8.23(g)
Net gains arising from changes in fair value of investment properties	2,510	3,225	5,750	–	–	11,485	
Segment profit	7,965	5,557	22,000	(250)	(1,610)	33,662	IFRS 8.23
Administrative expenses (Note 10.3)						(4,070)	IFRS 8.25
Foreign exchange differences						(206)	
Interest expenses on loans and borrowings (Note 12)						(18,136)	
Individually immaterial interest expense on other liabilities (Note 12)						(166)	
Foreign exchange differences on interest-bearing loans (Note 10.4)						(567)	
Interest revenue calculated using the effective interest method (Note 26)						7,457	
Foreign exchange differences on cash and short-term deposits (Note 10.4)						51	
Other individually immaterial income from investments (Note 11)						51	
Profit before income tax						18,076	IFRS 8.28(b)

* The rental income information presented to the CODM is in the form of the rent paid in the period rather than being spread on a straight-line basis over the lease term in the way prescribed by IFRS 16. Consequently, the rent information presented to the Board is adjusted here to agree with rental income in the consolidated statement of profit or loss. IFRS 8.27(b) IFRS 8.28(a)

Notes to the consolidated financial statements

14. Segment information *continued*

31 December 2024	Retail €000	Office €000	Industrial €000	Residential development €000	Total €000	<i>IFRS</i> 8.28
Assets						
Investment property	57,456	18,714	312,450	–	388,620	
Investment property under development	–	30,896	–	–	30,896	
Inventory property	–	–	–	9,580	9,580	
Investment in joint ventures	2,300	–	–	–	2,300	<i>IFRS</i> 8.24(a)
Segment assets	59,756	49,610	312,450	9,580	431,396	<i>IFRS</i> 8.23
Deferred tax					2,992	
Right-of-use assets					1,045	
Current assets (excl. Inventory property)					69,856	
Total assets					505,289	
Segment liabilities						
Loans and borrowings	22,132	44,721	188,978	–	255,831	<i>IFRS</i> 8.23
Other non-current liabilities	–	–	–	–	17,510	
Other current liabilities	–	–	–	–	12,973	
Total liabilities	22,132	44,721	188,978	–	286,314	<i>IFRS</i> 8.23
Additions to non-current assets	6,100	20,351	69,800	–	96,251	

Additions to non-current assets within the segment assets in the prior year consist of additions of investment property, including investment property under development of €19,351,000. *IFRS 8.27(c)*

14.1. Geographical information

	2025 €000	2024 €000	<i>IFRS 8.33(a)</i>
Revenues from external customers			
Estateland	15,331	12,664	
Germany	4,651	558	
Luxembourg	3,306	15,623	
Denmark	1,754	1,065	
France	11,012	13,370	
Total	36,054	43,280	

Notes to the consolidated financial statements

14. Segment information *continued*

14.1. Geographical information *continued*

IFRS 8.34

The revenue information above is based on the locations of the customers. There are no revenues from transactions with a single external customer that account for 10% or more of the Group's total revenues.

	31	31	
	December	December	
	2025	2024	
	€000	€000	<i>IFRS 8.33(b)</i>
Carrying amount of investment property (including under development and held for sale), goodwill, right-of-use assets and investment in joint ventures			
Estateland	125,339	75,954	
The Netherlands	103,250	2,300	
Germany	91,450	72,211	
Luxembourg	65,020	70,286	
France	216,016	202,110	
Total	601,075	422,861	

Commentary on IFRS accounting standards

An entity's internal reporting may not necessarily be set up to report in accordance with IFRS accounting standards. The segment disclosures could be significantly more extensive if internal reports had been prepared on a basis other than IFRS accounting standards (e.g., national GAAP or tax basis). In this case, a reconciliation between the internally reported items and the externally communicated items needs to be presented.

Interest revenue, other individually immaterial income from investments, interest expenses on loans and borrowings and interest expense on other liabilities have not been disclosed by segments as these items are managed on a group basis and are not provided to the CODM at the operating segment level. Disclosure of operating segment assets and liabilities is only required when such measures are provided to the CODM.

Additional disclosure may be required if the CODM regularly reviews certain other items recorded in the statement of profit or loss, e.g., depreciation and amortisation, and impairments. The Group's depreciation and amortisation are not material and not regularly provided to the CODM nor included in measures of segment results, while total impairment on rent and other trade receivables and contract assets is not considered material by the Group.

Commentary on IFRS accounting standards

In July 2024, an agenda decision regarding IFRS 8.23 was published by IFRS IC. As the agenda decision notes, additional disclosure may be required if the Chief Operating Decision Maker (CODM), regularly reviews certain other items recorded in the statement of profit or loss, i.e., depreciation and amortisation even if they are not included in the measure of segment profit or loss. The CODM is required to disclose the specified amounts for each reportable segment when they are included in the measure reviewed by CODM even if they are not separately reviewed by it. For illustrative purposes, the Group discloses the specifically required information as per IFRS 8.23, although it may be that one or more of those disclosures are immaterial. Aside from specified disclosures, IFRS 8.23(f) requires the disclosure of material items of segment income and expense. This requirement applies to all material items of income or expense in accordance with IFRS 18.42, but is not limited to 'unusual' or 'non-recurring' items as set out in IFRS 18.B79. The Group assesses whether the segment amount for an item of income or expense is material in its specific circumstances by considering qualitative and quantitative factors. Materiality is assessed in the context of the Group's consolidated financial statements as a whole and requires the use of judgement.

Notes to the consolidated financial statements

15. Income tax

Commentary on IFRS accounting standards

The Group is not in the scope of the Pillar Two model rules as its consolidated revenues are less than €750 million. Therefore, neither the mandatory recognition and disclosure exception in IAS 12.4A nor the disclosure requirements in IAS 12.88A-88D apply to the Group.

Appendix 5 of [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) illustrates the disclosures the Good Group would have made, if its annual revenues had exceeded €750 million and Pillar Two model rules were (substantively) enacted in some or all of the jurisdictions it operates.

IAS 8.6C(c)
IAS 12.88
IFRS 18.20

The major components of income tax expense are:

Consolidated profit or loss	2025	2024	
	€000	€000	IAS
			12.79
Current income tax:			
Current income tax charge	3,056	2,267	IAS 12.80(a)
Deferred tax:			
Relating to origination and reversal of temporary differences	4,242	1,330	IAS 12.80(c)
Income tax expense reported in the consolidated statement of profit or loss	7,298	3,597	
Consolidated other comprehensive income			
	2025	2024	
	€000	€000	IFRS
			18.93
Deferred tax related to items recognised in OCI during the year:			
Net losses/(gains) on revaluation of cash flow hedges	3,714	(570)	IAS 12.81(a)
Deferred tax charged to OCI	3,714	(570)	

Reconciliation of tax expense and the accounting profit multiplied by Estateland's tax rate is, as follows:

	2025	2024	
	€000	€000	IAS 12.81(c)(i)
Accounting profit before income tax	30,646	18,024	
At Estateland's statutory tax rate of 30% (2024: 30%)	9,193	5,407	
Non-deductible expenses	1,194	519	
Non-taxable income	(156)	(781)	
Effect of lower tax rates in other countries	(2,933)	(1,548)	
Income tax expense reported in the consolidated statement of profit or loss	7,298	3,597	

Commentary on IFRS accounting standards

IAS 12 requires an explanation of the relationship between income tax expense and accounting profit in either or both of the following forms:

- A numerical reconciliation between the income tax expense and the product of accounting profit multiplied by the applicable tax rate(s), also disclosing the basis on which the applicable tax rate(s) is (are) computed
- A numerical reconciliation between the average effective tax rate and the applicable tax rate, also disclosing the basis on which the applicable tax rate is computed

The Group has presented the former.

Notes to the consolidated financial statements

15. Income tax *continued*

Commentary on macroeconomic and geopolitical uncertainty

Good Real Estate Group's taxation is based on a consistent rate of 30% for both 2025 and 2024.

Changes in interest rates, slowing or negative economic growth, introduction of trade restrictions and tariffs, geopolitical risks, rising inflation and other factors may lead to an entity recognising asset impairments or forecasting future losses. These circumstances may involve uncertainties that an entity must consider in its analysis of the recoverability of deferred tax assets. Entities should update their projections of income for recent events. Tax losses that were otherwise expected to be utilised in the near term should be reviewed to determine if they might expire unutilised and how this would impact management's judgement on the amount of deferred tax asset to be recognised. Entities should further consider whether they need to provide additional disclosures to more fully explain the use of estimates or management's judgement in reaching its conclusions on the amount of unrecognised deferred tax assets.

Such judgements may include whether the tax laws were substantively enacted as of the reporting date, and the determination of the accounting for income tax credits. Similarly, the impact of expected or already enacted curtailments of previously introduced measures must be considered.

	Consolidated statement of financial position		Consolidated statement of profit or loss		IAS 12.81(gX <i>i</i>) IAS 12.81(gX <i>ii</i>)
	31 December 2025 €000	31 December 2024 €000	2025 €000	2024 €000	
Deferred tax liabilities					
Revaluations of investment property to fair value	14,944	4,559	4,116	1,801	
Lease payments	448	406	(42)	179	
	<u>15,466</u>	<u>5,042</u>	<u>4,074</u>	<u>1,980</u>	
Deferred tax assets					
Revaluation of an interest rate swap (cash flow hedge) to fair value	123	3,837	–	–	
Losses available for offsetting against future taxable income	4,471	3,672	130	(469)	
Lease payments	479	441	38	(181)	
	<u>4,152</u>	<u>8,034</u>			
Deferred tax expense			<u>4,242</u>	<u>1,330</u>	
Net Deferred tax liabilities/(assets)	<u>11,314</u>	<u>(2,992)</u>			
Reflected in the consolidated statement of financial position as follows:					
Deferred tax assets	–	(2,992)			
Deferred tax liabilities	11,314	–			
Net Deferred tax liabilities/(assets)	<u>11,314</u>	<u>(2,992)</u>			

The temporary difference resulting from revaluation of investment property to fair value includes an amount of €6,350,000 related to the purchase price allocation of Property Business Ltd ([Note 7](#)).

The Group has tax losses that arose in Estateland of €12,204,000 (2024: €12,204,000) that are available indefinitely for offsetting against future taxable profits of the companies in which the losses arose. Deferred tax assets have not been recognised in respect of these losses as they may not be used to offset taxable profits elsewhere in the Group, they have arisen in subsidiaries that have been loss-making for some time, and there are no other tax planning opportunities or other convincing evidence of recoverability in the near future.

At initial recognition, a temporary difference of €35,100,000 (2024: €35,800,000) exists between the carrying amount of investment property and its tax base, for which no deferred taxation has been provided. This temporary difference resulted from acquisition of single asset entities that own investment property which were not considered to constitute a business.

IAS 12.37
IAS 12.81(e)

Notes to the consolidated financial statements

15. Income tax *continued*

Commentary on IFRS accounting standards

Although not specifically required by IFRS 18 or IAS 12, the reconciliation of the net deferred tax liability may be helpful. As in some other disclosures included in this note, the cross reference with the amounts from which they are derived is not direct. Nevertheless, the reasonableness of each balance may be obtained from the respective notes by applying a 30% tax rate.

IAS 12 does not require disclosure of temporary differences for which no deferred taxation has been provided because of the initial recognition exemption in IAS 12. However, we included the disclosure because we consider it provides useful information to users.

IFRS 18.97 requires an entity to separately disclose the line items that are included in the amounts expected to be recovered or settled within 12 months and more than 12 months after the reporting date. Deferred tax assets and liabilities may be considered one example, for items comprising such amounts. However, IFRS 18.98, in contrast, does not permit presentation of those items as current, which suggests that providing the disclosures required by IFRS 18.97 does not apply to deferred tax assets and liabilities. Therefore, the Group did not provide disclosures of the expected recovery and settlement of its deferred tax assets.

Commentary on climate-related matters

Entities need to assess the impact of climate-related matters on future taxable profits and whether they are sufficient to recover the deferred tax assets. The assumptions used in these estimations need to be consistent with those used elsewhere in the financial statements. Entities also need to consider whether there are enacted or substantively enacted climate-related changes to tax legislation that might have a significant impact on the income taxes that the entity expects to pay.

16. Earnings per share (EPS)

The following table reflects the income and share data used in the basic and diluted EPS calculations:

	<u>2025</u>	<u>2024</u>	
	<u>€000</u>	<u>€000</u>	
Profit attributable to ordinary equity holders of the parent for basic earnings	<u>20,824</u>	<u>13,521</u>	<i>IAS 33.70(a)</i>
	<u>2025</u>	<u>2024</u>	
	<u>Thousands</u>	<u>Thousands</u>	
Weighted average number of ordinary shares for basic EPS	<u>213,700</u>	<u>193,700</u>	<i>IAS 33.70(b)</i>

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of authorisation of these consolidated financial statements. *IAS 33.70(d)*

The exercise price of the outstanding share options exceeded the average market price of ordinary shares during the period. Therefore, the outstanding share options did not have an impact on the determination of the diluted EPS. As there are no dilutive instruments outstanding, basic and diluted earnings per share are identical.

Commentary on IFRS accounting standards

Entities should be aware of the requirement in IAS 33.70(c) to disclose 'Instruments (including contingently issuable shares) that could potentially dilute basic earnings per share in the future, but were not included in the calculation of diluted earnings per share because they are antidilutive for the period(s) presented'.

IAS 33.73B permits entities to disclose additional amounts per share in the notes. Entities can use only a total or subtotal specified in IFRS 18.69, IFRS 18.86 and IFRS 18.118 or an MPM as defined by IFRS 18 as a numerator. If additional amounts per share are disclosed, such amounts per share cannot be presented in the primary financial statements. If entities use an MPM as a numerator, it must follow the disclosure guidance required for MPMs for that numerator.

Notes to the consolidated financial statements

17. Net asset value per share (NAV)

The NAV per share at 31 December 2025 is 1.25 (31 December 2024: 1.12).

Basic NAV per share amounts is calculated by dividing net assets in the consolidated statement of financial position attributable to ordinary equity holders of the parent by the number of ordinary shares outstanding at year end. As there are no dilutive instruments outstanding, basic and diluted NAV per share is identical.

The following reflects the net asset and share data used in the basic and diluted NAV per share calculations:

	31 December 2025	31 December 2024
	€000	€000
NAV attributable to ordinary equity holders of the parent at year end	285,500	217,473
	2025	2024
	Thousands	Thousands
Number of ordinary shares at year end	<u>227,700</u>	<u>193,700</u>

Commentary on IFRS accounting standards

The disclosure of NAV per share is considered to be a leading industry practice in the real estate industry. Accordingly, the Group disclosed the same in this illustrative financial statements. However, entities should consider the expectation of respective jurisdiction and regulators in determining the extent to which, and where, such metrics are disclosed.

Notes to the consolidated financial statements

18. Investment property

31 December 2025

Country Class	Estateland		Germany		Luxembourg		France		Total 2025	IFRS 13.93(e)
	Retail Level 3*	Office Level 3*	Industrial Level 3*	Office Level 3*	Retail Level 3*	Office Level 3*	Industrial Level 3*	Office Level 3*		
	€000	€000	€000	€000	€000	€000	€000	€000	€000	
At 1 January	56,195	18,714	70,950	–	1,261	70,286	171,214	–	388,620	
Acquisitions arising from business combinations (Note 7)	35,000	10,000	–	20,000	10,000	–	–	–	75,000	IAS 40.76(b)
Capital expenditure on owned property	204	50	50	–	50	50	100	–	504	IAS 40.76(a)
Transfer from inventory property (Note 23)	1,047	–	–	–	–	–	–	–	1,047	IAS 40.76(f)
Transfer from property under development (Note 19)	–	–	–	–	–	–	–	10,070	10,070	IAS 40.76(f)
Disposals	–	–	–	–	–	–	(26,670)	–	(26,670)	IAS 40.76(g)
Reclassifications	1,000	(1,000)	–	–	–	–	–	–	–	IAS 40.76(g)
Other	320	(320)	–	–	–	–	–	–	–	IAS 40.76(g)
Change in fair value adjustment (Note 19.1, 20)	11,001	(11,000)	(15,414)	5,484	(931)	(5,316)	31,156	–	14,980	IAS 40.76(d)
Total completed investment property	104,767	16,444	55,586	25,484	10,380	65,020	175,800	10,070	463,551	
Less: classified as held for sale (Note 38)	(10,560)	–	–	–	–	–	–	–	(10,560)	IAS 40.76(c) IFRS 5.41
At 31 December	94,207	16,444	55,586	25,484	10,380	65,020	175,800	10,070	452,991	

31 December 2024

Country Class	Estateland		Germany		Luxembourg		France		Total 2024	IFRS 13.93(e)
	Retail Level 3*	Office Level 3*	Industrial Level 3*	Office Level 3*	Retail Level 3*	Office Level 3*	Industrial Level 3*	Office Level 3*		
	€000	€000	€000	€000	€000	€000	€000	€000	€000	
At 1 January	47,307	19,401	76,619	2,262	72,501	82,850	300,940			
Acquisitions of owned property	4,300	–	–	–	–	–	66,625	70,925		IAS 40.76(a)
Additions of properties held under lease	1,800	–	–	–	–	–	–	1,800		
Capital expenditure on owned property	–	–	2,000	–	1,000	2,475	5,475			IAS 40.76(a)
Change in fair value adjustment (Note 20)	2,788	(687)	(7,669)	(1,001)	(3,215)	19,264	9,480			
Total completed investment property at 31 December	56,195	18,714	70,950	1,261	70,286	171,214	388,620			

* Classified in accordance with the fair value hierarchy, see Notes 5 and 20.

