

29 August 2025

**PLAZA CENTERS N.V.**

**RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2025**

Plaza Centers N.V. ("Plaza" / "Company" / "Group") today announces its results for the six months ended 30 June 2025. The financial information for the half year ended 30 June 2025 and 30 June 2024 has neither been audited nor reviewed by the auditors.

**Financial highlights:**

- Consolidated cash position as of June 30, 2025 decreased to app. €2.2 million (December 31, 2024: €2.6 million) as a result of general and legal expenses.
- An operating result of €0 was recorded (June 30, 2024: €0.9 million loss), reflecting lower general and legal expenses as well as additional income of €0.4 million, which offset the expenses.
- Recorded loss of €3.5 million (June 30, 2024: €8.9 million), mainly due to finance results on bonds, general and legal expenses.
- Basic and diluted loss per share of €0.51 (30 June 2024: loss per share of €1.3).

**Material events during the period:**

***Tax authority investigation:***

On January 20, 2025 the Company announced that further to its announcement dated March 25, 2024 with regards to the search and seizure operations carried by the Indian tax authorities at the offices of Elbit Plaza India Management Services Private Limited (hereinafter: "EPIM") (which is a private company wholly owned by Elbit Plaza India Real Estate Holdings Limited), EPIM has received a tax assessment order (from the Indian Tax Authority) for the financial years 2022 – 2023 and with this the ongoing income tax investigations/assessments are completed without imposing any liability on EPIM.

***Deferral of payment of Debentures and partial interests' payment:***

Refer to the below in Liquidity & Financing.

***Dutch statutory auditor:***

Refer to Note 6(c) in the interim condensed consolidated financial statements as of June 30, 2025.

***Update regarding update regarding a lawsuit against entities involved in the sale of U.S.A. shopping centers in 2011:***

On May 22, 2025 the Company announced that, further to its announcement dated June 19, 2023 regarding the filing of a claim by Plaza and Elbit Imaging Ltd. (hereinafter: "Elbit") (Plaza and Elbit shall be referred to hereinafter together as the: "Plaintiffs") against certain parties (a number of officers in Plaza and Elbit, some of the heirs of the late Moti Zisser (former controlling shareholder of Plaza and Elbit) and other parties) in relation to the Plaintiffs' transaction from 2011 for the sale of real estate assets in the US in 2011; that a mediation agreement has been reached to end the entire proceeding, according to which the Plaintiffs will be compensated in return for a final and full waiver of claims. Plaza's share of the settlement amount is approximately €0.3 million. On June 29, 2025 the Company received the settlement amount.

**Commenting on the results, executive director Ron Hadassi said:**

"The Company continues to take all necessary steps regarding the Casa Radio Project. It has submitted a Request for Arbitration (the "Request") with the International Centre for Settlement of Investment Disputes ("ICSID") against Romania, seeking compensation for losses arising from the Romanian authorities' failure to cooperate, negotiate, and amend the PPP agreement. The Hearing on Jurisdiction was held in November 2024, and the Company is now awaiting the Tribunal's ruling, which is expected by the end of 2025."

***For further details, please contact:***

**Plaza**

Ron Hadassi, Executive Director

972-526-076-236

**Notes to Editors**

Plaza Centers N.V. ([www.plazacenters.com](http://www.plazacenters.com)) is listed on the Main Board of the London Stock Exchange, as of 19 October 2007, on the Warsaw Stock Exchange (LSE: "PLAZ", WSE: "PLZ/PLAZACNTR") and, on the Tel Aviv Stock Exchange.

**Forward-looking statements**

This press release may contain forward-looking statements with respect to Plaza Centers N.V. future (financial) performance and position. Such statements are based on current expectations, estimates and projections of Plaza Centers N.V. and information currently available to the company. Plaza Centers N.V. cautions readers that such statements involve certain risks and uncertainties that are difficult to predict and therefore it should be understood that many factors can cause actual performance and position to differ materially from these statements.

