INDEMO

Indemo SIA
Financial report 2025

31 March 2026

ENGLISH TRANSLATION

INDEMO SIA

Separate Financial Statements of the Company and Consolidated Annual Report of the Group for 2025

Prepared in accordance with EU-adopted
International Financial Reporting Standards

Riga, 27 March 2026

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1. Information about the Company and the Group

Company name	INDEMO SIA
Legal status	Limited liability company
Registration No., place and date	40203401432, registered in Riga on 20 May 2022
Registered and postal address	Skanstes iela 50, Riga, LV-1013, Latvia
Nature of operations and NACE codes	Regular and professional provision of investment services. NACE Rev. 2: Operation of web portals (63.12) and Other financial service activities, except insurance and pension funding, n.e.c. (64.99).
Shareholders and shareholdings in share capital as at 31 December 2025	Iļja Hagins (20.92% of the Company's share capital) REVESTA SOLUCIONES S.L. (9.29% of the Company's share capital) SIA Corecloud (8.63% of the Company's share capital) Andrzej Pawlow (7.46% of the Company's share capital) AS "Aquarium Investments" IPS (6.57% of the Company's share capital) Amber Capital Investment Ltd (5.85% of the Company's share capital) Sergejs Viškovskis (5.24% of the Company's share capital) Mihails Porožņakovs (5.18% of the Company's share capital) Other shareholders each hold less than 5% of the Company's share capital
Names and positions of Board members	Sergejs Viškovskis – Chairman of the Board Vladimirs Šlapakovs – Board Member Jeļena Kibale – Board Member (from 22 September 2025) Daniels Žirjakovs – Board Member Pāvels Počtarenko – Board Member (until 22 September 2025)
Annual report prepared by	Kristīna Savinska, Chief Accountant
Reporting period	from 1 January 2025 to 31 December 2025
Previous reporting period	from 1 January 2024 to 31 December 2024
Subsidiaries	Indemo SPV Issuer No1 SIA – 100% participation; Reg. No. 40203462441, registered in Riga on 15 February 2023; Skanstes iela 50, Riga, LV-1013, Latvia Indemo Finance SIA – 100% participation; Reg. No. 40203665098, registered in Riga on 21 July 2025; Skanstes iela 50, Riga, LV-1013, Latvia
Auditors	Crowe DNW SIA, Bauskas 58-1, Riga, LV-1004 Certified auditor: Iveta Rutkovska Certificate No. 43 Licence No. 157

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2. Management Report

Company profile

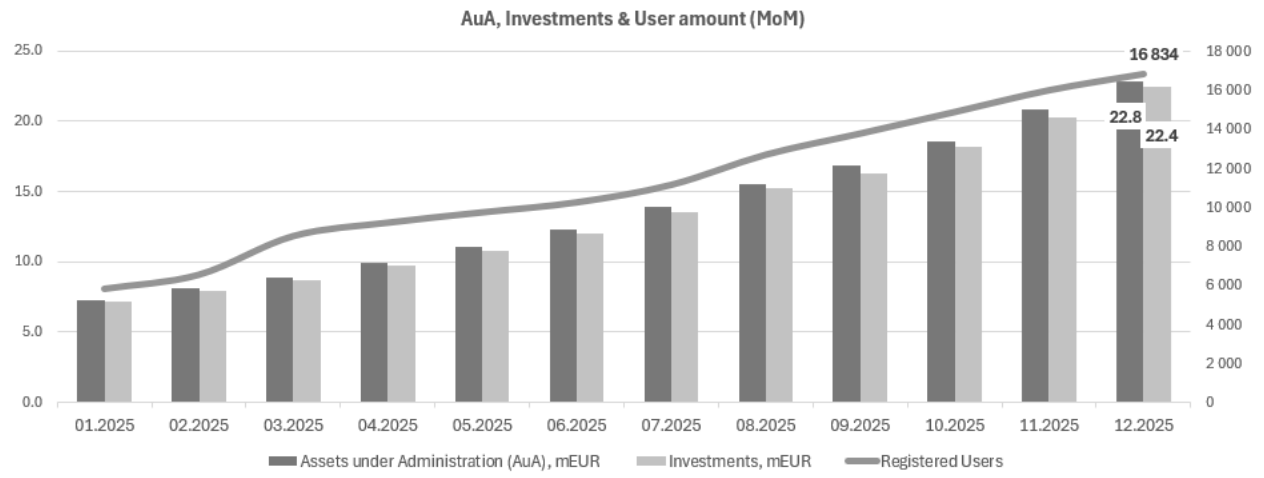
Indemo SIA (hereinafter – the Company) was registered in the Commercial Register of the Republic of Latvia on 20 May 2022. On 15 November 2022, the Latvian Financial and Capital Market Commission, which was integrated into Latvijas Banka from 1 January 2023, issued licence No. 06.06.08.824/547 to the Company for the provision of investment services and ancillary investment services.