Notes to the consolidated financial statements

18. Investment property *continued*

Commentary on IFRS accounting standards

The Group has elected to measure investment property at fair value in accordance with IAS 40.

IFRS 13.99 requires an entity to present the necessary quantitative disclosures in a tabular format unless another format is more appropriate. In some cases, it may be useful to present the information required by IFRS 13 together with the information required by IAS 40, to avoid replicating information and to provide user-friendly analysis.

An example would be the combination of disclosures required under IFRS 13.93(e) with the disclosures required under IAS 40.76.

- IFRS 13.93(e) requires an entity with recurring fair value measurements categorised within Level 3 of the fair value hierarchy to reconcile the opening balances to the closing balances.
- IAS 40.76 requires an entity that applies the fair value model to its investment property to provide a reconciliation between the carrying amounts of investment property at the beginning and the end of the period.

If most or all of the entity's investment property is categorised within Level 3, the information above could be presented in the same table instead of separate tables. This is the approach taken by the Group.

IAS 40 also permits investment property to be carried at historical cost less accumulated depreciation and any accumulated impairment losses. If the Group accounted for investment property at cost, information about the cost basis and depreciation rates (similar to the requirement under IAS 16 for items of property, plant and equipment) would be required. IAS 40.79(e) requires disclosure of fair value of the property. For the purpose of this disclosure, the fair value is required to be determined in accordance with IFRS 13. Also, in addition to the disclosures under IAS 40, IFRS 13.97 requires disclosure of:

- The level at which fair value measurement is categorised i.e., Level 1, Level 2 or Level 3
- A description of valuation technique and inputs, for Level 2 or Level 3 fair value measurement
- If the highest and best use differs from the current use of the asset, that fact and the reason

	31 December 2025	31 December 2024	
	€000	€000	
Market value as estimated by the external valuer	454,008	389,385	<i>IAS 40.77</i>
Add: Investment property measured at cost (Note 19)	10,070	–	
Add: lease liabilities recognised separately (Note 30)	1,713	1,755	<i>IAS 40.50(d)</i>
Less: lease incentive balance included in prepayments	(2,240)	(2,520)	
Fair value for financial reporting purposes	463,551	388,620	

The fair value of completed investment property, except for two properties described below, is determined using a discounted cash flow (DCF) method.

IAS 40.75(e)
IAS 40.33
IAS 40.75(a),
IFRS 13.93(d)

Under the DCF method, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real estate property interest. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish the present value of the income stream associated with the asset. The exit yield is normally separately determined and differs from the discount rate.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment, and refurbishment. The appropriate durations are typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flows are typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

Notes to the consolidated financial statements

18. Investment property *continued*

Two properties are valued using alternative methods:

- The office building in Germany is valued using the income capitalisation method, where a property's fair value is estimated based on the normalised net operating income generated by the property divided by the capitalisation (discount) rate. The difference between gross and net rental income includes the same expense categories as those for the DCF method with the exception that certain expenses are not measured over time, but included on the basis of a time-weighted average, such as the average lease-up costs. Under the income capitalisation method, over and under-rent situations are considered separately. IFRS
13.93(h)(i)
- The office building in Estateland is valued using the market comparable approach, due to a high volume of transactions involving comparable property in the area during the year. Under the market comparable approach, a property's fair value is estimated based on comparable transactions. The market comparable approach is based upon the principle of substitution under which a potential buyer will not pay more for the property than it will cost to buy a comparable substitute property. The unit of comparison applied by the Group is the price per square metre (sqm).

The valuations were performed by Chartered Surveyors & Company, an accredited independent valuer with a recognised and relevant professional qualification and with recent experience in the locations and categories of the investment property being valued. The valuation models in accordance with those recommended by the International Valuation Standards Committee have been applied and are consistent with the principles in IFRS 13. IAS 40.75(e)

More information about the fair value measurement is set out in [Note 20](#).

As at 31 December 2025, property with an aggregate value of €2,000,000 (2024: €1,800,000) is held under lease agreements. Future lease payments are presented in [Note 30](#). IAS 40.75(b)

18.1. Disposals of industrial investment property

Although the Group's long-term loans and borrowings are subject to certain banking covenants ([Note 35](#)), the Group has no restrictions on the realisability of its investment property. IAS 40.75(g)

In 2025, the Group sold two industrial investment properties with a total net carrying amount of €26,670,000 for a cash consideration of €28,670,000, net of attributable expenses. The resulting €2,000,000 net gains on these disposals were recognised in the consolidated statement of profit or loss under 'net gains arising from changes in fair value of investment properties'. IFRS 5.41

Commentary on IFRS accounting standards

Paragraph 41 of IFRS 5 *Non-current Assets Held for Sale and Discontinued Operations* requires additional disclosures in the notes in the period in which a non-current asset has been either classified as held for sale or sold:

- A description of the non-current asset (or disposal group);
 - A description of the facts and circumstances of the sale, or leading to the expected disposal, and the expected manner and timing of that disposal;
 - The gain or loss recognised in accordance with IFRS 5.20-22 and, if not separately presented in the statement of comprehensive income, the caption in the statement of comprehensive income that includes that gain or loss;
- And
- If applicable, the reportable segment in which the non-current asset (or disposal group) is presented in accordance with IFRS 8.

In practice, the information above can easily be derived using other information already included in the financial statements, such as statement of profit or loss, statement of cash flows, investment property reconciliation table and segment information. For illustrative purposes, the Group also included the information as a narrative disclosure within investment property note ([Note 18](#)).

Commentary on macroeconomic and geopolitical uncertainty

The impact on fair value measurement arising from the current macroeconomic and geopolitical uncertainty and market disruptions varies across countries, markets and industries. When valuations are subject to significant measurement uncertainty due to the current environment and there is a wider range of estimates for FVM, the entity is required to apply judgement to determine the point within that range that is most representative of FVM in the circumstances.

While market volatility may suggest that the prices are aberrations and do not reflect fair value, it would not be appropriate for an entity to disregard market prices at the measurement date, unless those prices are from transactions that are not orderly.

A significant increase or decrease in volume or activity in a market can also influence the valuation techniques used in the FVM. Entities will need to assess how those techniques are applied and whether inputs are observable at the measurement date.

Notes to the consolidated financial statements

19. Investment property under development

France - Office (under development)

	2025	2024	<i>IFRS</i> 13.93(e)
Level 3	€000	€000	
At 1 January	30,896	9,540	<i>IAS 40.76</i>
Capital expenditure	5,150	18,141	<i>IAS 40.76(a)</i>
Interest capitalised	250	1,210	<i>IAS 23.26(a)</i>
Transfer to completed investment property (Note 18)	(10,070)	-	
Remeasurement adjustment during the year (including effect of change in fair value of investment property under development) (Note 19.1, 20)	3,920	2,005	
At 31 December	30,146	30,896	<i>IAS 40.76</i>

Unless stated at cost, the fair value of investment property under development located in France (with the exception of the asset mentioned below, also located in France), has been determined using a DCF method, as described in [Note 20](#). In the case of investment property under development, estimates of capital outlays development costs, and anticipated sales income are estimated to arrive at a series of net cash flows that are then discounted over the projected development and marketing periods. Specific development risks such as planning, zoning, licences, and building permits are separately valued.

IAS
40.75(a),(e)
IAS 40.33
IFRS 13.93(d)

The valuations were performed by Chartered Surveyors & Company, an accredited independent valuer with a recognised and relevant professional qualification and recent experience of the location and category of the investment property being valued. The valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied. These valuation models are consistent with the principles in IFRS 13.

As at 31 December 2024, one property under development in France has been completed and is carried at cost of €10,070,000 (2024: €8,500,000) because its fair value could not be reliably measured due to uncertainty around ownership and zoning permission in that market. Management, however, has assessed this property for impairment and concluded that the carrying amount is not impaired, rather they assess its fair value as between €8,000,000 and €12,000,000.

IAS 40.53,78

All investment property under development is classified as Level 3 in the fair value hierarchy (see [Note 20](#)).

Commentary on IFRS accounting standards

According to IAS 40.53, there is a rebuttable presumption that an entity can reliably measure the fair value of an investment property on a continuing basis. However, in exceptional cases, there is clear evidence when an entity first acquires an investment property (or when an existing property first becomes investment property after a change in use) that the fair value of the investment property is not reliably measurable on a continuing basis. This arises when, and only when, the market for comparable property is inactive (e.g., there are few recent transactions, price quotations are not current or observed transaction prices indicate that the seller was forced to sell) and alternative reliable measurements of fair value (for example, based on discounted cash flow projections) are not available. If an entity determines that the fair value of an investment property under development is not reliably measurable but expects the fair value of the property to be reliably measurable when development is complete, it is required to measure that investment property under development at cost until either its fair value becomes reliably measurable or development is completed (whichever is earlier). If an entity determines that the fair value of an investment property (other than an investment property under development) is not reliably measurable on a continuing basis, the entity is required to measure that investment property using the cost model in IAS 16.

19.1 Total net gains arising from changes in fair value of investment properties

	2025	2024
	€000	€000
Net gains arising from changes in fair value from completed investment properties (Note 18)	14,980	9,480
Net gains arising from changes in fair value from investment properties under development (Note 19)	3,920	2,005
Gains on disposal of investment properties (Note 18)	2,000	-
Net gains arising from changes in fair value of investment properties	20,900	11,485

Notes to the consolidated financial statements

20. Fair value measurement - investment property and investment property under development

The management group that determines the Group's valuation policies and procedures for (owned or leased) property valuations comprise the chief operating officer (COO) and chief financial officer (CFO). Each year, the COO and the CFO appoint, following the audit committee's approval, an external valuer who is responsible for the external valuations of the Group's property for the annual consolidated financial statements. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. Valuers are normally rotated every three years.

IFRS 13.93(g)

In addition, the COO and CFO are responsible for the Group's internal valuation department. The Group's internal valuation department comprises two employees, both of whom hold relevant internationally recognised professional qualifications and are experienced in valuing the types of (owned or leased) property in the applicable locations.

Valuations for interim reporting purposes are performed internally by the Group's internal valuation department. Internal methods are aligned with those used by external valuers and such methods are externally validated by an independent party. However, on a sample basis (for approximately 25% of all (owned or leased) property - rotated every quarter), external valuations are obtained to validate the internal valuations for interim reporting purposes or external valuers are requested to confirm the main input variables used in the internal valuations. As at each year end, all (owned or leased) properties are valued by external valuers.

At each reporting date, the internal valuation department analyses the movements in each (owned or leased) property's value. For this analysis, the internal valuation department verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts (e.g., rent amounts in rental contracts), market reports (e.g., market rent, cap rates in property market reports) and other relevant documents. In addition, the accuracy of the computation is tested on a sample basis.

Each (owned or leased) property is considered a separate asset class based on its unique nature, characteristics and risks. For each (owned or leased) property, the latest valuation is also compared with the valuations in the four preceding quarters as well as with the valuations of the two preceding annual periods. If fair value changes (positive or negative) are more than a certain specified threshold, the changes are further considered by discussion with external valuers.

IFRS 13.94

The internal valuation department also compares each (owned or leased) property's change in fair value with relevant external sources (such as the investment property database or other relevant benchmarks) to determine whether the change is reasonable.

On a quarterly basis, after the COO and the CFO have considered the valuations with the internal valuation department, together with the external valuers present the Group's valuation results to the audit committee and the Group's independent auditors. This includes a discussion of the major assumptions used in the valuations, with an emphasis on: (i) (owned or leased) property with fair value changes outside the relevant thresholds set out above; and (ii) (owned or leased) investment property under development.

20.1. Changes in valuation techniques

IFRS 13.93(d)

The fair value of a shopping mall in Estateland (included in the retail portfolio) was previously determined based on the income capitalisation method. The Group believes that the DCF method provides better transparency than the income capitalisation method and has, therefore, decided to change the valuation method. This change in valuation method is applied prospectively as it is a change in estimate.

Other than as described above, there were no other changes in valuation techniques during the year.

Commentary on IFRS accounting standards

IFRS 13.66 states that a revision resulting from a change in the valuation technique or its application is accounted for as a change in accounting estimate in accordance with IAS 8, thus requiring prospective application. IFRS 13.66 provides an exemption regarding the disclosure for a change in accounting estimate under IAS 8, specifying that the disclosure is not required for revisions resulting from a change in a valuation technique or its application.

Notes to the consolidated financial statements

20. Fair value measurement - investment property and investment property under development *continued*

20.2. Highest and best use

IFRS 13.93(i)

For all investment property that is measured at fair value, the current use of the property is considered the highest and best use.

Commentary on IFRS accounting standards

If, for recurring and non-recurring fair value measurements, the highest and best use of a non-financial asset differs from its current use, an entity is required to disclose that fact and the reason why the asset is being used in a manner that differs from its highest and best use (IFRS 13.93(i)). The Group has assessed that the highest and best use of its property does not differ from their current use.

An example of a situation where the current use of a property differs from its highest and best use is a property that is being used as a parking area. The entity that holds the property has determined that use of the property as an office building, after development, will generate the most economic benefits, i.e., use as an office building is the highest and best use of the property.

20.3. Fair value hierarchy

IFRS 13.99
IFRS 13.93(b)

The following tables show an analysis of the fair values of investment property recognised in the consolidated statement of financial position by level of the fair value measurement hierarchy (as disclosed in [Note 5](#)):

31 December 2025	Fair value measurement using				Total gain or (loss) in the period in the consolidated statement of profit or loss €000
	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total	
	€000	€000	€000	€000	
Estateland - Retail	–	–	94,207	94,207	11,001
Estateland - Office	–	–	16,444	16,444	(11,000)
Germany - Industrial	–	–	55,586	55,586	(15,414)
Germany - Office	–	–	25,484	25,484	5,484
Germany - Retail	–	–	10,380	10,380	(931)
Luxembourg - Office	–	–	65,020	65,020	(5,316)
France - Industrial	–	–	175,800	175,800	31,156
France - Office under development*	–	–	30,146	30,146	3,920
Total (Notes 18, 19)	–	–	473,067	473,067	18,900

IAS
40.75(f)(iv)

* Office in France completed during 2025 (under development in 2024), is measured at cost of €10,070,000 and is not included in the above ([Note 19](#)).

There were no transfers between Levels 1, 2 or 3 during 2025.

IFRS
13.93(c)

In determining fair value measurement, the impact of potential climate-related matters, including legislation, which may affect the fair value measurement of assets and liabilities in the consolidated financial statements has been considered. For investment properties, the Group considers the effect of physical and transition risks and whether investors would consider those risks in their valuation. The Group has assessed whether its properties are exposed to physical risks, such as flooding and increasing wildfires, but believes that this is currently not the case. However, the Group believes it is, to some extent, impacted by transition risks and, more specifically, increasing requirements for energy efficiency of buildings due to climate-related legislation and regulations as well as tenants' increasing demands for low-emission buildings. The Group, therefore, takes into account necessary upgrades required to ensure future compliance with those requirements when measuring the fair value of investment properties.

Gains and losses recorded in profit or loss for recurring fair value measurements categorised within Level 3 of the fair value hierarchy amount to €18,900,000 and are presented in the consolidated statement of profit or loss in line items 'net gains arising from changes in fair value from completed investment properties' (€14,980,000) and 'net gains arising from changes in fair value from investment properties under development' (€3,920,000).

IFRS
13.93(f)

Notes to the consolidated financial statements

20. Fair value measurement - investment property and investment property under development *continued*

20.3. Fair value hierarchy *continued*

All gains and losses recorded in profit or loss for recurring fair value measurements categorised within Level 3 of the fair value hierarchy are attributable to changes in unrealised gains or losses relating to investment property (completed and under development) held at the end of the reporting period.

IFRS
13.93(e)(ii)
IFRS
13.93(f)

Commentary on climate related matters

The Group monitors climate-related risks, including physical risks and transition risks, when measuring the fair value amount. While the Group does not believe its property assets are currently significantly exposed to physical risks, the valuation may be impacted in several different ways by transition risks, such as climate-related legislation, climate-related regulations and changes in demand for the Group's properties and property services. Even though the Group has concluded that no single climate-related assumption is a key assumption for the 2025, the Group has incorporated in the cash-flow forecasts in assessing value-in-use amounts its expectations for increased costs to convert into energy efficient buildings due to climate-related legislation and regulations, changes in the requirements of tenants and technological development.