## **MANAGEMENT STATEMENT**

During first half of 2025 the Company also continued cost reductions in administrative expenses and costs of operations. In connection with Casa Radio Project, as stated above, the Company issued a Notice of Dispute and Acceptance of Offer and Consent to Arbitrate to Romania with respect to the Project and we hope this will help us to unblock the current status of the Project. In addition, on December 5, 2024 the Company and AFI Europe N.V. ("AFI Europe") agreed to extend the Long Stop Date, which is the date on which the parties will execute a share purchase agreement, subject to the satisfaction of conditions precedent (the "SPA"), until December 31, 2025.

Due to the board and management estimation that the Company is unable to serve its entire debt according to the current redemption date (January 1, 2026) in its current liquidity position, the Company intends to request from the bondholders of both series (Series A and Series B) postponement of the repayment of the remaining balance of the bonds.

## **Results**

During the first half of the year, Plaza recorded a €3.5 million loss attributable to the shareholders of the Company (30 June 2024: €8.9 million). Total result of operations excluding finance income and finance cost was a loss of €0 in 2025 compared to reported loss of €0.9 million in the first half of 2024. The results were mainly due to administrative expenses and arbitration costs and additional income of €0.4 million which offset the expenses.

## **Liquidity & Financing**

Plaza ended the period with a consolidated cash position of circa €2.2 million, compared to €2.6 million at the end of 2024.

As of June 30, 2025, the Group's outstanding obligation to bondholders (including accrued interests) are app. €162.7 million.

As disclosed in Note 6(d) below the Company was not able to meet its final redemption obligation to its (Series A and Series B) bondholders, due on July 1, 2025, and the bondholders approved to postpone the final redemption date to January 1, 2026.

Due to the board and management estimation that the Company is unable to serve its entire debt according to the current bond's repayment schedule in its current liquidity position, the Company intends to request the bondholders of both series to postpone the repayment of the remaining balance of the bonds. However, there is an uncertainty if the bondholders will approve the request. In the case that the bondholders would declare their remaining claims to become immediately due and payable, the Company would not be in a position to settle those claims and would need to enter into an additional debt restructuring or might cease to be a going concern.

## Strategy and Outlook

The Company's priorities are focused on efforts to sign definitive sale agreement of Casa Radio project. The Company also intends to seek for bondholders' approval for postponement of the repayment of the bonds. In addition, the Company intends to continue the cost-cutting of its operational cost.

## OPERATIONAL REVIEW

The Company's current assets are summarised in the table below (as of balance sheet date):

Asset/ Project	Location	Nature of asset	Size sqm (GLA)	Plaza's effective ownership %	Status
Casa Radio	Bucharest, Romania	Mixed-use retail, hotel and leisure plus office scheme	467,000 (GBA including parking spaces)	75	Pre-sale agreement signed

## FINANCIAL REVIEW

### Results

In the first half of 2025, administrative expenses amounted to €0.3 million, compared to the first half of 2024, primarily reflecting lower legal expenses. In both periods, administrative expenses include legal costs related to the arbitration proceedings initiated by the Company in Romania in connection with the Casa Radio Project, as described above.

Net finance result changed from €8 million loss in the first 6 months of 2024 to €3.5 million loss in the first 6 months of 2025. The main components of net finance incomes were foreign currency gain on bonds (including inflation) and interests' expenses accrued on the debentures which includes also penalty interest calculated on the deferred principal.

As a result, the loss for the period amounted to circa €3.5 million in the first 6 months of 2025, representing a basic and diluted loss per share for the period of €0.51 (H1 2024: €1.30 loss).

### Balance sheet and cash flow

The balance sheet as of 30 June 2025 showed total assets of €2.3 million compared to total assets of €2.6 million at the end of 2024, mainly as a result of administrative expenses and costs of operations.

The consolidated cash position (cash on standalone basis as well as fully owned subsidiaries) as of 30 June 2025 decreased to €2.2 million (31 December 2024: €2.6 million).

As of 30 June 2025, the Company has a balance sheet liability of €102 million from issuing bonds on the Tel Aviv Stock Exchange. Additionally, the Company recorded provision for interests on bonds as of June 30, 2025, in an amount of €60.7 million (31 December 2024: €55.1 million).

**Disclosure in accordance with Regulation 10(B)14 of the Israeli Securities Regulations (periodic and immediate reports), 5730-1970**

**1. General Background**

According to the abovementioned regulation, upon existence of warning signs as defined in the regulation, the Company is obliged to attach its report's projected cash flow for a period of two years, commencing with the date of approval of the reports ("Projected Cash Flow").

The material uncertainty related to going concern was included in Note 1(b). In light of the material uncertainty that the SPA between the Company and AFI Europe N.V. will eventually be executed and/or that the transaction will be consummated as presented above or at all (refer to Note 5), the board and management estimates that the Company is unable to serve its entire debt according to the due date the bondholders approved to postpone the final redemption date. Accordingly, it is expected that the Company will not be able to meet its entire contractual obligations in the following 12 months.

With such warning signs, the Company is providing projected cash flow for the period of 24 months following for the coming two years.

**2. Projected cash flow**

The Company has implemented the restructuring plan that was approved by the Dutch court on July 9, 2014 (the "Restructuring Plan"). Under the Restructuring Plan, principal payments under the bonds issued by the Company and originally due in the years 2013 to 2015 were deferred for a period of four and a half years, and principal payments originally due in 2016 and 2017 were deferred for a period of one year. During first three months of 2017, the Company paid to its bondholders a total amount of NIS 191.7 million (EUR 49.2 million) as an early redemption. Upon such payments, the Company complied with the Early Prepayment Term (early redemption at the total sum of at least NIS 382 million) and thus obtained a deferral of one year for the remaining contractual obligations of the bonds.

In January 2018, a settlement agreement was signed by and among the Company and the two Israeli Series of Bonds.

On November 22, 2018 the Company announced based on its current forecasts, that the Company expected to pay the accrued interest on Series A and Series B Bonds on December 31, 2018, in accordance with the repayment schedule determined in the Company's Restructuring Plan and Settlement Agreement with Series A and Series B Bondholders from 11 January 2018 (the "Settlement Agreement"). The Company noted that it

will not meet its principal repayment due on December 31, 2018 as provided for in the Settlement Agreement. On February 18, 2019 the Company paid principal of circa EUR 250,000 and Penalty interest on arrears of EUR 150,000 following the bondholder's approval to defer principal repayment to July 1, 2019.

In addition, during June 2019 the bondholders approved the deferral of the full payment of principal due on July 1, 2019 and of 58% ("deferred interest amount") of the sum of interest (consisting of the total interest accrued for the outstanding balance of the principal, including interest for part of the principal payment which was deferred as of February 18, 2019, plus interest arrears for part of the principal which was fixed on February 18, 2019 and was not paid by the Company and all in accordance with the provisions of the trust deed; "the full amount of interest"), the effective date of which is June 19, 2019, and the payment date was fixed as of July 1, 2019. The company paid on the said date a total amount of circa EUR 1.17 million, which is only 42% of the full amount of interest.

On July 11, 2019, the Company announced that its Romanian subsidiary had signed a binding agreement to sell land in Romania (refer to Note 5(3)(f) of the consolidated financial statements as of December 31, 2020), and that the Company would use part of the proceeds now received by it EUR 0.75 million (hereinafter: "the amount payable"), in order to make a partial interest payment to the bondholders (Series A) and (Series B) issued by the Company. The payment required changes in the repayment schedule and amendments of the trust deeds which was approved unanimously by the Bondholders. The amount payable was paid on August 14, 2019 and reflects 30% of accrued interest as of that date.

On November 17, 2019, the bondholders of Series A and Series B approved a deferral of all the scheduled Principal payment and app. 87% of deferral of the scheduled Interest payment, both, as of December 31, 2019 to July 1, 2020.

On May 4, 2020, the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to January 1, 2021 of all the scheduled Principal; (ii) that on July 1, 2020 the Company will pay to its bondholders a partial interest payment in the total amount of EUR 250,000 and to deferral all other unpaid scheduled Interest payment.

Following receiving the Settlement Amount related to the final price adjustment of the sale of Belgrade Plaza and in light of the potential negative impact of the Covid-19 on the possibility to receive future proceeds from the Company's plots in India, the Company decided to increase the amount to be paid to the bondholders on July 1, 2020, from EUR 250,000 to EUR 500,000. The amount reflected 6.74% of accrued interest as of that date.