31 December 2024	Fair value measurement using				Total	Total gain or (loss) in the period in the consolidated statement of profit or loss
	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total		
	€000	€000	€000	€000		
Estateland - Retail	–	–	56,195	56,195	2,788	
Estateland - Office	–	–	18,714	18,714	(687)	
Germany - Industrial	–	–	70,950	70,950	(7,669)	
Germany - Retail	–	–	1,261	1,261	(1,001)	
Luxembourg - Office	–	–	70,286	70,286	(3,215)	
France - Industrial	–	–	171,214	171,214	19,264	
France - Office under development *	–	–	22,396	22,396	2,005	
Total (Notes 18, 19)	–	–	411,016	411,016	11,485	

IAS
40.75(f)
(iv)

* Office under development in France is measured at cost of €8,500,000 and is not included in the above (Note 19)

There were no transfers between Levels 1, 2 or 3 during 2024.

IFRS
13.93(c)

Notes to the consolidated financial statements

20. Fair value measurement - investment property and investment property under development *continued*

20.4. Valuation techniques used to derive Level 2 and Level 3 fair values

The table below presents the following for each class of the investment property:

- The fair value measurements at the end of the reporting period
- The level of the fair value hierarchy (e.g., Level 2 or Level 3) within which the fair value measurements are categorised in their entirety
- A description of the valuation technique applied
- The inputs used in the fair value measurement, including the ranges of rent charged to different units within the same building
- For Level 3 fair value measurements, quantitative information about the significant unobservable inputs used in the fair value measurement

IFRS
13.94
IFRS
13.93(d)

Commentary on IFRS accounting standards

Many of the IFRS 13 disclosures are required for each class of assets (and liabilities). IFRS 13 requires these classes of assets (and liabilities) to be determined based on:

- (a) the nature, characteristics and risks of the asset or liability; and
- (b) the level of the fair value hierarchy within which the fair value measurement is categorised.

The determination of the appropriate class of assets will require significant judgement. At one end of the spectrum, the property in an operating segment (as defined by IFRS 8) may be a class of assets for the purpose of the disclosures required by IFRS 13. This may be the case, even if there are many properties in the segment, if the properties have the same risk profile (e.g., the segment comprises residential property in countries with property markets of similar characteristics). At the other end of the spectrum, IFRS 13 disclosures may be required for individual properties or small groups of properties if the individual properties or groups of properties have different risk profiles (e.g., a real estate entity with two properties - an office building in a developed country and a shopping centre in a developing country).

Because most properties are unique, IFRS 13 may be interpreted as requiring a preparer to provide disclosure information on a property-by-property basis, but it is clear that a balance needs to be found between meaningful and useful disclosure and avoiding a level of detail that, for many companies, would be onerous. The Group has made the judgement that appropriate disclosures are by type of property and geographical location. This may not be the case for entities with groups of properties sharing major characteristics.

Examples of different asset classes are:

- Core, value-added and opportunistic
- Geographic allocation: country level (Germany, France, Luxembourg) or area level (Europe EU, Europe non-EU, North America, South America, China, Rest of Asia Pacific, Emerging Markets)
- Retail, offices, industrial, residential and mixed use

Care needs to be taken in the assessment of asset classes, as different companies have different portfolios with different risk profiles and concentrations. More or less disclosure may be necessary if the asset classes change.

The Group has determined that properties by type and country is a separate asset class.

Notes to the consolidated financial statements

20. Fair value measurement - investment property and investment property under development *continued*

20.4. Valuation techniques used to derive Level 2 and Level 3 fair values *continued*

Class of Property	Fair Value 2025 €000	Fair Value 2024 €000	Valuation technique	Significant unobservable inputs	Range (Weighted avg) 2025	Range (Weighted avg) 2024	IFRS 13.93(d)
Estateland - Retail Level 3	94,207	56,195	DCF	▪ ERV	▪ €140 - €180 (€160)	▪ €145 - €175 (€150)	
				▪ Rental growth p.a.	▪ 1.7%-2.5% (1.9%)	▪ 1.7%-2.5% (1.8%)	
				▪ Long term vacancy rate	▪ 4%-6% (5%)	▪ 4%-6.5% (5.25%)	
				▪ Discount rate	▪ 6.0%-8.2% (6.5%)	▪ 6.0%-8.4% (7%)	
Estateland - Office Level 3	16,444	18,714	Market comparable approach	▪ Price per sqm	▪ €1,000 - €2,500 (€2,000)	▪ €1,000 - €2,600 (€2,100)	
Germany - Industrial Level 3	55,586	70,950	DCF	▪ ERV	▪ €50 - €100 (€65)	▪ €55 - €110 (€75)	
				▪ Rental growth p.a.	▪ 1.0%-1.5% (1.25%)	▪ 1.0%-1.6% (1.35%)	
				▪ Long term vacancy rate	▪ 1%-3% (2%)	▪ 1.5%-3.5% (1.75%)	
				▪ Discount rate	▪ 3.0%-4.2% (3.6%)	▪ 2.5%-4.0% (3%)	
Germany - Office Level 3	25,484	-	Income capitalisation method	▪ ERV	▪ €200 - €300 (€250)	▪ N/A	
				▪ Rental growth p.a.	▪ 1.5%-2.5% (2.0%)		
				▪ Long term vacancy rate	▪ 3%.5% (4%)		
				▪ Discount rate	▪ 4.0%-4.2% (4.1%)		
Germany - Retail Level 3	10,380	1,261	DCF	▪ ERV	▪ €100 - €250 (€200)	▪ €100 - €200 (€150)	
				▪ Rental growth p.a.	▪ 1.0% - 2.0% (1.5%)	▪ 1.0% - 2.0% (1.25%)	
				▪ Long term vacancy rate	▪ 1%-3% (2%)	▪ 1%-2% (1.5%)	
				▪ Discount rate	▪ 6.0%-8.0% (7.0%)	▪ 6.0%-8.5% (7.5%)	
Luxembourg - Office Level 3	65,020	70,286	DCF	▪ ERV	▪ €90 - €120 (€100)	▪ €90 - €125 (€110)	
				▪ Rent growth p.a.	▪ 1.0%-1.5% (1.2%)	▪ 1.0%-1.5% (1.3%)	
				▪ Long term vacancy rate	▪ 5%-9% (8%)	▪ 5%-8% (7%)	
				▪ Discount rate	▪ 4.0%-4.9% (4.3%)	▪ 3.75%-4.9% (4%)	
France - Industrial Level 3	175,800	171,214	DCF	▪ ERV	▪ €50 - €90 (€58)	▪ €40 - €80 (€50)	
				▪ Rental growth p.a.	▪ 1.0%-1.585% (1.52%)	▪ 1.0%-1.5% (1.2%)	
				▪ Long term vacancy rate	▪ 1%-5% (4%)	▪ 1%-5% (3.8%)	
				▪ Discount rate	▪ 5.0%-5.6% (5.2%)	▪ 5.0%-5.8% (5.4%)	
France - Office Investment property under development Level 3	30,146	22,396	DCF	▪ ERV	▪ €275 - €310 (€290)	▪ €275 - €300 (€285)	
				▪ Rental growth p.a.	▪ 1.0%-1.5% (1.25%)	▪ 1.0%-1.4% (1.3%)	
				▪ Long term vacancy rate	▪ 2%-4% (3%)	▪ 2%-4% (3%)	
				▪ Discount rate	▪ 5.0%-5.6% (5.3%)	▪ 5.0%-5.5% (5.25%)	
				▪ Construction cost	▪ €1,000 per sqm	▪ €950 per sqm	
				▪ Construction period	▪ 36 months	▪ 48 months	
				▪ Development profit	▪ 20%	▪ 20%	
473,067	411,016						

Notes to the consolidated financial statements

20. Fair value measurement - investment property and investment property under development *continued*

20.4. Valuation techniques used to derive Level 2 and Level 3 fair values *continued*

Commentary on IFRS accounting standards

IFRS 13 also requires specific disclosures about fair value measurements and fair value. IFRS 13.99 requires an entity to present the quantitative disclosures of IFRS 13 to be included in a tabular format, unless another format is more appropriate. The Group has included the disclosures in tabular format.

In addition to the disclosure requirements in IFRS 13, IFRS 18 requires disclosure of the significant judgements management has made about the future and sources of estimation uncertainty. IAS 8.31E(b) includes, as an example of such a disclosure, the sensitivity of carrying amounts to the methods, assumptions and estimates underlying their calculation, including the reasons for the sensitivity. As such, information beyond that required by IFRS 13.93(h) may be needed in some circumstances.

Commentary on macroeconomic and geopolitical uncertainty

The impact on fair value measurement (FVM) arising from the current macroeconomic and geopolitical uncertainty and market disruptions varies across countries, markets and industries. When valuations are subject to significant measurement uncertainty due to the current environment and there is a wider range of FVM estimates, the entity is required to apply judgement to determine the point within that range that is most representative of FVM in the circumstances.

While market volatility may suggest that the prices are aberrations and do not reflect fair value, it would not be appropriate for an entity to disregard market prices at the measurement date, unless those prices are from transactions that are not orderly.

A significant decrease in volume or activity in a market can also influence the valuation techniques used in the FVM. Entities will need to assess how those techniques are applied and whether inputs are observable at the measurement date.

Significant increases (decreases) in estimated rental value (ERV) and rent growth per annum in isolation would result in a significantly higher (lower) fair value of the property.

IFRS 13.93(h)

Significant increases (decreases) in the long-term vacancy rate and discount rate (and exit yield) in isolation would result in a significantly lower (higher) fair value. Generally, a change in the assumption made for the ERV is accompanied by a directionally similar change in the rent growth per annum and discount rate (and exit yield), and an opposite change in the long-term vacancy rate.

A quantitative sensitivity analysis is, as shown below:

Sensitivity used	Effect on fair value		
	Completed investment property	Investment property under development	
	€000	€000	
2025			
Increase in ERV	10%	57,900	3,750
Rental growth per annum	1%	55,600	3,200
Increase in long term vacancy rate	1%	(4,600)	(300)
Increase in discount rate/yield	0.25bps	(15,000)	(900)
Increase in construction cost	€100 per sqm	–	(2,000)
Increase in construction period	1 month	–	(200)
Market required development profit	10%	–	(3,000)

Sensitivity used	Effect on fair value		
	Completed investment property	Investment property under development	
	€000	€000	
2024			
Increase in ERV	10%	57,800	3,775
Rental growth per annum	1%	55,550	3,225
Increase in long term vacancy rate	1%	(4,575)	(315)
Increase in discount rate/yield	0.25bps	(15,100)	(925)
Increase in construction cost	€100 per sqm	–	(2,050)
Increase in construction period	1 month	–	(210)
Market required development profit	10%	–	(3,050)

Notes to the consolidated financial statements

20. Fair value measurement - investment property and investment property under development *continued*

20.4. Valuation techniques used to derive Level 2 and Level 3 fair values *continued*

Commentary on IFRS accounting standards

IFRS 13 requires only narrative information with respect to sensitivities. However, quantitative information on sensitivities may be useful for the users of financial statements. The Group has provided quantitative information on sensitivities as it believes that it would benefit the information needs of the users of their financial statements.

This analysis may not necessarily be for the same classes of assets as the IFRS 13 disclosures. However, a detailed sensitivity analysis may be useful in certain circumstances, such as when there is a significant estimation uncertainty pertaining only to the fair value of certain properties of an entity.

21. Goodwill

	2025	2024	
	€000	€000	
Opening balance at 1 January	–	–	
Acquisition of Property Business Ltd (Note 7)	3,000	–	
Closing balance at 31 December	3,000	–	

IAS 36.134(a)

Goodwill was recognised on the acquisition of Property Business Ltd (see [Note 7](#)) and is allocated to the Property Business Ltd group of cash generating units (CGUs) which is comprised of retail and office buildings (each of which is considered a CGU) acquired with Property Business Ltd and represents, as set out in [Note 7.1](#), a portfolio premium paid of €400,000 and goodwill of €2,600,000 generated by recognition of deferred tax liability. According to its accounting policy (see [Note 3.10](#)), the Group determined the fair value of the expected actual tax payments. The Group notes that these tax payments arise when the respective asset is sold. Considering the Group's intention to hold the acquired retail and office buildings indefinitely, the Group concluded that the fair value of the expected actual tax payments is not expected to be significant.

IAS 36.134(c)

IAS 36.130(e)

IAS 36.134

(dXiii)

IAS 36.134

(dXiv)

IAS 36.134

(dXv)

IAS 36.126(a)

The Group, therefore, reduced the goodwill to be tested for impairment by €2,600,000, resulting in an amount of goodwill to be tested of €400,000, which represents the portfolio premium paid.

The Group performed its annual impairment test in December 2025 (2024: not applicable) by comparing the recoverable amount (based on the fair value less costs of disposal) and the carrying amount of the Property Business Ltd group of CGUs.

The Group engaged an independent valuation expert to determine the fair value less costs of disposal of the Property Business Ltd group of CGUs. The valuation assumed the Property Business Ltd group of CGUs as a single unit of account. The Group notes that the valuation assumptions in the impairment test are consistent with those used in the fair value measurement of the respective investment properties as addressed in [Note 20](#), except for the appropriate adjustment to reflect the single unit of account (which is based on observable data from recent market transactions).

As a result of the analysis, management did not identify impairment for the Property Business Ltd group of CGUs. Management also did not identify any reasonably possible change in key assumptions that would result in a different impairment outcome.

Commentary on IFRS accounting standards

Applying the materiality guidance in paragraph 19 of IFRS 18 to its specific facts and circumstances, and in order to avoid duplicating information already disclosed in [Note 20](#), the Group determined that a reduced set of goodwill impairment disclosures is appropriate. For a comprehensive illustration of the disclosure requirements in IAS 36 refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#).

Notes to the consolidated financial statements

22. Interest in joint ventures

The Group has a 50% interest in Westmeadow NV, a joint venture which owns shopping malls in the Netherlands. During 2025, the Group acquired a 50% interest in Eastmeadow NV, a joint venture which also owns shopping malls in the Netherlands. The Group's interest in joint ventures is accounted for using the equity method in the consolidated financial statements. Neither of these joint ventures have a quoted market price. Summarised financial information of the joint ventures, based on their financial statements prepared in accordance with IFRS accounting standards, and reconciliation with the carrying amount of the investment in consolidated financial statements are set out below:

IFRS 12.20
IFRS 12.21
IFRS 12.B14
IFRS
12.21(b)(iii)

Summarised statement of financial position as at 31 December 2025

	Eastmeadow NV	Westmeadow NV	Total	
	€000	€000	€000	
Current assets, including cash & cash equivalents of €700,000 and €100,000 for Eastmeadow and Westmeadow, respectively	4,200	1,000	5,200	
Non-current assets - investment property	203,447	6,553	210,000	
	<u>207,647</u>	<u>7,553</u>	<u>215,200</u>	
Current liabilities including tax payable of €80 and €120,000 for Eastmeadow and Westmeadow, respectively	(2,200)	(500)	(2,700)	
Non-current liabilities including long term borrowings of €4,100,000 and €900,000 for Eastmeadow and Westmeadow, respectively	(4,500)	(1,500)	(6,000)	
	<u>(6,700)</u>	<u>(2,000)</u>	<u>(8,700)</u>	
Equity	200,947	5,553	206,500	
Proportion of the Group's interest	50%	50%	50%	
Group's carrying amount of the investment as at 31 December 2025	<u>100,473</u>	<u>2,727</u>	<u>103,250</u>	IFRS 12.B14(b)

Summarised statement of profit or loss for year ended at 31 December 2025

Rental income	7,446	6,910	14,356	IFRS 12.B13
Property expenses	(1,028)	(1,600)	(2,628)	IFRS 12.B13
Other expenses, including depreciation of €80,000 and €300,000, respectively, and interest expenses on loans and borrowings of €40,000 and €90,000 for Eastmeadow and Westmeadow, respectively	(390)	(810)	(1,200)	IFRS 12.B13
Loss on valuation of investment property	–	(1,500)	(1,500)	
Profit before income tax	6,028	3,000	9,028	
Income tax expense	(1,634)	(894)	(2,528)	IFRS 12.B13
Profit	4,394	2,106	6,500	
Group's share of profit	<u>2,197</u>	<u>1,053</u>	<u>3,250</u>	

Notes to the consolidated financial statements

22. Interest in joint ventures *continued*

Summarised statement of financial position as at 31 December 2024 (only Westmeadow NV)	€000	IFRS 12.B12 IFRS 12.B13
Current assets, including cash & cash equivalents of €350,000	1,040	
Non-current assets - investment property	5,300	
	<u>6,340</u>	
Current liabilities including income tax payable of €100,000	(540)	
Non-current liabilities including long term borrowings of €1,000,000	(1,200)	
	<u>(1,740)</u>	
Equity	4,600	
Proportion of the Group's ownership	50%	
Carrying amount of the investment at 31 December 2024	<u>2,300</u>	IFRS 12.B14(b)
Summarised statement of profit or loss for year ended at 31 December 2024 (only Westmeadow NV)	6,868	IFRS 12.B13
Rental income		
Property expenses	(1,516)	IFRS 12.B13
Other expenses, including depreciation of €300,000 and interest expenses on loans and borrowings of €100,000	(802)	IFRS 12.B13
Loss on valuation of investment property	(938)	
Profit before income tax	3,612	
Income tax expense	(1,012)	IFRS 12.B13
Profit	<u>2,600</u>	
Group's share of profit	<u>1,300</u>	

The Group has not incurred any contingent liabilities as at 31 December 2025 and 2024, respectively, in relation to its interest in the joint ventures, nor do the joint ventures themselves have any contingent liabilities for which the Group is contingently liable.