On November 12, 2020, the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to July 1, 2021 of all the scheduled Principal; that on January 1, 2021 the Company will pay to its bondholders a partial interest payment in the total amount of EUR 200,000 and to deferral all other unpaid interest. The amount reflected 1.84% of accrued interest as of that date.

On April 12, 2021, the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to January 1, 2022; (ii) that on July 1, 2021 the Company will pay to its bondholders a partial interest

payment in the total amount of EUR 125,000 and to deferral all other unpaid interest. The amount reflected 0.84% of accrued interest as of that date.

On November 25, 2021, the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to July 1, 2022; (ii) that on January 1, 2022 the Company will pay to its bondholders a partial interest payment in the total amount of EUR 125,000 and to deferral all other unpaid interest. The amount reflected 0.92% of accrued interest as of that date.

On June 16, 2022, the bondholders of Series A and Series B approved to postpone the final redemption date to January 1, 2023.

On November 8, 2022, the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to July 1, 2023; (ii) that on January 1, 2023 the Company will pay to its bondholders a partial interest payment in the total amount of EUR 2,000,000 and to deferral all other unpaid interest. The amount reflected 6.08% of accrued interest as of that date.

Further, in 2023 the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to January 1, 2024; (ii) that on July 1, 2023 the Company will pay to its bondholders a partial interest payment in the total amount of EUR 750,000 and to deferral all other unpaid interest. The amount reflected 6.08% of accrued interest as of that date.

On November 11, 2023, the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to July 1, 2024; (ii) that on January 1, 2024 the Company will pay to its bondholders a partial interest payment in the total amount of EUR 200,000 and to defer all other unpaid interest. The amount reflected 0.51% of accrued interest as of that date.

In 2024 the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to January 1, 2025.

Further, in 2025 the bondholders of Series A and Series B approved: (i) to postpone the final redemption date to January 1, 2026.

The materialisation, occurrence consummation and execution of the events and transactions and of the assumptions on which the projected cash flow is based, including with respect to the proceeds and timing thereof, although probable, are not certain and are subject to factors beyond the Company's control as well as to the consents and approvals of third parties and certain risks factors. Therefore, delays in the realisation of the Company's assets and investments or realisation at a lower price than expected by the Company, as well as any other deviation from the Company's assumptions (such as additional expenses due to suspension of trading, delay in submitting the statutory reports etc.), could have an adverse effect on the Company's cash flow and the Company's ability to service its indebtedness in a timely manner.

**In € millions**

	<b>7-12/2025</b>	<b>2026</b>
<b>Cash - Opening Balance <sup>(2)</sup></b>	<b>2.20</b>	<b>1.7</b>
Proceeds from other income <sup>(3)</sup>	-	-
<b>Total Sources</b>	<b>2.20</b>	<b>1.7</b>
Debentures - principal	-	-
Debentures - interest <sup>(4)</sup>	-	-
Other operational costs <sup>(5)</sup>	0.2	0.5
G&A expenses (including property maintenance) <sup>(6)</sup>	0.3	0.8
<b>Total Uses</b>	<b>0.5</b>	<b>1.3</b>
<b>Cash - Closing Balance <sup>(2)</sup></b>	<b>1.7</b>	<b>0.4</b>

1. The above cash flow is subject to the approval of the bondholders of both series to postpone the repayment of the remaining balance of the bonds which is due on January 1, 2026.
2. Total cash on standalone basis as well as fully owned subsidiaries.
3. The Company did not include any proceeds from pre-sale agreement signed with AFI, due to the uncertainty as to the fulfilment of the conditions set out in the preliminary agreement as mentioned in Note 5 of the interim condensed consolidated financial statements as of June 30, 2025, thus there can be no certainty an the SPA will eventually be executed and/or that the Transaction will be completed.
4. Payments of interests are subject to the approval of the bondholders of both series.
5. The cost includes a provision for arbitrations / legal costs based on projection of arbitration process.
6. Total general and administrative expenses includes both costs of the Company and of all the subsidiaries.