IFRS 12.22 (a)

The Group has not entered into any capital commitments in relation to its interest in the joint ventures and did not receive any dividends from the joint ventures. The Group's share in the capital commitments of the joint ventures themselves is €5,200,000 (Note 36).

IFRS 12.23(a)
IFRS 12.B18-B19

Commentary on IFRS accounting standards

IFRS 12.B14 requires separate presentation of goodwill and other adjustments to the investments in joint ventures and associates in the above reconciliation. The Group does not have goodwill or other adjustments.

IFRS 12.21(a) requires the separate disclosure of information for joint operations, as it relates to all types of joint arrangements. The Group does not have any joint operations.

The Group has presented the summarised financial information of the joint ventures based on its financial statements prepared in accordance with IFRS accounting standards. IFRS 12.B15 allows this information to be provided using alternative bases, if the entity measures its interest in the joint venture or associate at fair value, and if the joint venture or associate does not prepare financial statements in accordance with IFRS accounting standards and preparation on that basis would be impracticable or cause undue cost. Applying both the impracticable and undue cost thresholds involves significant judgement and needs to be carefully considered in the context of the specific facts and circumstances. In either case, the entity is required to disclose the basis on which the information is provided.

IFRS 12.21(c) and IFRS 12.B16 require disclosure of the aggregated information of associates and joint ventures that are accounted for using the equity method and are not individually material. The Group did not have associates or any immaterial joint ventures.

IFRS 12.22(b) requires additional disclosures when the financial statements of the joint venture or associate used in applying the equity method are as of a different date or for a different period from that of the entity. This is not applicable to the Group.

IFRS 12.22(c) requires disclosure of unrecognised share of losses of a joint venture and associate. This is not applicable to the Group.

Entities will need to consider whether there is any impairment of their investments in joint ventures. Impairment charges relating to investments in joint ventures is accounted for in accordance with the equity method under IAS 28. IAS 28 requires the investment in a joint venture to be considered as a single cash-generating unit, rather than 'drilling down' into the separate cash-generating units determined by the joint venture. The impairment test is undertaken in accordance with the requirements of IAS 36.

Notes to the consolidated financial statements

23. Inventory property

The Group has a division that develops residential property, which it sells in the ordinary course of business and has entered into contracts to sell certain of these properties. The Group expects to complete and sell the majority of the inventory property in the next reporting period, except for a few properties that are expected to be completed and sold the year after (for which €1,695,000 has currently been recorded in inventory property (2024: €2,395,000)).

IFRS 18.B111(c)
IFRS 18.B93

We refer to the significant accounting policies (Note 5).

A summary of movement in inventory property is set out below:

	2025	2024	
	€000	€000	
At 1 January	9,580	19,000	
Development costs incurred	890	5,060	
Interest capitalised	110	520	IAS 23.26(a)
Transfer to completed investment property (Note 18)	(1,047)	–	IAS 40.57
Disposals (recognised in cost of sales)	(3,000)	(15,000)	IAS 2.36(d)
At 31 December	6,533	9,580	IAS 2.36(b)

The amounts recognised in cost of sales for the year are as follows:

	2025	2024	
	€000	€000	
In respect of sale of property under development	3,463	1,448	
In respect of sale of completed property	3,000	15,000	IAS 2.36(d)
	6,463	16,448	
Amortisation of contract cost assets (Note 24)	455	453	
Impairment on contract assets (Note 25)	18	23	
Warranty provision (Note 29)	64	76	
	7,000	17,000	

Commentary on climate-related matters

Inventories might be impacted by climate-related matters in multiple ways, for example, costs of inventory properties might change due to conversion or redesigning to more energy-efficient buildings. Inventories might also need to be written down to their net realisable value because of changes in customer demands, regulatory restrictions or technological development, leading to lower sales prices and longer periods before actual sales.

Entities need to assess the significance of any write-downs and whether they require disclosure in accordance with IAS 2.

Disclosures about inventories, including the measurement bases used, assist users in understanding how transactions, events and conditions are reflected in the financial statements and the sensitivity to change. At a minimum, entities will need to disclose the amount of any write-down of inventories recognised in profit or loss, as well as any subsequent reversal of such write-downs. In addition, entities need to disclose the circumstances or events that lead to a reversal of any write-down.

24. Contract cost assets

IFRS 15.128

	2025	2024
	€000	€000
Costs to obtain contracts with customers		
At 1 January	166	121
Additions	433	498
Amortisation for the year	(455)	(453)
At 31 December	144	166

The Group capitalises those sales commissions paid to its employees for contracts obtained to sell residential properties when they represent incremental costs of obtaining a contract. The capitalised costs are amortised on a systematic basis that is consistent with the transfer to the customer of the property to which the asset relates and amortisation for the period is recognised in cost of sales. No impairment was considered necessary as the remaining amount of consideration exceeded to a significant extent the remaining budgeted costs and the carrying amount of the contract cost assets.

Notes to the consolidated financial statements

24. Contract cost assets *continued*

Commentary on macroeconomic and geopolitical uncertainty

Increasing interest rates, slowing or negative economic growth, geopolitical risks, rising inflation and other factors may impact customers' ability and intent to pay, and/or entities may be more willing to accept partial payment or extend payment terms. Entities will need to determine how to account for these circumstances. In particular, collectability concerns may indicate that entities need to assess related capitalised costs to obtain a contract for impairment.

25. Rent and other trade receivables and contract assets

	31 December 2025	31 December 2024	IFRS 15.116(a)
	€000	€000	
Rent receivables	6,364	7,091	
Receivables from related parties	4,630	1,810	
Trade receivables related to services to tenants	646	549	
Trade receivables in respect of inventory property sale - property under development	–	12,000	
Receivables arising from contracts with customers	646	12,549	
Total rent and other trade receivables	11,640	21,450	IFRS 7.6

Receivables related to rent and services to tenants are billed three-months in advance, non-interest bearing and are typically due within 30 days. The acquisition of a subsidiary resulted in an increase in the receivables of €315,000 in 2025 (Note 7). Receivables in respect of property under development are non-interest bearing and are generally on terms of 30 to 90 days.

For further information on terms and conditions relating to related party receivables, refer to Note 32.

	31 December 2025	31 December 2024	1 January 2024	IFRS 15.116(a)
	€000	€000	€000	
Trade receivables	11,640	21,450	16,310	
Contract assets	2,920	1,410	2,543	

Contract assets are initially recognised for revenue earned from property under development rendered but yet to be billed to customers. Upon billing of invoice, the amounts recognised as contract assets are reclassified to trade receivables. The significant increase in contract assets in 2025 is mainly due to the increase in ongoing property under development at the end of the current year compared to prior year.

Commentary on IFRS accounting standards

IFRS 15.116 requires the disclosure of the opening balances of receivables and contract assets from contracts with customers, if not otherwise separately presented or disclosed. The Group has presented the balances as at 1 January 2024 to comply with this requirement.

The Group disclosed its receivables arising from contracts with customers separately from other receivables. It will be necessary for entities that have material receivables from non-IFRS 15 contracts to separate these balances for disclosure purposes. For example, an entity may have accounts receivable relating to leasing contracts that would need to be disclosed separately from accounts receivable related to contracts with customers.

The Group provided qualitative and quantitative disclosures of its contract balances and changes on those balances during the period. Entities are permitted to disclose information about contract balances, and changes therein, as they deem most appropriate, which would include a combination of tabular and narrative information.

As at 31 December 2025, expected credit losses of €793,000 (2024: €510,000) were recognised in relation to rent receivables, €49,000 (2024: €41,000) in relation to other trade receivables and €93,000 (2024: €79,000) in relation to contract assets. The main cause of the expected credit losses is the increased credit risk from local independent customers.

Notes to the consolidated financial statements

25. Rent and other trade receivables and contract assets *continued*

Movements in the provision for impairment of receivables were, as follows:

IFRS 7.37

	Rent receivables	Other trade receivables	Contract assets	Total
	€000	€000	€000	€000
At 1 January 2024	186	49	64	299
Charge for the year (included in 'Direct property expenses' and 'Administrative expenses', Notes 10.2 and 10.3 , respectively)	338	3	23	364
Utilised	(14)	(11)	(8)	(33)
At 31 December 2024	510	41	79	630
Charge for the year (included in 'Direct property expenses' and 'Administrative expenses', Notes 10.2 and 10.3 , respectively)	293	12	18	323
Utilised	(10)	(4)	(4)	(18)
At 31 December 2025	793	49	93	935

IFRS 15.113(b)

IFRS 7.16

The increase in the expected credit losses in 2025 was mainly caused by the increase in receivables from private tenants with no credit ratings.

Commentary on IFRS accounting standards

IFRS 7.35B requires an entity to provide quantitative and qualitative information that allows users of financial statements to evaluate the amounts in the financial statements arising from expected credit losses, including changes in the amount of expected credit losses and the reasons for the changes. Judgement is needed to determine the appropriate level of detail of these disclosures. The Group provided limited disclosures on the charge for the year to the provision for impairment on the grounds of materiality.

IFRS 7.35H requires tabular disclosure of a reconciliation from the opening balance to the closing balance of the loss allowance by class of financial instrument. The Group has provided this required reconciliation for rent and other trade receivables and contract assets.

IFRS 7.35I requires an entity to provide an explanation of how significant changes in the gross carrying amount of financial instruments during the period contributed to changes in the loss allowance. However, it does not explicitly require a reconciliation of movements in the gross carrying amounts in a tabular format and the requirement could be addressed using a narrative explanation.

The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed above.

IFRS 7.35F(c)

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e., by geographical region, product type, customer type and rating, and coverage by credit insurance). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. Generally, rent and other trade receivables are written-off if past due for more than one year and are not subject to enforcement activity. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets disclosed above. The credit insurance is considered an integral part of trade receivables and considered in the calculation of impairment. At 31 December 2025, 60% (2024: 65%) of the Groups rent and other trade receivables and contract assets are covered by credit insurance. These credit enhancements obtained by the Group resulted in a decrease in the ECL of €22,000 as at 31 December 2025 (2024: €21,000). The Group evaluates the concentration of risk with respect to rent and other trade receivables and contract assets as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

IFRS 7.35F(e)
IFRS 7.35K

Notes to the consolidated financial statements

25. Rent and other trade receivables and contract assets *continued*

Set out below is the information about the credit risk exposure of the Group's rent and other trade receivables and contract assets using a provision matrix:

IFRS 7.35M
IFRS 7.35N

	Rent and other trade receivables and contract assets							
	Contract assets €000	Current €000	Days past due					Total €000
			<30 days €000	30-60 days €000	61-90 days €000	91-120 days €000	> 120 days €000	
Expected credit loss rate	3.1%	1.5%	3.5%	6.9%	11.6%	26.7%	36.8%	
Carrying amount	3,013	7,434	1,032	1,427	1,052	906	631	15,495
Expected credit loss	93	112	36	98	122	242	232	935
Net amount	2,920	7,322	996	1,329	930	664	399	14,560

	Rent and other trade receivables and contract assets							
	Contract assets €000	Current €000	Days past due					Total €000
			<30 days €000	30-60 days €000	61-90 days €000	91-120 days €000	> 120 days €000	
Expected credit loss rate	5.3%	1.0%	3.1%	6.1%	11.2%	21.7%	32.5%	
Carrying amount	1,489	18,766	1,260	602	518	461	394	23,490
Expected credit loss	79	189	39	37	58	100	128	630
Net amount	1,410	18,577	1,221	565	460	361	266	22,860

The receivables that are due from tenants vary between international A credit-rated businesses and local specialist retail tenants. The Group holds no collateral in respect of these receivables.

Total rent and other trade receivables	31 December 2025	31 December 2024
	€000	€000
International A credit rated	2,041	9,290
Domestic B credit rated	3,223	7,782
Local independent	6,376	4,378
	11,640	21,450

Contract assets	31 December 2025	31 December 2024
	€000	€000
International A credit rated	1,265	611
Domestic B credit rated	1,059	512
Local independent	596	288
	2,920	1,410

See [Note 33](#) on credit risk of trade receivables, which explains how the Group manages and measures credit quality of receivables that are neither past due nor impaired.

IFRS 7.36(c)

Notes to the consolidated financial statements

25. Rent and other trade receivables and contract assets *continued*

Commentary on IFRS accounting standards

As required by IFRS 9, the Group used the simplified approach in calculating ECL for trade receivables and contract assets that did not contain a significant financing component. The Group also elected to use simplified approach in calculating ECL for all lease receivables arising from finance and operating leases, as a policy choice allowed by IFRS 9. The Group applied the practical expedient to calculate ECL using a provision matrix. In practice, many entities use a provision matrix to calculate their current impairment allowances.

In order to comply with the IFRS 9 requirements, corporates would need to consider how current and forward-looking information might affect their customers' historical default rates and, consequently, how the information would affect their current expectations and estimates of ECLs.

The ECLs relating to cash and short-term deposits of the Group rounds to zero. In practice, an ECL may need to be charged on cash and short-term deposits.

Refer to [Good Bank \(International\) Limited \(December 2025\) | EY - Global](#) publication for the illustrative disclosures on the general approach of measuring ECLs.

Commentary on macroeconomic and geopolitical uncertainty

Large-scale business disruptions may give rise to liquidity issues for some entities and customers. Changes in credit quality of loan portfolios and trade receivables (amongst other items) as a result of changes in interest rates, slowing or negative economic growth, introduction of trade restrictions and tariffs, geopolitical risks, rising inflation and other factors may have a significant influence on an entity's expected credit loss (ECL) measurement. Therefore, entities need to consider the following in updating their ECL calculations:

- The use of reasonable and supportable information. Given the unprecedented circumstances, it is critical that entities provide transparent disclosure of the critical assumptions and judgements used to measure the ECL
- Re-segmentation of loan portfolios or groups or receivables
- Individual and collective assessment of loans, receivables and contract assets. In order to accelerate the detection of such changes in credit quality not yet detected at an individual level, it may be appropriate to adjust ratings and the probabilities of default on a collective basis, considering risk characteristics such as the industry or geographical location of the borrowers
- Changes in payment terms. If payment terms are extended or reduced in light of the current economic circumstances, the terms and conditions of the extension or reduction will have to be assessed to determine their impacts on the ECL estimate

The ECL calculation and the measurement of significant changes in credit risk both incorporate forward-looking information using a range of macroeconomic scenarios and, as such, entities need to reassess the inputs to their provision matrix used to calculate ECLs.

In some cases, a lessor may forgive past lease payments that are recognised as a lease receivable in an operating lease. In September 2022, the IFRS IC discussed a fact pattern in which a rent concession is agreed by a lessor and a lessee, which changes the original terms and conditions of a lease contract that is classified by the lessor as an operating lease. The lessor legally releases the lessee from its obligation to make specifically identified lease payments. Some of these lease payments are amounts contractually due but not paid and are recognised as operating lease receivables. Some of these lease payments are not yet contractually due. No other changes are made to the lease contract, nor are there any other negotiations between the lessor and the lessee that might affect the accounting for the rent concession.

Applying the expected credit loss model in IFRS 9 to the operating lease receivable

The IFRS IC noted that in the fact pattern described, the lessor applies the impairment requirements in IFRS 9 to the operating lease receivable. The lessor estimates expected credit losses on the operating lease receivable by measuring 'all cash shortfalls', which are the difference between:

- (a) All contractual cash flows due to the lessor in accordance with the lease contract, and included in the gross carrying amount of the operating lease receivable; and
- (b) All the cash flows the lessor expects to receive, determined using 'reasonable and supportable information' about 'past events, current conditions and forecasts of future economic conditions'.

Therefore, the IFRS IC concluded that before the rent concession is granted, the lessor measures expected credit losses on the operating lease receivable in a way that reflects 'an unbiased and probability-weighted amount', 'the time value of money', and 'reasonable and supportable information' (as required by IFRS 9.5.5.17).

Notes to the consolidated financial statements

25. Rent and other trade receivables and contract assets *continued*

Accounting for the rent concession - IFRS 9 and IFRS 16

The agenda decision published in October 2022 also addresses the issue of whether the lessor applies the derecognition requirements in IFRS 9, or the lease modification requirements in IFRS 16, in accounting for the rent concession when operating lease payments are forgiven.

In the rent concession described in the request, the lessor legally releases the lessee from its obligation to make specifically identified lease payments, some of which the lessor has recognised as an operating lease receivable. Accordingly, on granting the rent concession, the lessor concludes that the requirements in paragraph 3.2.3(a) of IFRS 9 have been met (i.e., its contractual rights to the cash flows from the operating lease receivable expire) because it has agreed to legally release the lessee from its obligation and thus has given up its contractual rights to those specifically identified cash flows. Therefore, on the date the rent concession is granted, the lessor remeasures expected credit losses on the remaining operating lease receivable (and recognises any change to the expected credit loss allowance in profit or loss) and derecognises the operating lease receivable (and associated expected credit loss allowance).