**Ron Hadassi**

**Executive Director**

**29 August 2025**



**PLAZA CENTERS N.V.**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

**AS OF JUNE 30, 2025**

**NOT AUDITED AND NOT REVIEWED**

**IN ‘000 EUR**

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**INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

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	<b>June 30, 2025</b>	<b>December 31, 2024</b>
	<b>EUR '000</b>	<b>EUR '000</b>
	<b>Not audited</b>	<b>Audited</b>
	<b>Not reviewed</b>	
<b>ASSETS</b>		
Cash and cash equivalents	2,207	2,588
Restricted bank deposits	31	14
Prepayments and other receivables	54	28
	<hr/>	<hr/>
<b>Total current assets</b>	<b>2,292</b>	<b>2,630</b>
	<hr/>	<hr/>
<b>Total assets</b>	<b>2,292</b>	<b>2,630</b>
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The accompanying notes are an integral part of the interim condensed consolidated financial statements.

## INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	June 30, 2025	December 31, 2024
	EUR '000 Not audited Not reviewed	EUR '000 Audited
LIABILITIES AND EQUITY		
LIABILITIES AND SHAREHOLDERS' EQUITY		
Bonds	60,662	55,131
Accrued interests on bonds	102,009	104,040
Trade payables	7	39
Other liabilities	234	548
<b>Total current liabilities</b>	<b>162,912</b>	<b>159,758</b>
Share capital	6,856	6,856
Other reserves	(19,983)	(19,983)
Share based payment reserve	35,376	35,376
Share premium	282,596	282,596
Retained losses	(465,465)	(461,973)
<b>Total equity</b>	<b>(160,620)</b>	<b>(157,128)</b>
<b>Total equity and liabilities</b>	<b>2,292</b>	<b>2,630</b>

The accompanying notes are an integral part of the interim condensed consolidated financial statements.

**August 28, 2025**

**Date of approval of the  
financial statements**

**Ron Hadassi  
Executive Director**

**David Dekel  
Chairman of the Board of  
Directors**

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	Six months ended June 30,	
	2024	2024
	EUR '000	EUR '000
	(except per share data)	(except per share data)
	Not audited	Not audited
	Not reviewed	Not reviewed
<b>Gains and other</b>		
Other income	411	29
<b>Total gains</b>	411	29
<b>Total revenues and gains</b>	411	29
<b>Expenses and losses</b>		
Cost of operations	(65)	(48)
Administrative expenses	(337)	(869)
Expenses and losses	402	917
Finance income	4,250	75
Finance costs	(7,751)	(8,073)
Finance income (costs), expenses and losses	(3,903)	(8,915)
<b>Loss before income tax</b>	(3,492)	(8,886)
Income tax expense	-	-
<b>Loss for the period</b>	(3,492)	(8,886)
<b>Earnings per share</b>		
Basic and diluted loss per share (in EURO)	(0.51)	(1.30)

The accompanying notes are an integral part of the interim condensed consolidated financial statements.

## INTERIM CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

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	Six months ended June 30,	
	2025	2024
	EUR '000	EUR '000
	<i>(except per share data)</i>	<i>(except per share data)</i>
	<b>Not audited</b>	<b>Not audited</b>
	<b>Not reviewed</b>	<b>Not reviewed</b>
<b>Loss for the period</b>	(3,492)	(8,886)
Other comprehensive gain (loss) for the period	-	-
Total comprehensive loss for the period	<u>(3,492)</u>	<u>(8,886)</u>

The accompanying notes are an integral part of the interim condensed consolidated financial statements.

## INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Share capital	Share Premium	Share based payment reserves	Translation Reserve	Other reserves	Retained losses	Total
<b>Balance on January 1, 2025</b>	6,856	282,596	35,376	-	(19,983)	(461,973)	(157,128)
<b>Comprehensive loss for the period</b>							
Net loss for the period	-	-	-	-	-	(3,492)	(3,492)
<b>Total comprehensive loss for the period</b>	-	-	-	-	-	(3,492)	(3,492)
<b>Balance on June 30, 2025</b> (Not audited, not reviewed)	6,856	282,596	35,376	-	(19,983)	(465,465)	(160,620)

	Share capital	Share Premium	Share based payment reserves	Translation Reserve	Other reserves	Retained losses	Total
<b>Balance on January 1, 2024</b>	6,856	282,596	35,376	-	(19,983)	(433,840)	(128,995)
<b>Comprehensive loss for the period</b>							
Net loss for the period	-	-	-	-	-	(8,886)	(8,886)
<b>Total comprehensive loss for the period</b>	-	-	-	-	-	(8,886)	(8,886)
<b>Balance on June 30, 2024</b> (Not audited, not reviewed)	6,856	282,596	35,376	-	(19,983)	(442,726)	(137,881)

The accompanying notes are an integral part of the interim condensed consolidated financial statements.

## **INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

	<b>Six months ended June 30,</b>	
	<b>2025</b>	<b>2024</b>
	<b>EUR '000</b>	<b>EUR '000</b>
	<b>Not audited</b>	<b>Not audited</b>
	<b>Not reviewed</b>	<b>Not reviewed</b>
<u>Cash flows from operating activities:</u>		
Loss for the period	(3,492)	(8,886)
<u>Adjustments necessary to reflect cash flows used in operating activities</u>		
Net finance costs (incomes)	3,501	7,998
	9	(888)
<u>Changes in:</u>		
Trade receivables	1	(26)
Other receivables	(27)	(4)
Trade payables	(32)	29
Other liabilities, related parties' liabilities and provisions	(314)	(227)
	(372)	(228)
Interest received	14	75
<b>Net cash used in operating activities</b>	(349)	(1,041)
<b>Cash from investing activities</b>		
Investment in restricted deposit	(17)	19
<b>Net cash provided by investing activities</b>	(17)	19
<b>Cash from financing activities</b>		
<b>Net cash used in financing activities</b>	-	-
<b>Effect of exchange fluctuations on cash held</b>	(15)	(64)
<b>Decrease in cash and cash equivalents during the period</b>	(366)	(1,022)
<b>Cash and cash equivalents as of January 1<sup>st</sup></b>	2,588	5,705
<b>Cash and cash equivalents as of June 30</b>	2,207	4,619

The accompanying notes are an integral part of the interim condensed consolidated financial statements.

## NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

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### NOTE 1: - CORPORATE INFORMATION

- a. Plaza Centers N.V. ("the Company" and together with its subsidiaries, "the Group") was incorporated and is registered in the Netherlands. The Company's registered office is at Tolstraat 112, 1074 VK, Amsterdam, the Netherlands. In the past the Company conducted its activities in the field of establishing, operating and selling of shopping and entertainment centres, as well as other mixed-use projects (retail, office, residential) in Central and Eastern Europe (starting 1996) and India (from 2006). Following debt restructuring plan approved in 2014 the Group's main focus is to reduce corporate debt by early repayments following sale of assets and to continue with efficiency measures and cost reduction where possible.

The condensed interim consolidated financial statements for each of the periods presented comprise the Company and its subsidiaries (together referred to as the "Group") and the Group's interest in jointly controlled entities.

The Company is listed on the premium segment of the Official List of the UK Listing Authority and to trading on the main market of the London Stock Exchange ("LSE"), the Warsaw Stock Exchange ("WSE") and on the Tel Aviv Stock Exchange ("TASE").

- b. Going concern and liquidity position of the Company:

As of June 30, 2025, the Company's outstanding obligations to bondholders (including accrued interests) are app. EUR 162.7 million due date of which was postponed to January 1, 2026 (the "**Current Due date**") (please refer to Note 6(d)).

Due to the above the Company's primary need is for liquidity. The Company's current and future resources include the following:

1. Cash and cash equivalents (including the cash of fully owned subsidiaries) of approximately EUR 2.2 million.
2. The Company and AFI Europe N.V. ("AFI Europe") entered into an addendum to the pre-sale agreement entered into between the Parties in connection with the sale of its subsidiary (the "SPV") which holds 75% in the Casa Radio Project (the "Project") (the "Addendum" and the "Agreement", respectively) pursuant to which the Parties agreed to extend the Long Stop Date, which is the date on which the parties will execute a share purchase agreement, subject to the satisfaction of conditions precedent (the "SPA"), until December 31, 2025. There can be no certainty that the SPA will eventually be executed and/or that the transaction will be consummated as presented above or at all.
3. In addition, as detailed in note 5(2) of the annual financial statements as of December 31, 2024, the Company has submitted with the International Centre for Settlement of Investment Disputes ("ICSID") a Request for Arbitration (the "Request") against Romania for compensation of losses incurred due to failure of the Romanian authorities to cooperate, negotiate and adjust the PPP agreement as described in the note 5(1)(c) of the annual financial statements as of December 31, 2024 which include the Company's investment in the Project SPV, loss of potential profit, and costs and expenses of the arbitration.  
At this stage there is no certainty about the result of the dispute, hence no resources are expected to be available in the foreseeable future.