The rent concession also meets the definition of a lease modification in IFRS 16. Therefore, the lessor applies IFRS 16.87 and accounts for the modified lease as a new lease from the date the rent concession is granted. The IFRS IC observed that lease payments contractually due from the lessee that the lessor has recognised as an operating lease receivable (to which the derecognition and impairment requirements in IFRS 9 apply) are not accrued lease payments. Consequently, neither those lease payments nor their forgiveness are considered, applying IFRS 16.87, as part of the lease payments for the new lease.

In accounting for the modified lease as a new lease, a lessor applies IFRS 16.81 and recognises the lease payments (including any prepaid or accrued lease payments relating to the original lease) as income on either a straight-line basis or another systematic basis.

Therefore, the IFRS IC concluded that the lessor accounts for the rent concession described in the fact pattern, on the date it is granted, by applying:

- (a) The derecognition requirements in IFRS 9 to forgiven lease payments that the lessor has recognised as an operating lease receivable; and
- (b) The lease modification requirements in IFRS 16 to forgiven lease payments that the lessor has not recognised as an operating lease receivable.

26. Cash and short-term deposits

	<u>31 December 2025</u>	<u>31 December 2024</u>	
	€000	€000	
Cash at bank and on hand	35,135	23,576	
Short-term deposits	42,903	11,042	
	<u>78,038</u>	<u>34,618</u>	IAS 7.45

Cash at bank earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates (included in 'Interest revenue calculated using the effective interest method' in the consolidated statement of profit or loss). IAS 7.50

The table below provides information regarding the credit risk exposure of the Group's cash and short-term deposits according to the Group's categorisation of counterparties by the Estataland Credit Agency's credit rating.

	<u>31 December 2025</u>	<u>31 December 2024</u>	
	€000	€000	
Banks with a credit rating of A or above	78,038	34,618	IFRS 7.35M

Notes to the consolidated financial statements

27. Issued capital

	31 December 2025	31 December 2024	
	Thousands	Thousands	
<i>Authorised shares</i>			<i>IFRS 18.130(a)(i)</i>
Ordinary shares of €1 each (issued and fully paid)	227,700	193,700	<i>IFRS 18.130(a)(iii)</i> <i>IFRS 18.B111(f)</i>
	31 December 2025	31 December 2024	
	€000	€000	<i>IFRS 18.130(a)(iv)</i> <i>IFRS 18.130(a)(ii)</i>
<i>Ordinary shares issued and fully paid</i>			
At 1 January	193,700	193,700	
Issued in the year	34,000	–	
At 31 December	227,700	193,700	

During the year, the authorised share capital was increased by €34,000,000 by the issue of 34,000,000 ordinary shares of €1 each, in exchange for a consideration of €40,180,000.

	31 December 2025	31 December 2024	
	€000	€000	
<i>Share premium</i>			<i>IFRS 18.B111(f)</i>
At 1 January	–	–	
Issued in the year	6,180	–	
Transaction costs for issued share capital	(184)	–	
At 31 December	5,996	–	

Notes to the consolidated financial statements

28. Interest-bearing loans and borrowings

	Effective interest rate (EIR)	Maturity	31 December 2025	31 December 2024	IFRS 7.7
Non-current	%		€000	€000	
€150,500,000 bank loan	*EURIBOR +0.45	1 November 2028	149,547	149,777	
€85,500,000 bank loan	*EURIBOR +0.55	1 April 2028	84,340	84,274	
€147,500,000 bank loan	*EURIBOR +0.55	1 March 2029	140,637	16,880	
£4,000,000 bank loan	**SONIA +2.5	30 April 2028	5,100	4,900	
			379,624	255,831	

The bank loans are secured by fixed and floating charges over the Group's property portfolio. The pledged assets as collateral include all items presented under 'Completed investment property' and 'Investment property under development' in the consolidated statement of financial position.

* Excludes the effects of related interest rate swaps.

** During 2025, the Group negotiated an agreement with the lending bank whereby, on 1 January 2026, the loan changed from SONIA+2.5% to SONIA+2.2%. All other terms of the loan remained unchanged. On 1 January 2026, the Group completed the loan refinancing which were deemed by the Group to be economically equivalent.

IAS 10.21

€147,500,000 bank loan

The Group increased its borrowings under this loan contract by €124,000,000 (presented above net of transaction costs) during the reporting period. This loan principal is only repayable on 1 March 2029.

The reconciliation of the changes in liabilities arising from financing activities is provided in [Note 37](#).

Commentary on IFRS accounting standards

Paragraph 7 of IFRS 7 requires disclosure of information that enables users of the financial statements to evaluate the significance of financial instruments for its financial position and performance. As the Group has a significant amount of interest-bearing loans and borrowings on its consolidated statement of financial position, it has decided to provide detailed information to the users of the consolidated financial statements about the effective interest rate (EIR) as well as the maturity of the loans.

Banking covenant on each loan agreement are similar and typically require that the Group's loan-to-value ratio (LTV) does not exceed 75% to 80%.

IFRS
18.B106(a)

For purposes of banking covenant, Group LTV is the ratio of net debt (i.e., total borrowings before unamortised borrowing costs less cash and cash equivalents) to the sum of the market value of investment property of the Group, expressed as a percentage.

If LTV is breached, the bank is allowed to immediately call the loan. The covenant is tested at the end of each quarter until the maturity of the related loans. The Group has no indication that it will have difficulty complying with the covenant.

IFRS
18.B106(b)

Notes to the consolidated financial statements

28. Interest-bearing loans and borrowings *continued*

	31 December 2025 €000	31 December 2024 €000
Group LTV		
Carrying amount of interest-bearing loans and borrowings (Note 28)	379,624	255,831
Add: Unamortised borrowing costs	2,376	949
Less: Cash and cash equivalents (Note 26)	(78,038)	(34,618)
Net debt	303,962	222,162
External valuation of completed investment property* (Note 18)	464,078	389,385
External valuation of investment property under development (Note 19)	30,146	30,896
Total external valuation of investment property	494,224	420,281
* Includes investment property measured at cost of €10,070k		
Loan to value ratio	62%	53%

Commentary on IFRS accounting standards

The right to defer settlement of liabilities might be subject to the entity complying with covenants within twelve months after the reporting date. In such cases, IFRS 18.B106 requires entities with liabilities classified as non-current to disclose information to enable users to understand the risk of liabilities becoming repayable within twelve months after the reporting period. Entities are required to disclose information about the covenants, as illustrated above. In addition, if facts and circumstances indicate that the entity may have difficulty complying with the covenants, they need to be disclosed. To meet this requirement, factors the entity needs to consider include whether it has acted to avoid or mitigate a potential breach, either during or after the reporting period, and whether it would have complied with future covenants, had they been tested at the end of the reporting period. When assessing the materiality of information about covenants, the guidance provided by the IASB in paragraphs 81-83 of IFRS Practice Statement 2 is relevant.

Commentary on macroeconomic and geopolitical uncertainty

Due to current macroeconomic and geopolitical uncertainty, entities may have obtained additional financing, amended the terms of existing debt agreements or obtained waivers if they no longer satisfied debt covenants. In such cases, they will need to consider the guidance provided in IFRS 9 to determine whether any changes to existing contractual arrangements represented a substantial modification or, potentially, a contract extinguishment, which would have accounting implications in each case. Furthermore, entities may need to determine whether a breach of covenants will require non-current liabilities to be reclassified as current liabilities in their financial statements.

The macroeconomic and geopolitical uncertainty may also result in changes to an entity's expected purchase, sale or usage requirements for non-financial items, such as raw materials used in an entity's production. Entities that have applied the own-use scope exemption in IFRS 9.2.4 may need to reassess whether it continues to meet these requirements. If they are no longer met, the entity would be required to recognise related contracts as financial instruments under IFRS 9.

Notes to the consolidated financial statements

28. Interest-bearing loans and borrowings *continued*

Commentary on climate-related matters

The Group does not have loans with ESG-features. Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) illustrative financial statements for an example of financial liability that has ESG-features.

Entities that issue financial liabilities with ESG-features will need to carefully assess the accounting treatment of such contracts, particularly as financial liabilities with ESG features that impact the cash flows of the liability may contain embedded derivatives.

Firstly, it will need to be determined if the liability will be carried at amortised cost, or fair value through profit and loss. If the liability is carried at fair value through profit and loss, then separation of an embedded derivative will not be required. If the liability is carried at amortised cost, then the embedded derivative will need to be accounted for separately from the host liability if the economic characteristics and risk of the embedded derivative are not closely related to the economic characteristics and risks of the host contract.

This assessment will depend on the specific facts and circumstances. If the ESG features include metrics that are specific to the entity, for example, by setting specific targets for the entity's reduction in greenhouse gas emissions, the economic characteristics and risk of the embedded derivative will generally be closely related to those of the host contract, and the embedded derivative would not need to be accounted for separately. On the other hand, if the ESG features refer to broader metrics that are not specific to the issuer of the instruments, such as a broader ESG index or national reductions in greenhouse gas emissions, the economic characteristics and risk of the embedded derivative would generally not be closely related to those of the host contract, and the embedded derivative would need to be accounted for separately.

This assessment may be further complicated if an entity's financial instruments with ESG features refer to an ESG metric of the parent or of an entire group, rather than a metric specifically related to the stand-alone group entity that has issued the instruments.

If a liability is carried at amortised cost, and it is determined that the embedded derivative is not separated, the entity will estimate the cash flows as part of determination of the effective interest rate. If in the future these estimates change, say due to a change in the ESG metric effecting the cash flows, then this is treated as an adjustment to profit and loss.

29. Trade and other payables

	<u>31 December 2025</u>	<u>31 December 2024</u>
	€000	€000
Trade payables	4,620	9,412
Cash settled share-based payments (Note 31)	299	194
Unpaid contingent consideration (Note 7)	842	–
Provisions (see below)	60	71
Accruals	243	342
	<u>6,064</u>	<u>10,019</u>

Trade payables are non-interest bearing and are normally settled on 30-day terms.

IFRS 7.39

For explanations on the Group's liquidity risk management processes, refer to [Note 33](#).

IFRS 7.39(c)

	<u>31 December 2025</u>	<u>31 December 2024</u>
	€000	€000
Contract liabilities - customer deposits and advance payments	472	306

Contract liabilities include non-refundable deposits received from customers on conditional exchange of contracts relating to sale of completed unit of property as part payment towards the purchase at completion date. This gives the Group protection if the customer withdraws from the conveyancing transaction. If this were to happen, the customers would forfeit their deposits. The standard conditions of sale provide for a 10% deposit to be paid on exchange of contracts, based on the purchase price and the value of the property and other items that have been agreed to be sold under the contract.

IFRS
15.117
IFRS
15.118

Contract liabilities also include €215,000 (2024: €183,000; 1 January 2024: €204,000) relating to the remaining portion of services to tenants and management fees billed three-months in advance.

The significant increase in contract liabilities in 2025 was mainly due to the 10% deposits received from the sale of €2,570,000 residential units upon conditional exchange of contracts in November 2025 (2024: €Nil). In 2024, €123,000 represents advance payments received in January 2024 for a sale of property which completed in May 2025. There were no customer deposits or advance payments received as at 1 January 2024.

Notes to the consolidated financial statements

29. Trade and other payables *continued*

Commentary on IFRS accounting standards

IFRS 15.116 requires the disclosure of the opening balances of contract liabilities from contracts with customers, if not otherwise separately presented or disclosed. The Group's contract liabilities as at 1 January 2024 are included in the narrative disclosure to comply with this requirement.

The Group provided qualitative and quantitative disclosures of its contract balances and changes on those balances during the period. Entities are permitted to disclose information about contract balances, and changes therein, as they deem to be most appropriate, which would include a combination of tabular and narrative information.

IAS 7.44F requires an entity to disclose information about supplier finance arrangements, which are also described in other terms, such as supply chain finance, payables finance and reverse factoring. While IAS 7.44G describes the characteristics of such arrangements, the standard does not provide a clear definition of an arrangement in the scope of the disclosure requirements, which can make their application more challenging and increase the amount of judgement that entities need to apply. If an entity has several supplier finance arrangements, the terms and conditions need to be disclosed separately for dissimilar arrangements.

The IFRS IC, in December 2020, addressed relevant aspects related to supplier finance arrangements that need to be considered when determining whether to derecognise, and how to classify, the liability and related cash flows, which may impact the disclosures provided.

The Group did not enter into supplier finance arrangements. Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#), which illustrates the application of the requirements relating to supplier finance arrangements.

29.1. Provisions for assurance-type warranties

The table below provides an overview of the provision for warranties provided by the Group for residential property, which are accounted for as assurance-type warranties.

	2025	2024	
	€000	€000	
At 1 January	119	98	<i>IAS 37.84(a)</i>
Arising during the year	64	76	<i>IAS 37.84(b)</i>
Utilised	(82)	(55)	<i>IAS 37.84(c)</i>
At 31 December	101	119	
Current	60	71	
Non-current	41	48	

Commentary on IFRS accounting standards

The above table shows the voluntary disclosure of provisions for the comparative period as IAS 37.84 does not require such disclosure.

Notes to the consolidated financial statements

30. Leases

Group as a lessor

The Group has entered into leases on its property portfolio. Refer to [Notes 8](#) and [9](#) for further information.

Group as a lessee

The Group has a lease contract for the use of office space, with a lease term of ten years. The Group has the option to lease the asset for an additional term of five years. The Group's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Group is restricted from assigning and subleasing the leased assets and some contracts require the Group to maintain certain financial ratios.

IFRS 16.59(a)
IFRS 16.59(c)

The Group has lease contracts with lease terms of 12 months or less and has certain leases of office equipment with low value. The Group applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases.

IFRS 16.60

During 2024, the Group acquired certain leasehold property that it classifies as investment property. These leases typically have lease terms between 20 and 100 years. As at 31 December 2025, €1,713,000 of the lease liabilities related to right-of-use assets accounted for as investment property (2024: €1,755,000).

IFRS 16.59(a)

Commentary on IFRS accounting standards

IFRS 16.52 requires lessees to disclose information in a single note or a separate section in the financial statements. However, there is no need to duplicate certain information that is already presented elsewhere, provided that information is incorporated by cross-reference in a single note or separate section. The Group provided most of the required disclosures by IFRS 16 in this section of the financial statements. Cross-references are provided for certain required information outside of this section.

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

IFRS 16.54

	Office space	
	€000	
As at 1 January 2024	1,219	
Depreciation expense (Note 10.3)	(174)	IFRS 16.53(a)
As at 31 December 2024	1,045	IFRS 16.53(j)
Acquisitions arising from business combinations (Note 7)	285	IFRS 16.53(h)
Depreciation expense (Note 10.3)	(202)	IFRS 16.53(a)
As at 31 December 2025	1,128	IFRS 16.53(j)

Commentary on IFRS accounting standards

The Group presented right-of-use assets separately. The right-of-use assets that meet the definition of investment property were included in investment property. If a lessee does not present right-of-use assets separately in the statement of financial position, IFRS 16.47 requires the right-of-use assets to be included within the same line item that the corresponding underlying assets would be presented in if they were owned.

Set out below are the carrying amounts of lease liabilities and the movements during the period:

IFRS 16.54

	2025	2024	
	€000	€000	
As at 1 January	2,890	1,296	
Acquisitions arising from business combinations (Note 7)	262	–	
Additions of properties held under lease	–	1,778	
Accretion of interest (Note 12)	180	166	IFRS 16.53(b)
Payments	(413)	(350)	IFRS 16.53(g)
As at 31 December	2,919	2,890	
Current	361	373	
Non-current	2,558	2,516	

Notes to the consolidated financial statements

30. Leases continued

The maturity analysis of lease liabilities is disclosed in [Note 33.5](#).

IFRS 16.58

The reconciliation of the changes in liabilities arising from financing activities is provided in [Note 37](#).

The following are the amounts recognised in consolidated profit or loss:

IFRS 16.54

	2025	2024	
	€000	€000	IFRS 18.114
Depreciation expense of right-of-use assets (included in Administrative expenses, Note 10.3)	202	174	IFRS 16.53(a)
Interest expense on lease liabilities (included in Interest expense on other liabilities' Note 12)	180	166	IFRS 16.53(b)
Expense relating to leases of low-value assets (included in Administrative expenses, Note 10.3)	15	14	IFRS 16.53(d)
Expense relating to short-term leases (included in Administrative expenses, Note 10.3)	3	3	
Variable lease payments (included in Administrative expenses, Note 10.3)	45	42	IFRS 16.53(e)
Total amount recognised in consolidated profit or loss	445	399	

The Group had total cash outflows for leases of €330,000 in 2025 (€367,000 in 2024). The Group also had non-cash additions to right-of-use assets and lease liabilities of €nil in 2025 (€1,778,000 in 2024). The future cash outflows relating to leases that have not yet commenced are disclosed in [Note 36](#).