## **NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

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### **NOTE 1: - CORPORATE INFORMATION (Cont.)**

As of June 30, 2025, the Company is not in compliance with the main Covenants as defined in the restructuring plan (for more details refer also to Note 8 of the annual financial statements as of December 31, 2024), hence under defaulted which could also trigger early repayment clause by the bondholders.

Due to the abovementioned and due to the board and management estimation that the Company is unable to serve its entire debt on the Current Due Date, the Company intends to request the bondholders of both series an additional postponement of the repayment of the remaining balance of the bonds. However, there is an uncertainty if the bondholders will approve the request. In the case that the bondholders would declare their remaining claims to become immediately due and payable, the Company would not be in a position to settle those claims and would need to enter to an additional debt restructuring or might cease to be a going concern basis.

Due to the abovementioned conditions a material uncertainty exists that casts significant doubt about the Company's ability to continue as a going concern.

The interim condensed consolidated financial statements have been prepared on a going concern basis, which assumes that the Group will be able to meet the mandatory repayment obligations of its bonds and other working capital requirements.

### **NOTE 2: - BASIS OF PREPARATION**

- a. Basis of preparation of the interim condensed consolidated financial data:

The interim condensed consolidated financial data for the six months period ended June 30, 2025 have been prepared in accordance with the International Financial Reporting Standard IAS 34 ("Interim Financial Reporting") as adopted by the European Union.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Group's annual consolidated financial statements as of 31 December 2024. These interim condensed consolidated financial statements as of June 30, 2025 have been neither audited nor reviewed by the Company's auditors.

The financial information for the half year ended 30 June 2024 has neither been audited nor reviewed by the auditors.

Selected explanatory notes are, however, included to explain events and transactions that are significant to understanding the changes in the Group's financial position and performance since the last annual consolidated financial statements as of and for the year ended December 31, 2024.

The interim condensed consolidated financial statements as of June 30, 2025 were authorized by the Board of Directors on 28 August 2025.

## NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### NOTE 3: - USE OF JUDGEMENT AND ESTIMATES

In preparing this interim condensed consolidated financial information, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this interim condensed consolidated financial information, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were principally the same as those that applied to the consolidated financial statements as at and for the year ended December 31, 2024, save for the changes highlighted above. Refer also to Note 1(b) above for significant estimations performed.

### NOTE 4: - FINANCIAL INSTRUMENTS

Carrying amounts and fair values

In respect to the Company's financial instruments assets not presented at fair value, being mostly short-term market interest bearing liquid balances, the Company believes that the carrying amount approximates its fair value. In respect of the Company's financial instruments liabilities:

Fair value of the quoted debentures is based on price quotations at the reporting date.

	Carrying amount		Fair value	
	June 30, 2025	December 31, 2024	June 30, 2025	December 31 2024
	Not audited Not reviewed	Audited	Not audited Not reviewed	Audited
	EUR '000	EUR '000	EUR '000	EUR '000
<b>Statement of financial position</b>				
Debentures A – Israeli NIS bonds	42,105	42,943	2,909	3,204
Debentures B – Israeli NIS bonds	59,904	61,097	4,586	4,514
<b>Total</b>	<b>102,009</b>	<b>104,040</b>	<b>7,495</b>	<b>7,718</b>

The total contractual liability of the Debentures was EUR 162.7 million as of June 30, 2025.

### NOTE 5: - CASA RADIO

- Following Note 5(1)(c) to the annual financial statements relating the discussions with the Romanian authorities, on July 15, 2024 the Company received a notice, on behalf of the Ministry of Finance of Romania (for more details refer to Note 5(2) to the annual financial statements).
- Following Note 5(1)(e) to the annual consolidated financial statements as of December 31, 2024 which discloses that the The Company and AFI Europe N.V. ("AFI Europe") entered into an addendum to the pre-sale agreement entered into between the Parties in connection with the sale of its subsidiary (the "SPV") which holds 75% in the Casa Radio Project (the "Project") (the "Addendum" and the "Agreement", respectively) pursuant to which the Parties agreed to extend the Long Stop Date, which is the date on which the parties will execute a share purchase agreement, subject to the satisfaction of conditions precedent (the "SPA"), until December 31, 2025.

## **NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

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### **NOTE 5: - CASA RADIO (Cont.)**

Following the above, the Parties continue their attempts to receive the authority's approval in order to be able to execute the SPA, still there has been no progress since the pre-sale has been signed. In light of the above the Company is exploring all its options in order to obtain progress, including among others its legal options. For details regarding the issuance of a notice of dispute and acceptance of offer and consent to arbitrate to Romania with respect to the "Casa Radio" project refer to Note 5(2) to the annual consolidated financial statements as of December 31, 2024. Accordingly, the Tribunal's decision is expected in the end of 2025.

Due to the above, there can be no certainty that the SPA will eventually be executed and/or that the transaction will be completed.

c. Write-down of trading properties:

As detailed in the annual consolidated financial statements, the value of the trading property of the Project was fully reduced (for more details refer to Note 5(2) to the annual consolidated financial statements as of December 31, 2024).

Still, the Company believes that despite this reduction there is no change in the value of the Company's rights under the PPP Agreement. In addition, the Company is actively pursuing all available options, including legal avenues, to achieve progress.

### **NOTE 6:- MATERIAL EVENTS DURING THE REPORTING PERIOD**

a. Tax authority investigation:

On January 20, 2025 the Company announced that further to its announcement dated March 25, 2024 with regards to the search and seizure operations carried by the Indian tax authorities at the offices of Elbit Plaza India Management Services Private Limited (hereinafter: "EPIM") (which is a private company wholly owned by Elbit Plaza India Real Estate Holdings Limited), EPIM has received a tax assessment order (from the Indian Tax Authority) for the financial years 2022 – 2023 and with this the ongoing income tax investigations/assessments are completed without imposing any liability on EPIM.

b. Update regarding update regarding a lawsuit against entities involved in the sale of U.S.A. shopping centers in 2011:

On May 22, 2025 the Company announced that, further to its announcement dated June 19, 2023 regarding the filing of a claim by Plaza and Elbit Imaging Ltd. (hereinafter: "Elbit") (Plaza and Elbit shall be referred to hereinafter together as the: "Plaintiffs") against certain parties (a number of officers in Plaza and Elbit, some of the heirs of the late Moti Zisser (former controlling shareholder of Plaza and Elbit) and other parties) in relation to the Plaintiffs' transaction from 2011 for the sale of real estate assets in the US in 2011; that a mediation agreement has been reached to end the entire proceeding, according to which the Plaintiffs will be compensated in return for a final and full waiver of claims. Plaza's share of the settlement amount is approximately €0.3 million. On June 29, 2025 the Company received the settlement amount.

## **NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS**

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### **NOTE 6:- MATERIAL EVENTS DURING THE REPORTING PERIOD (cont.)**

c. Dutch statutory auditor:

Following Note 16(b)(6) to the annual consolidated financial statements as of December 31, 2024, which discloses statutory filing requirements, the Company submitted the annual consolidated financial statements as of December 31, 2024 which were filed to the London Stock Exchange, the Warsaw Stock Exchange and the Tel Aviv Stock Exchange, to the Authority for the Financial Markets and to other relevant Dutch authorities.

d. Deferral of payment of Debentures and partial interests' payment:

As previously disclosed by the Company in Note 8(c) to its annual consolidated financial statements as of December 31, 2024, the Company was not able to meet its final redemption obligation to its (Series A and Series B) bondholders, due on July 1, 2025. In light of the above the bondholders approved to postpone the final redemption date to January 1, 2026.

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