IFRS 16.53(g)
IFRS
16.59(b)(iv)
IAS 7.43

Commentary on IFRS accounting standards

IFRS 16.53 requires disclosure of the following information, which users of the financial statements have identified as being most useful to their analysis:

- Depreciation charge for right-of-use assets, split by class of underlying asset
- Interest expense on lease liabilities
- Short-term lease expense for such leases with a lease term greater than one month
- Low-value asset lease expense (except for portions related to short-term leases)
- Variable lease expense (i.e., for variable lease payments not included in the lease liability)
- Income from subleasing right-of-use assets
- Total cash outflow for leases
- Additions to right-of-use assets
- Gains and losses arising from sale and leaseback transactions
- Carrying amount of right-of-use assets at the end of the reporting period by class of underlying asset

All of the above disclosures are required to be presented in a tabular format, unless another format is more appropriate. The amounts to be disclosed include costs that the lessee has included in the carrying amount of another asset during the reporting period (IFRS 16.54).

The standard requires disclosure of the total cash outflow for leases. The Group also included the cash outflow related to leases of low-value assets and short-term leases in the disclosure of the total cash outflow.

IFRS 16.55 requires disclosure of the amount of lease commitments for short-term leases when short-term lease commitments at the end of the reporting period are dissimilar to the same period's short-term lease expense (that is otherwise required to be disclosed). This disclosure requirement is not applicable to the Group.

IFRS 16.56 requires that, if right-of-use assets meet the definition of investment property, a lessee applies the disclosure requirements in IAS 40. In that case, a lessee is not required to provide the disclosures in paragraph IFRS 16.53(a), (f), (h) or (j) for those right-of-use assets.

IFRS 16.59 requires additional qualitative and quantitative information about a lessee's leasing activities necessary to meet the disclosure objective of the standard. This additional information may include, but is not limited to, information that helps users of the financial statements to assess:

- The nature of the lessee's leasing activities
- Future cash outflows to which the lessee is potentially exposed that are not reflected in the measurement of lease liabilities:
 - Variable lease payments
 - Extension options and termination options
 - Residual value guarantees
 - Leases not yet commenced to which the lessee is committed
- Restrictions or covenants imposed by leases
- Sale and leaseback transactions

Notes to the consolidated financial statements

30. Leases *continued*

The Group has lease contracts for the use of office space that contain variable payments calculated by reference to achieving energy efficiency targets. The variable lease payments are presented in the line item 'Administrative expenses'.

IFRS 16.59(b)(i)
IFRS 16.B49

Commentary on IFRS accounting standards

Disclosures of additional information relating to variable lease payments could include (IFRS 16.B49):

- The lessee's reasons for using variable lease payments and the prevalence of those payments
- The relative magnitude of variable lease payments to fixed payments
- Key variables upon which variable lease payments depend on how payments are expected to vary in response to changes in those key variables
- Other operational and financial effects of variable lease payments

Entities would need to exercise judgement in determining the extent of disclosures needed to satisfy the disclosure objective of the standard (i.e., to provide a basis for users to assess the effect of leases on the financial position, financial performance, and cash flows of the lessee).

The Group has certain lease contracts that include extension and termination options. These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Group's business needs. Management exercises significant judgement in determining whether these extension and termination options are reasonably certain to be exercised (see [Note 5.1](#)).

For right-of-use assets that are classified as investment property, the Group expects to make use of the full lease terms which typically vary between 20 and 100 years. For rents of office space, the undiscounted potential future rental payments relating to the five-year period following the exercise date of extension that are not included in the lease term is €1,300,000 (2024: €1,100,000).

IFRS 16.59(b)(ii)
IFRS 16.B50

Commentary on IFRS accounting standards

Disclosures of additional information relating to extension and termination options could include (IFRS 16.B50):

- The lessee's reasons for using extension options or termination options and the prevalence of those options
- The relative magnitude of optional lease payments to lease payments
- The prevalence of the exercise of options that were not included in the measurement of lease liabilities
- Other operational and financial effects of those options

Entities would need to exercise judgement in determining the extent of disclosures needed to satisfy the disclosure objective of the standard (i.e., to provide a basis for users to assess the effect of leases on the financial position, financial performance, and cash flows of the lessee).

Notes to the consolidated financial statements

31. Share-based payments

Senior Executive Plan

IFRS 2.45(a)

Under the Senior Executive Plan (SEP), share options of the parent are granted to senior executives of the parent, including members of key management personnel, with more than 12 months' service. The exercise price of the share options is equal to the market price of the underlying shares on the date of grant. The share options vest if and when the Group's EPS (non-market condition) increases by 10% within three years from the date of grant and the senior executive remains employed on such date. The share options granted will not vest if the EPS performance condition is not met.

The fair value of the share options is estimated at the grant date using a binomial option pricing model, taking into account the terms and conditions on which the share options were granted. However, the above performance condition is only considered in determining the number of instruments that will ultimately vest.

IFRS 2.46

The share options can be exercised up to two years after the three-year vesting period and therefore, the contractual term of each option granted is five years. There are no cash settlement alternatives. The Group does not have a past practice of cash settlement for these share options. The Group accounts for the SEP as an equity-settled plan.

General Employee Share-option Plan

IFRS 2.45(a)

Under the General Employee Share Option Plan (GESP), the Group, at its discretion, may grant share options of the parent to employees other than senior executives, once the employee has completed two years of service. Vesting of the share options is dependent on the Group's total shareholder return (TSR) as compared to a group of principal competitors. Employees must remain in service for a period of three years from the date of grant. The fair value of share options granted is estimated at the date of grant using a Monte Carlo simulation model, taking into account the terms and conditions on which the share options were granted. The model simulates the TSR and compares it against the group of principal competitors. It takes into account historical and expected dividends, and the share price volatility of the Group relative to that of its competitors so as to predict the share performance.

IFRS 2.47(a)(xiii)

The exercise price of the share options is equal to the market price of the underlying shares on the date of grant. The contractual term of the share options is five years and there are no cash settlement alternatives for the employees. The Group does not have a past practice of cash settlement for these awards.

IFRS 2.46

Share appreciation rights

The Group's business development employees are granted share appreciation rights (SARs), settled in cash. The SARs vest when a specified target number of new sales contracts (non-market vesting condition) are closed within three years from the date of grant and the employee continues to be employed by the Group at the vesting date. The SARs can be exercised up to three years after the three-year vesting period and, therefore, the contractual term of the SARs is six years. The liability for the share appreciation rights is measured, initially and at the end of each reporting period until settled, at the fair value of the share appreciation rights, by applying an option pricing model, taking into account the terms and conditions on which the share appreciation rights were granted, and the extent to which the employees have rendered services to date.

IFRS 2.45(a)

IFRS 2.46

The carrying amount of the liability relating to the SARs at 31 December 2025 is €299,000 (2024: €194,000). No SARs had vested, granted or forfeited at 31 December 2025 and 2024, respectively.

IFRS 2.51(b)

The expense recognised for employee services received during the year is shown in the following table:

	2025	2024
	€000	€000
Expense arising from equity-settled share-based payment transactions	307	389
Expense arising from cash-settled share-based payment transactions	105	194
Total expense arising from share-based payment transactions (Note 10.3)	412	583

IFRS 2.51(a)

The expense arising from share-based payment transactions is allocated to 'Administrative expenses' only.

There were no cancellations or modifications to the awards in 2025 or 2024.

Notes to the consolidated financial statements

31. Share-based payments *continued*

31.1. Movements in share options and measurement of share-based payment awards

The following table illustrates the number and weighted average exercise prices (WAEP) of, and movements in, share options during the year (excluding SARs):

	2025 Number	2025 WAEP	2024 Number	2024 WAEP	
Outstanding at 1 January	640,000	€4.02	525,000	€4.75	
Granted during the year	250,000	€3.85	155,000	€3.03	
Forfeited during the year	–	–	(25,000)	€5.33	
Exercised during the year	–	–	–	–	<i>IFRS 2.45(c)</i>
Expired during the year	(25,000)	€3.02	(15,000)	€4.83	
Outstanding at 31 December	865,000	€3.95	640,000	€4.02	<i>IFRS 2.45(d)</i>
Exercisable at 31 December	110,000	€4.98	100,000	€5.51	<i>IFRS 2.45(b)</i> <i>IFRS 2.45(d)</i>

The weighted average remaining contractual life for the share options outstanding as at 31 December 2025 is 2.94 years (2024: 2.60 years). *IFRS 2.47(a)*

The weighted average fair value of options granted during the year was €3.22 (2024: €2.95). *IFRS 2.45(d)*

The range of exercise prices for options outstanding at the end of the year was €3.02 to €6.85 (2024: €3.03 to €6.85).

The following tables list the inputs to the models used to determine the fair value at grant date for the three plans: *IFRS 2.47(a)(i)*

	2025 SEP	2025 GESP	2025 SAR
Weighted average fair values at the measurement date	€3.45	€3.10	€2.80
Dividend yield (%)	3.13	3.13	3.13
Expected volatility (%)	15.00	16.00	18.00
Risk-free interest rate (%)	5.10	5.10	5.10
Expected life of share options/SARs (years)	6.50	4.25	6.00
Weighted average share price (€)	3.10	3.10	3.12
Model used	Binomial	Monte Carlo	Binomial

	2024 SEP	2024 GESP	2024 SAR
Weighted average fair values at the measurement date	€3.30	€3.00	€2.60
Dividend yield (%)	3.01	3.01	3.01
Expected volatility (%)	16.30	17.50	18.10
Risk-free interest rate (%)	5.00	5.00	5.00
Expected life of options/SARs (years)	3.00	4.25	6.00
Weighted average share price (€)	2.86	2.86	2.88
Model used	Binomial	Monte Carlo	Binomial

The expected life of the share options and SARs is based on historical data and current expectations and is not necessarily indicative of exercise patterns that may occur. The expected volatility reflects the assumption that the historical volatility over a period similar to the life of the options is indicative of future trends, which may not necessarily be the actual outcome. *IFRS 2.47(a)(ii)*

Notes to the consolidated financial statements

32. Related party disclosures

The consolidated financial statements of the Group include the financial statements of the parent and the subsidiaries and equity-accounted joint ventures. The principal activities of the Group are described in [Note 14](#). The Group's material investment in subsidiaries and joint ventures are listed in the following table:

IAS 24.12

	Country of incorporation	% equity interest		IAS 24.14
		2025	2024	
Subsidiaries				
Office portfolio 1 Sarl	Luxembourg	100	100	
Office portfolio 2 Sarl	Luxembourg	100	100	
Property Business Ltd	Estateland	80	–	
Residential Trading Limited	Estateland	100	100	
Residential Property A/S	Denmark	100	100	
Single Asset Entity 1 GmbH	Germany	94.9	94.9	
Single Asset Entity 2 GmbH	Germany	94.9	94.9	
Single Asset Entity 3 GmbH	Germany	94.9	94.9	
Single Asset Entity 4 GmbH	Germany	94.9	94.9	
Single Asset Entity 5 GmbH	Germany	94.9	94.9	
Single Asset Entity 6 GmbH	Germany	94.9	94.9	
Townhouse Trading GmbH	Germany	94.9	94.9	
Une Property 1 SA	France	100	100	
Une Property 2 SA	France	100	100	
Une Property 3 SA	France	100	100	
Une Property 4 SA	France	100	100	
Build-a-home Property SA	France	100	100	
Joint venture (Note 22 for more information)				
Westmeadow NV	The Netherlands	50	50	
Eastmeadow NV	The Netherlands	50	–	

There were no dividends paid to non-controlling interests in the year. The non-controlling interests in Townhouse Trading GmbH and in Single Asset Entity 1 GmbH through to Single Asset Entity 6 GmbH are considered immaterial.

IFRS
12.B10(a)

IFRS
12.B10(b)

IFRS 12.12

The non-controlling interest in Property Business Ltd is represented by a 20% interest in the investment property of €75,000,000 and other net liabilities of €5,950,000 as at 31 December 2025 and a 20% interest in the profit and net cash flows attributable to the group of €1,289,000 and €1,000,000, respectively, for the period ended 31 December 2025 (see [Note 7](#) for more information on the assets and liabilities of Property Business Ltd).

Notes to the consolidated financial statements

32. Related party disclosures *continued*

Commentary on IFRS accounting standards

IFRS 12.10(a) requires entities to disclose information about the composition of the group. The list above discloses information about all of the Group's subsidiaries. Entities need to note, however, that this disclosure is required for material subsidiaries only, rather than a full list of every subsidiary. The above illustrates one example as to how the requirements set out in IFRS 12 can be met. However, local legislation or listing requirements may require disclosure of a full list of all subsidiaries, whether material or not.

IFRS 12.12 requires entities to disclose certain information for each of its subsidiaries that have non-controlling interests that are material to the reporting entity (i.e., the Group). A subsidiary may have significant non-controlling interest per se, but disclosure is not required if that interest is not material at the Group level. Similarly, these disclosures do not apply to the non-controlling interests that are material in aggregate but not individually. In addition, it should be noted that this information is provided separately for each individual subsidiary with a material non-controlling interest.

In the comparative period, the Group did not have a subsidiary with a material non-controlling interest. However, in 2025, an 80% interest in Property Business Ltd was acquired resulting in a non-controlling interest that is material for the Group as at the reporting date. Therefore, the Group disclosed the information required by IFRS 12.12(a)-(f) for the current year only.

The Group did not disclose information required by IFRS 12.12(g), but it included a reference to [Note 7](#), where information on the business combination is disclosed because the acquisition occurred during the current year. In the next year, the Group will disclose the information required by IFRS 12.12 for Property Business Ltd in full, provided that the non-controlling interest continues to be material.

Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#), which illustrates the application of the requirements of IFRS 12.12(g).

When there is a change in the ownership of a subsidiary, IFRS 12.18 requires disclosure of a schedule that shows the effects on equity of any changes in its ownership interest in the subsidiary that did not result in a loss of control. When there are significant restrictions on the Group's or its subsidiaries' ability to access or use the assets and settle the liabilities of the Group, IFRS 12.13 requires disclosure of the nature and extent of significant restrictions. The Group did not have any such restrictions.

IFRS 12.10 (b) (iv) requires disclosure of information to enable the users to evaluate the consequences of losing control of a subsidiary during the period. The Group did not lose control over a subsidiary during the period.

The following table provides the details of transactions that have been entered into with related parties for the relevant financial year:

Fees recharged to joint ventures

	Fees charged	Due from joint ventures at year end	Due to joint ventures at year end
	€000	€000	€000
2025	750	50	–
2024	750	50	–

32.1. Other related party receivables

These are primarily trading balances (receivables related to rent and services to tenants) with a company over which a director has a significant influence. The amounts outstanding are disclosed in [Note 25](#). The movement in the year is the result of cash transfers.

IAS 24.21
IAS 24.18(b)

32.2. Terms and conditions of transactions with related parties

The transactions with related parties are made on terms equivalent to those that prevail in arm's-length transactions. Outstanding balances at the year-end are payable at 30 days, unsecured and interest free and settlement occurs in cash.

Commentary on IFRS accounting standards

The disclosure that transactions with related parties are made on terms equivalent to an arm's-length transaction is only allowed if an entity can substantiate such terms, but IAS 24.23 does not require such a disclosure. The Group was able to substantiate the terms and, therefore, provided the disclosure.

Notes to the consolidated financial statements

32. Related party disclosures *continued*

32.3. Compensation of key management personnel of the Group

	<u>2025</u>	<u>2024</u>	
	€000	€000	
Short-term employee benefits	810	775	IAS 24.17(a)
Other long-term benefits	98	65	IAS 24.17(c)
Termination benefits (Note 10)	32	–	IAS 24.17(d)
Share-based payment transactions	10	10	IAS 24.17(e)
Total compensation paid to key management personnel	<u>950</u>	<u>850</u>	

The amounts disclosed in the table are the amounts recognised as 'Administrative expenses' during the reporting period related to key management personnel. Senior management personnel of the Group, excluding non-executive directors, are included in an annual cash bonus scheme. Bonuses in this scheme are determined on the basis of both financial and non-financial key performance indicators, such as emissions reduction targets, depending on their roles. Amounts awarded under this scheme are included in short-term employee benefits in the table above. There were no other transactions with key management personnel.

Directors' interests in the Senior Executive Plan

Share options held by executive members of the Board of Directors under the senior executive plan to purchase ordinary shares have the following expiry dates and exercise prices:

Date of grant	Expiry date	Exercise price	31 December	31 December	IAS 24.17(e)
			2025	2024	
			Number outstanding	Number outstanding	
2024	2029	€2.33	10,000	10,000	
2024	2029	€3.13	83,000	83,000	
2025	2030	€3.85	27,000	–	
Total			<u>120,000</u>	<u>93,000</u>	

No share options have been granted to the non-executive members of the Board of Directors under this scheme. Refer to Note 31 for further details on the scheme.

Commentary on IFRS accounting standards

Certain jurisdictions may require additional and more extensive disclosures, e.g., about the remuneration and benefits of key management personnel and members of the Board of Directors.

33. Financial instruments risk management objectives and policies

The Group's principal financial liabilities, other than derivatives, comprise loans and borrowings and trade and other payables. The main purpose of the Group's loans and borrowings is to finance the acquisition and development of its property portfolio. The Group's principal financial assets include rent and other trade receivables and cash and short-term deposits that arise directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group's senior management oversees the management of these risks. The Group's senior management is supported by a financial risk committee that advises on financial risks and the appropriate financial risk governance framework for the Group. The financial risk committee provides assurance to the Group's senior management that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives. All derivative activities for risk management purposes are carried out by specialist teams that have the appropriate skills, experience and supervision. It is the Group's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

IFRS 7.33

Notes to the consolidated financial statements

33. Financial instruments risk management objectives and policies *continued*

33.1. Market risk

Market risk is the risk that the fair values or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risks: interest rate risk and currency risk. The financial instruments held by the Group that are affected by market risk include loans and borrowings and derivative financial instruments. IFRS 7.33

The sensitivity analyses in the following sections relate to the position as at 31 December in 2025 and 2024. The sensitivity analyses have been prepared on the basis that the amount of net debt, the ratio of fixed-to-floating interest rates of the debt and derivatives and the proportion of financial instruments in foreign currencies are all constant and on the basis of the hedge designations in place at 31 December 2025. IFRS 7.40

The analyses exclude the impact of movements in market variables on the non-financial assets and liabilities of foreign operation. The analysis for the contingent consideration liability is provided in [Note 7](#).

The following assumptions have been made in calculating the sensitivity analyses:

- The sensitivity of the relevant statement of profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 December 2025 and 2024 including the effect of hedge accounting.
- The sensitivity of equity is calculated by considering the effect of any associated cash flow hedges at 31 December 2025 for the effects of the assumed changes of the underlying risk.

33.2. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's long-term debt obligations with floating interest rates. IFRS 7.21A(a)
IFRS 7.22A

To manage its interest rate risk, the Group enters into interest rate swaps, in which it agrees to exchange, at specified intervals, the difference between fixed and variable rate interest amounts calculated by reference to an agreed-upon notional principal amount. These swaps are designated to hedge underlying debt obligations. At 31 December 2025, after taking into account the effect of interest rate swaps, 100% of the Group's borrowings are hedged (2024: 100%). IFRS 7.22B

The analysis below describes reasonably possible movements in interest rates with all other variables held constant, showing the impact on profit before income tax and equity. It should be noted that the impact of movement in the variable is not necessarily linear.

The sensitivity analyses have been prepared on the basis that the amount of net debt, the ratio of fixed-to-floating interest rates of the debt and derivatives are all constant and using the hedge designations in place at the reporting date.

	Increase/(decrease) in basis points	Effect on equity €000	Effect on profit before income tax €000
2025			
EURIBOR/SONIA	+15	(786)	–
EURIBOR/SONIA	-15	875	–
2024			
EURIBOR/SONIA	+10	(510)	–
EURIBOR/SONIA	-10	602	–

There is no impact on profit before income tax because the floating rate financial liabilities are 100% hedged with floating to fixed interest rate swaps.

The effect on equity is the aggregate effect of the impact of the fair value of the hedging derivatives.

Notes to the consolidated financial statements

33. Financial instruments risk management objectives and policies *continued*

33.3. Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Group's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's operating activities (when revenue or expense is denominated in a foreign currency) and its net investments in foreign subsidiaries.

IFRS 7.21A(a)
IFRS 7.22A

The Group has limited exposure to foreign currencies (primarily related to the activities of its subsidiary in Denmark). The Group limits its foreign currency risk by ensuring to the extent possible that the income and expenses in foreign currencies are in balance (natural hedge).

33.4. Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risks from both its leasing activities and financing activities, including deposits with banks and financial institutions and derivatives.

IFRS 7.33
IFRS 7.35B

33.4.1. Tenant receivables

Tenants are assessed according to Group criteria prior to entering into lease arrangements. Credit risk is managed by requiring tenants to pay rentals and services to tenants in advance. The credit quality of the tenant is assessed based on an extensive credit rating scorecard at the time of entering into a lease agreement. Outstanding tenants' receivables are regularly monitored. An impairment analysis is performed at each reporting date on an individual basis for major tenants. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial asset.

IFRS 7.34(c)
IFRS 7.BB

33.4.2. Receivables resulting from the sale of inventory property, property under development and contract assets

Customer credit risk is managed by requiring customers to pay advances before the transfer of ownership, therefore, substantially eliminating the Group's credit risk in this respect.

33.4.3. Financial instruments and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Board of Directors on an annual basis, and may be updated throughout the year, subject to approval of the Group's Finance Committee. The limits are set to minimise the concentration of risk and, therefore, mitigate financial loss through a counterparty's potential failure to make payments.

IFRS 7.33
IFRS 7.36
IFRS 7.BB
IFRS 7.B10

The Group's maximum exposure to credit risk for the components of the consolidated statement of financial position at 31 December 2025 and 31 December 2024, respectively, is the carrying amounts of each class of financial instruments.

Commentary on IFRS accounting standards

As required by IFRS 9, the Group used the simplified approach in calculating ECL for trade receivables and contract assets that did not contain a significant financing component. The Group also elected to use the simplified approach in calculating ECL for all lease receivables arising from finance and operating leases, as a policy choice allowed by IFRS 9. The Group applied the practical expedient to calculate ECL using a provision matrix. In practice, many entities use a provision matrix to calculate their current impairment allowances. However, in order to comply with the requirements of IFRS 9, corporates would need to consider how current and forward-looking information might affect their customers' historical default rates and, consequently, how the information would affect their current expectations and estimates of ECLs.

The ECLs relating to cash and short-term deposits of the Group rounds to zero. In practice, an ECL may need to be charged on cash and short-term deposits.

Refer to [Good Bank \(International\) Limited \(December 2025\) | EY - Global](#) publication for the illustrative disclosures on the general approach of measuring ECLs.

Commentary on climate-related matters

Entities need to assess the impact of climate-related matters on the creditworthiness of customers and other debtors. Debtors' ability to pay debts may be reduced if they are also impacted by climate-related matters. While physical risks may take longer to manifest, transition risks could trigger a more rapid deterioration of credit quality in counterparties, sectors or countries, which need to be factored in when assessing a borrower's ability to repay and service debt. For further discussion of the impact of climate risk on credit risk, see [Good Bank \(International\) Limited \(December 2025\) | EY - Global](#).

Notes to the consolidated financial statements

33. Financial instruments risk management objectives and policies *continued*

33.5. Liquidity risk

The Group monitors its risk of a shortage of funds using a liquidity planning tool. Its objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. Its policy is that not more than 25% of borrowings should mature in the next 12-month period. None of the Group's debt will mature in less than one year at 31 December 2025 (2024: none). The Group assessed the concentration of risk with respect to refinancing its debt and concluded it to be low.

IFRS 7.33
IFRS 7.39(c)

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments (including interest payments):

31 December 2025	On demand	Less than 3	3 to 12	1 to 5	> 5 years	Total
	€000	months	months	years	€000	€000
		€000	€000	€000	€000	€000
Interest-bearing loans and borrowings	–	–	–	403,799	–	403,799
Deposits from tenants	–	–	–	4,036	–	4,036
Lease liabilities	–	106	318	1,695	1,236	3,355
Financial derivatives	23	269	22	111	–	425
Contingent consideration	–	–	905	–	–	905
Trade and other payables	771	4,224	167	–	–	5,162
	794	4,599	1,412	409,641	1,236	417,682
		Less than 3	3 to 12	1 to 5	> 5 years	Total
	On demand	months	months	years	€000	€000
	€000	€000	€000	€000	€000	€000
Interest-bearing loans and borrowings	–	–	–	323,667	–	323,667
Deposits from tenants	–	–	–	2,392	–	2,392
Lease liabilities	–	119	356	1,710	1,450	3,635
Financial derivatives	697	7,781	348	3,978	–	12,804
Trade and other payables	1,265	7,427	756	–	–	9,448
	1,962	17,510	8,010	323,014	1,450	351,946

IFRS
7.39(a)(b)

The disclosed amounts for financial derivatives in the above table are the net undiscounted cash flows.

Commentary on IFRS accounting standards

IFRS 16.58 requires disclosure of the maturity analysis of lease liabilities applying IFRS 7.39 and IFRS 7.B11 separately from the maturity analysis of other financial liabilities. As such, the Group presented a separate line item for lease liabilities in the maturity analysis of its financial liabilities.

The maturity analysis need to include the remaining contractual maturities for derivative financial liabilities, for which contractual maturities are essential to an understanding of the timing of the cash flows.

IFRS 7.B11B

Commentary on macroeconomic and geopolitical uncertainty

Entities with concentrations of risk may face greater risk of loss than other entities. IFRS 7.34(c) requires that concentrations of risk are disclosed, if not otherwise apparent from other risk disclosures provided.

Therefore, entities need to consider including the following information:

- A description of how management determines concentrations of risk;
- A description of the shared characteristic that identifies each concentration. For instance, the shared characteristic may refer to geographical distribution of counterparties by groups of countries, individual countries or regions within countries and/or by industry; and
- The amount of the risk exposure associated with all financial instruments sharing that characteristic.

Entities that identified concentrations of activities in areas or industries affected by macroeconomic and geopolitical uncertainty, but have not previously disclosed the concentration because they did not believe that the entity was vulnerable to the risk of a near-term severe impact, now need to reconsider making such a disclosure.

Therefore, it is expected that the disclosures required under IFRS 7 in this area will reflect any significant changes in the liquidity position as a result of macroeconomic and geopolitical uncertainty and its development. Entities need to be mindful that this disclosure is consistent with their assessment of the going concern assumption.

Notes to the consolidated financial statements

33. Financial instruments risk management objectives and policies *continued*

33.6. Fair values

Fair value information related to contingent consideration is disclosed in [Note 7.1.2](#). Set out below is a comparison by class of the carrying amounts and fair value of the Group's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

IFRS 7.25
IFRS 7.26
IFRS 7.29

	Carrying amount		Fair value	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
	€000	€000	€000	€000
Financial liabilities for which fair values are disclosed:				
Interest-bearing loans and borrowings (Note 28)	379,624	255,831	377,876	258,761
Deposits from tenants	3,593	2,142	3,650	2,285
Financial liabilities measured at fair value:				
Derivatives (Note 34)	425	12,804	425	12,804

Commentary on IFRS accounting standards

IFRS 7.29 provides that disclosure of the fair values of financial instruments is not required:

- When the carrying amount is a reasonable approximation of fair value (e.g., short-term trade receivables and payables)
- Or
- For lease liabilities

33.7. Fair value hierarchy

Quantitative disclosures of the Group's financial instruments in the fair value measurement hierarchy (described in [Note 3](#)) as at 31 December 2025:

IFRS
13.91(a)
IFRS
13.93(a)
IFRS
13.93(b)
IFRS 13.97
IFRS 7.29

31 December 2025	Level 1	Level 2	Level 3	Total
	€000	€000	€000	€000
Financial liabilities for which fair values are disclosed:				
Interest-bearing loans and borrowings	–	377,876	–	377,876
Deposits from tenants	–	3,650	–	3,650
Financial liabilities measured at fair value:				
Derivatives	–	425	–	425
31 December 2024	Level 1	Level 2	Level 3	Total
	€000	€000	€000	€000
Financial liabilities for which fair values are disclosed:				
Interest-bearing loans and borrowings	–	258,761	–	258,761
Deposits from tenants	–	2,285	–	2,285
Financial liabilities measured at fair value:				
Derivatives	–	12,804	–	12,804

Notes to the consolidated financial statements

33. Financial instruments risk management objectives and policies *continued*

33.7. Fair value hierarchy *continued*

There were no transfers between Level 1 and 2 during 2025 or 2024.

Management has assessed that the fair values of cash and short-term deposits, rent and other trade receivables, trade payables and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments. The following methods and assumptions were used to estimate the fair values:

IFRS 13.92
IFRS
13.93(b)(d)
IFRS 13.97

- Receivables are evaluated by the Group based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer, and the risk characteristics. Based on this evaluation, allowances are taken into account for the estimated losses of these receivables. As at 31 December 2025, the carrying amounts of such receivables, net of allowances, were not materially different from their calculated fair values.
- The fair value of deposits from tenants is estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities.
- The Group enters into derivative financial instruments with various counterparties, principally financial institutions with investment grade credit ratings. Derivatives valued using valuation techniques which employ the use of market observable inputs are mainly interest rate swaps. See [Note 34](#) for information.
- Fair values of the Group's interest-bearing borrowings and loans are determined by using the DCF method, using a discount rate that reflects the issuer's borrowing rate including its own non-performance risk as at 31 December 2025.
- Fair value information related to contingent consideration is disclosed in [Note 7.1.2](#).

In determining fair value measurement, the impact of potential climate-related matters, including legislation, which may affect the fair value measurement of financial assets and liabilities in the financial statements has been considered. These risks in respect of climate-related matters are included as key assumptions where they materially impact the fair value measurement. These assumptions have been included in the cash-flow forecasts in assessing fair values.

At present, the impact of climate-related matters is not material to the Group's financial assets and liabilities.

Commentary on IFRS accounting standards

IFRS 13 *Fair Value Measurement*, paragraph 94 requires appropriate determination of classes of assets and liabilities on the basis of:

- The nature, characteristics and risks of the asset or liability; and
- The level of the fair value hierarchy within which the fair value measurement is categorised

The Group has applied the factors and disclosed the quantitative information under IFRS 13 based on the classes of assets and liabilities determined as per IFRS 13.94. As judgement is required to determine the classes of properties, other criteria and aggregation levels for classes of assets may also be appropriate, provided they are based on the risk profile of the assets (e.g., the risk profile of properties in an emerging market may differ from that of properties in a mature market).

Inputs used in a valuation technique may fall into different levels of the fair value hierarchy. However, for disclosure purposes, the fair value measurement is categorised in its entirety (i.e., depending on the unit of account) within the hierarchy. However, that categorisation may not be so obvious when there are multiple inputs used. IFRS 13.73 clarifies that the hierarchy categorisation of a fair value measurement, in its entirety, is determined based on the lowest level input that is significant to the entire measurement. Assessing the significance of a particular input to the entire measurement requires judgement and consideration of factors specific to the asset or liability (or group of assets and/or liabilities) being measured and any adjustments made to the significant inputs in arriving at the fair value. These considerations have a follow-on impact on the disclosures of valuation techniques, processes and significant inputs and entities need to tailor their disclosures to the specific facts and circumstances.

For assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis, IFRS 13.93(c) requires disclosure of the amounts of transfers between Level 1 and Level 2 of the hierarchy, the reasons for those transfers and the entity's policy for determining when the transfers are deemed to have occurred. Transfers into each level is disclosed and discussed separately from transfers out of each level.

IFRS 7.25, 29(d)

Notes to the consolidated financial statements

33. Financial instruments risk management objectives and policies *continued*

33.7. Fair value hierarchy *continued*

Commentary on IFRS accounting standards *continued*

An entity is required to provide additional information that will help users of its financial statements to evaluate the quantitative information disclosed. An entity might disclose some or all of the following to comply with IFRS 13.92:

- The nature of the item being measured at fair value, including the characteristics of the item being measured that are taken into account in the determination of relevant inputs. For example, if the Group had residential mortgage-backed securities, it might disclose the following:
 - The types of underlying loans (e.g., prime loans or sub-prime loans)
 - Collateral
 - Guarantees or other credit enhancements
 - Seniority level of the tranches of securities
 - The year of issue
 - The weighted-average coupon rate of the underlying loans and the securities
 - The weighted-average maturity of the underlying loans and the securities
 - The geographical concentration of the underlying loans
 - Information about the credit ratings of the securities
- How third-party information such as broker quotes, pricing services, net asset values and relevant market data was taken into account when measuring fair value

The Group does not have any liabilities measured at fair value and issued with an inseparable third-party credit enhancement. If the Group had such liabilities, IFRS 13.98 requires disclosure of the existence of credit-enhancement and whether it is reflected in the fair value measurement of the liability.

IFRS 13.99 requires an entity to present the quantitative disclosures of IFRS 13 in a tabular format, unless another format is more appropriate. The Group included the quantitative disclosures in tabular format above.

IFRS 13.93(h)(ii) requires a quantitative sensitivity analysis for financial assets and financial liabilities that are measured at fair value on a recurring basis. For all other recurring fair value measurements that are categorised within Level 3 of the fair value hierarchy, an entity is required to provide:

- A narrative description of the sensitivity of the fair value measurement to changes in unobservable inputs if a change in those inputs to a different amount might result in a significantly higher or lower fair value measurement
- If there are inter-relationships between the inputs and other unobservable inputs used in the fair value measurement, a description of the inter-relationships and of how they might magnify or mitigate the effect of changes in the unobservable inputs on the fair value measurement

For this purpose, significance is evaluated with respect to profit or loss and total assets or total liabilities, or, when changes in fair value are recognised in OCI, total equity. The Group's only financial liability that is categorised within Level 3 of the fair value hierarchy is a contingent consideration arising from a business combination. The Group included the quantitative sensitivity analysis for the contingent consideration in [Note 7.1.2](#).

Commentary on macroeconomic and geopolitical uncertainty

There may be an impact on fair value measurement of certain assets arising from the current macroeconomic conditions. When valuations are subject to significant measurement uncertainty due to the current environment, and there is a wider range of estimates of fair value, the entity is required to apply judgement to determine the point within that range that is most representative of fair value in the circumstances. While market volatility may suggest that the prices are aberrations and do not reflect fair value, it would not be appropriate for an entity to disregard market prices at the measurement date, unless those prices are from transactions that are not orderly. A significant decrease in volume or activity in a market can also influence the valuation techniques used in the fair value measurement. Entities will need to assess how those techniques are applied and whether inputs are observable at the measurement date and provide additional disclosures if material.

Factors such as changes in interest rates and volatile commodity prices may have a significant impact on fair values. Entities need to consider whether the credit risk of counterparties to the derivative contracts has changed, which may also impact the fair value. The increased uncertainty may require more extensive disclosure about valuation levels, fair valuation techniques and inputs.

Commentary on climate-related matters

Entities need to ensure that the climate-related assumptions that are incorporated in a fair value measurement are those that market participants would consider when pricing the asset or liability to ensure it is an IFRS 13 fair value measurement. Entities may need to use significant judgement when considering whether climate-related factors need to be adjusted for in their fair value measurements and this may lead to greater estimation uncertainty and a need for more transparent disclosure. Importantly, the information available to market participants will be affected by sustainability reporting. While entities cannot ignore information that is reasonably available to market participants, determining the impact of that information on market participant assumptions, inputs and sensitivities, is likely to require significant judgement.

Notes to the consolidated financial statements

34. Hedging activities and derivatives

The Group is exposed to certain risks relating to its ongoing business operations. The primary risk managed using derivative instruments is interest rate risk. IFRS 7.21A

The Group's risk management strategy and how it is applied to manage risk are explained in [Note 33](#).

Commentary on IFRS accounting standards

The disclosure requirements for entities applying hedge accounting are set out in IFRS 7.21A-24G. The objective of the hedge accounting disclosures is for entities to disclose information about:

- The risk management strategy and how it is applied to manage risks (IFRS 7.22A-22C)
- How the risk management activities may affect the amount, timing and uncertainty of future cash flows (IFRS 7.23A-23F)
- The effect hedge accounting had on the statement of financial position, the statement of comprehensive income and the statement of changes in equity (IFRS 7.24A-24F)

In applying this objective, an entity has to consider the necessary level of detail, the balance between different disclosure requirements, the appropriate level of disaggregation and whether additional explanations are necessary to meet the objective.

The hedge accounting disclosures is presented in a single note or a separate section of the financial statements. An entity may include information by cross-referencing to information presented elsewhere, such as a risk report, provided that information is available to users of the financial statements on the same terms as the financial statements and at the same time.

Cash flow hedges

The Group has entered into interest rate swap contracts with notional amounts of €403,799,000 (2024: €323,667,000) whereby it pays a fixed rate of interest of between 5.25% and 5.75% and receives a variable rate based on EURIBOR/ SONIA on the notional amount. The swap is used to hedge the exposure to the variable interest rate payments on the variable rate secured loans ([Note 28](#)). The EURIBOR and SONIA exposures are fully hedged. IFRS 7.23A

There is an economic relationship between the hedged items and the hedging instruments as the terms of the interest rate swap contracts match the critical terms of the variable rate secured loans (i.e., notional amounts, interest rate index and payment dates). The Group has established a hedge ratio of 1:1 for the hedging relationships as the underlying risk of the interest rate swap contracts are identical to the hedged risk components. To test the hedge effectiveness, the Group uses the hypothetical derivative method and compares the changes in the fair value of the hedging instruments against the changes in fair value of the hedged items attributable to the hedged risks. The hedge ineffectiveness can arise from the counterparties' credit risk differently impacting the fair value movements of the hedging instruments and hedged items. However, this is regarded as insignificant at present. We refer to the discussion on the collateral in this note for more information. IFRS 7.22B
IFRS 7.22C

Notes to the consolidated financial statements

34. Hedging activities and derivatives *continued*

The interest swap contracts have the following maturity profile:

As at 31 December 2025	Maturity				Total
	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	
	€000	€000	€000	€000	€000
Interest rate swap contracts	–	–	403,799	–	403,799
Average rate of interest			5.53%		

As at 31 December 2024	Maturity				Total
	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	
	€000	€000	€000	€000	€000
Interest rate swap contracts	–	–	323,667	–	323,667
Average rate of interest			5.75%		

IFRS
7.23B

The impact of the hedging instruments on the consolidated statement of financial position is, as follows:

As at 31 December 2025	Notional amount €000	Carrying amount €000	Line item in the consolidated statement of financial position	Change in fair value used for measuring ineffectiveness for the period €000
Interest rate swap contracts	403,799	425	Derivative financial instruments	(12,379)

The change in fair value for discontinued hedges in 2025 was €0 (2024: €0).

IFRS 7.24A
IFRS 7.24A(a)
IFRS 7.24A(b)
IFRS 7.24A(c)
IFRS 7.24A(d)

As at 31 December 2024	Notional amount €000	Carrying amount €000	Line item in the consolidated statement of financial position	Change in fair value used for measuring ineffectiveness for the period €000
Interest rate swap contracts	323,667	12,804	Derivative financial instruments	(1,900)

The impact of hedged items on the consolidated statement of financial position is, as follows:

	31 December 2025		31 December 2024	
	Change in fair value used for measuring ineffectiveness €000	Cash flow hedge reserve €000	Change in fair value used for measuring ineffectiveness €000	Cash flow hedge reserve €000
Interest rate swap contracts	65	(419)	52	(9,019)

The impact of the cash flow hedges in the consolidated statement of profit or loss and other comprehensive income is, as follows:

IFRS 7.24B(b)

Year ended 31 December 2025	Total hedging gain/(loss) recognised in consolidated OCI €000	Ineffectiveness recognised in consolidated profit or loss €000	Line item in the consolidated statement of profit or loss	Amount reclassified from consolidated OCI to consolidated profit or loss €000	Line item in the consolidated statement of profit or loss
	Interest rate swap contracts	13,589	65	Interest expenses on loans and borrowings	(1,275)

Notes to the consolidated financial statements

34. Hedging activities and derivatives *continued*

Year ended 31 December 2024	Total hedging gain/(loss) recognised in consolidated OCI €000	Ineffectiveness recognised in consolidated profit or loss €000	Line item in the consolidated statement of profit or loss	Amount reclassified from consolidated OCI to consolidated profit or loss €000	Line item in the consolidated statement of profit or loss	IFRS 7.24C(b)
Interest rate swap contracts	(2,632)	52	Interest expenses on loans and borrowings	680	Interest expenses on loans and borrowings	

Impact of hedging on equity

	Cash flow hedge reserve €000
As at 1 January 2024	(7,637)
Effective portion of changes in fair value arising from interest rate swap contracts	(2,632)
Amounts reclassified to profit or loss	680
Tax effect	570
As at 1 January 2025	(9,019)
Effective portion of changes in fair value arising from Interest rate swap contracts	13,589
Amounts reclassified to profit or loss	(1,275)
Tax effect	(3,714)
As at 31 December 2025	(419)

The loans and interest rate swaps have the same critical terms and are fully effective. Cash flows are expected to occur between November 2026 and March 2029 and will be recognised through profit or loss at that time.

The Group enters into interest rate swap contracts with various counterparties, principally financial institutions with investment grade credit ratings. The valuation techniques applied to fair value these derivatives employ the use of market observable inputs and include swap models which use present value calculations. The model incorporates various inputs including the credit quality of counterparties and forward rates. All interest rate swap contracts are fully cash collateralised, thereby reducing both counterparty and the Group's own non-performance risk.

The interest rate swaps are classified in Level 2 of the fair value measurement hierarchy. There were no transfers between Levels 1, 2 or 3 during 2025 or 2024.

Notes to the consolidated financial statements

34. Hedging activities and derivatives *continued*

Commentary on IFRS accounting standards

IFRS 7.24C(b)(iv) requires that the amount reclassified from cash flow hedge reserve into profit or loss as a reclassification adjustment be differentiated between: (a) amounts for which hedge accounting had previously been used, but for which the hedged future cash flows are no longer expected to occur; and (b) the amounts that have been transferred because the hedged item has affected profit or loss. The amounts reclassified by the Group from OCI to profit or loss only relates to the latter.

Commentary on macroeconomic and geopolitical uncertainty

Hedging

An entity's transactions may be postponed or cancelled, or occur in significantly lower volumes than initially forecast as a result of the macroeconomic and geopolitical uncertainty, including factors such as lower economic growth and rising inflation rates. If the entity designated such transactions as a hedged forecast transaction in a cash flow hedge, it would need to consider whether the transaction was still a 'highly probable forecast transaction'.

That is, if the macroeconomic and geopolitical uncertainty affects the probability of hedged forecast transactions occurring and/or the time period designated at the inception of a hedge, an entity would need to determine whether it can continue to apply hedge accounting to the forecast transaction or a proportion of it, and for continuing hedges, whether any additional ineffectiveness has arisen.

- If an entity determines that a forecast transaction is no longer highly probable, but is still expected to occur, the entity discontinues hedge accounting prospectively
- If an entity determines that the timing of a forecast transaction has changed, and the cash flows are now expected to occur at a different time than initially forecast, the outcome would depend on the nature of the hedged item and how the hedge relationship was documented and judgement will be needed in considering the appropriate accounting treatment
- If an entity determines that a forecast transaction is no longer expected to occur, in addition to discontinuing hedge accounting prospectively, it immediately reclassifies to profit or loss any accumulated gain or loss on the hedging instrument that has been recognised in other comprehensive income

Notes to the consolidated financial statements

35. Capital management

For the purpose of the Group's capital management, capital includes issued capital, share premium and all other equity reserves attributable to the equity holders of the parent. The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

IFRS
18.126

To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The primary objective of the Group's capital management is to ensure that it remains within its quantitative banking covenants and maintains a strong credit rating. No changes were made in the objectives, policies or processes during the years ended 31 December 2025 and 31 December 2024.

The Group monitors capital primarily using a loan-to-value ratio, which is calculated as the amount of outstanding debt divided by the valuation of the investment property portfolio. The Group's policy is to keep its average loan-to-value ratio lower than 80%.

IFRS
18.127-
128

The Group also monitors its banking covenants which vary according to each loan agreement, but typically require that the loan-to-value ratio does not exceed 75% to 80% and interest cover ratio must be more than 1.45x. For more information on banking covenants, refer to [Note 28](#).

IFRS
18.B106(a
)

In order to achieve this overall objective, the Group's management, among other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. During the current period, the Group did not breach any of its loan covenants, nor did it default on any of its obligations under its loan agreements.

IFRS
18.B106(b
)
IFRS 7.18

	31 December 2025	31 December 2024
	€000	€000
Carrying amount of interest-bearing loans and borrowings (Note 28)	379,624	255,831
Unamortised borrowing costs	2,376	949
Principal amount of interest-bearing loans and borrowings	382,000	256,780
External valuation of completed investment property* (Note 18)	464,078	389,385
External valuation of investment property under development (Note 19)	30,146	30,896
Total external valuation of investment property	494,224	420,281

IFRS
18.127(b)

* Includes investment property measured at cost of €10,070,000.

Capital management's loan-to-value ratio	7 %	61%
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Commentary on IFRS accounting standards

IFRS 18.126-128 require entities to make qualitative and quantitative disclosures regarding their objectives, policies and processes for managing capital.

The Group has disclosed a loan-to-property-value ratio as this is the measure it uses to monitor capital. Nevertheless, other measures may be more suitable for other entities.

IFRS 7.18-19 requires disclosures in the event of a default or breaches as at the end of a reporting period and during the year. Although there are no explicit requirements addressing the opposite situation, the Group has disclosed the restriction on capital represented by financial covenants as it considers it relevant information to the users of the financial statements. The Group did not provide additional information on its debt covenants because the likelihood of the breach occurring is remote.

Notes to the consolidated financial statements

36. Contingencies and commitments

Commitments

As at 31 December 2025, the Group had agreed construction contracts with third parties and is consequently committed to future capital expenditure in respect of investment property under development of €8,600,000 (2024: €15,200,000). There are no contractual commitments in respect of completed investment property.

IAS 40.75(h)

The Group's share in the capital commitments of the joint ventures themselves is €5,200,000 (Note 22).

The Group has a lease contract that has not yet commenced as at 31 December 2025. The future lease payments for this non-cancellable lease contract are €48,000 within one year, €195,000 within five years and €107,000 thereafter.

IFRS 16.59(b)(iv)

Legal claim contingency

A previous tenant of the Group has commenced an action against the Group in respect of alterations to the leased property made during its tenancy. It has been estimated that the liability, should the action be successful, is €1,200,000. A trial date has not yet been set. Therefore, it is not practicable to state the timing of the payment, if any. The Group has been advised by legal counsel that it is possible, but not probable, the action will succeed and, accordingly, no provision for any liability has been made in these financial statements.

IAS 37.86

37. Changes in liabilities arising from financing activities

IAS 7.44A

IAS 7.44C

	1 January 2025		Foreign exchange movements	New leases (Note 30)	Other movements	Change in fair value	31 December 2025
	€000	€000	€000	€000	€000	€000	€000
Current portion of lease liabilities	373	(232)		-	220	-	361
Non-current interest-bearing loans and borrowings (excluding lease liabilities)	255,831	123,593	200	-	-	-	379,624
Non-current portion of lease liabilities	2,516	-		262	(220)	-	2,558
Derivatives	12,804	-		-	1,210	(13,589)	425
Total liabilities from financing activities	271,524	123,361	200	262	1,210	(13,589)	382,968

IAS 7.44B

IAS 7.44D

	1 January 2024		Foreign exchange movements	New leases (Note 30)	Other movements	Change in fair value	31 December 2024
	€000	€000	€000	€000	€000	€000	€000
Current portion of lease liabilities	268	(292)		-	397	-	373
Non-current interest-bearing loans and borrowings (excluding lease liabilities)	168,763	87,183	(115)	-	-	-	255,831
Non-current portion of lease liabilities	1028	-		1,778	(397)	-	2,516
Derivatives	10,904	-		-	(732)	2,632	12,804
Total liabilities from financing activities	180,963	86,891	(115)	1,778	(732)	2,632	271,524

IFRS 18.31

IAS 7.44B

IAS 7.44D

Notes to the consolidated financial statements

37. Changes in liabilities arising from financing activities *continued*

The 'Other movements' column includes the effect of reclassification of the non-current portion of lease liabilities that will be due in the next reporting period.

Cash flows relating to non-current interest-bearing loans and borrowings are presented within the line item 'Proceeds from borrowings' in the consolidated statement of cash flows. Cash flows relating to current lease liabilities are presented within the line item 'Payment of principal portion of lease liabilities' in the consolidated statement of cash flows. Foreign exchange movements are presented within the line item 'Foreign exchange differences on interest-bearing loans and borrowings' in the consolidated statement of profit or loss.

Commentary on IFRS accounting standards

IAS 7.44A requires an entity to provide disclosures that will enable the users of the financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes. The Group provided a reconciliation between the opening and closing balances in the statement of financial position for liabilities arising from financing activities, which include the changes identified in IAS 7.44B as applicable. This reconciliation provides a link to the amounts recognised in the statement of cash flows (IAS 7.44D).

An entity may provide the disclosure required by IAS 7.44A in combination with disclosures of changes in other assets and liabilities. However, it is required to disclose the changes in liabilities arising from financing activities separately from the changes on those other assets and liabilities (IAS 7.44E).

There is no prescribed format for this disclosure, but the Group has selected a tabular format as it considered it the most efficient and meaningful way of meeting the requirement in IAS 7.44A and its objective, given the facts and circumstances.

38. Events after the reporting period

Investment property held for sale

As at 31 December 2025, the Group held two retail investment properties that were under offer from a third party. The assessed fair value of these properties as at 31 December 2025 was €10,560,000 and they are classified as 'held for sale' in the consolidated statement of financial position ([Note 18](#)). These properties were disposed of in January 2026 for €10,360,000, after taking into account attributable expenses, realising a loss on book value of €200,000.

IAS 10.21

Commentary on IFRS accounting standards

IFRS 5 *Non-current Assets Held for Sale and Discontinued Operations* specifies certain disclosures required in respect of discontinued operations and non-current assets held for sale. IFRS 5.5B states that the requirements of other standards do not apply to discontinued operations, unless the other standards specify disclosures that are applicable to them. The Group did not have discontinued operations during the period. Refer to [Good Group IFRS 18 illustrative financial statements \(December 2025\) | EY - Global](#) which illustrates presentation and disclosures in respect of discontinued operations.

In IFRS 5.41, the standard requires additional disclosures in the notes in the period in which a non-current asset (or disposal group) has been either classified as held for sale or sold:

- A description of the non-current asset (or disposal group)
- A description of the facts and circumstances of the sale, or leading to the expected disposal, and the expected manner and timing of that disposal
- The gain or loss recognised in accordance with IFRS 5.20-22 and, if not separately presented in the statement of comprehensive income, the caption in the statement of comprehensive income that includes that gain or loss
- If applicable, the reportable segment in which the non-current asset (or disposal group) is presented in accordance with IFRS 8

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