The Company operates the investment platform INDEMO.EU (hereinafter – the Platform) and is authorised to provide execution of client orders, portfolio management, investment advice, safekeeping of financial instruments, placement of financial instruments without a firm commitment basis, investment research, financial analysis or other forms of general recommendation relating to transactions in financial instruments, as well as underwriting-related services.

The Company is part of the consolidated Indemo group, which also includes two special purpose subsidiaries – Indemo SPV Issuer No.1 SIA and Indemo Finance SIA – used in the issuance and servicing process of asset-backed investment products (notes) offered on the Platform.
As at the date of approval of this report, the Company's registered address is Skanstes iela 50, Riga, LV-1013, Latvia. The Board comprises Sergejs Viškovskis (Chairman of the Board), Vladimirs Šlapakovs, Daniels Žirjakovs and Jeļena Kibale.

2025 review

2025 was a year of rapid commercial and operational growth for the Company. The Board's strategic focus was to accelerate client acquisition, increase assets under management, expand the range of notes available on the Platform, improve transparency for investors, and strengthen the Company's governance, risk management and compliance infrastructure.



During the reporting year, the Company continued to expand its European investor base. Lithuania, Germany and Spain remained among the most important investor markets, while France, Latvia, the Netherlands and Italy also retained strong positions.

Key metrics

Indicator	2025 result	Comment
Registered clients at 31 December 2025	16,834	Up by 11,791 versus the beginning of 2025.
Cumulative investments on the Platform	EUR 24.9 million	EUR 6.38 million was added during Q4 2025.
Assets under administration at year-end	EUR 22.8 million	More than three times the opening level of 2025.
Average client portfolio	EUR 3,244	About 22% higher than at the beginning of 2025; excludes portfolios above EUR 100,000.
Operational activity and track record	111 new investment opportunities / 10 discounted debt repayments	92 recovery flow updates; completed-position returns ranged from 15.1% to 38% per annum.
Revenue and net loss	EUR 1,019,364 / EUR 691,063	Audited Company figures. Group net loss: EUR 692,665.

Commercial momentum was particularly strong in the fourth quarter of 2025. By year-end, total investments on the Platform had reached almost EUR 25 million, assets under management had increased to EUR 22.8 million, and the average client portfolio had grown to EUR 3,244. Transaction execution quality and transparency also improved in 2025. The Company offered 111 new investment opportunities and published 92 progress updates on discounted debt recovery for the existing portfolio. At the same time, the recovery process delivered 10 successful repayments during the year, further strengthening the Company's operating track record and supporting investor confidence in the Platform's long-term value proposition.

A major product development milestone in 2025 was the launch in November 2025 of the "1 note: 1 debt" model (officially called Foreclosure Investments) and the Recovery Progress 2.0 interface. These improvements enhanced flexibility, transparency and scalability, enabled faster publishing of offers and a better presentation of investment opportunities to investors, and laid the foundations for further market functionality development. The Company also continued to automate note creation and related processes in order to respond more quickly to investor demand and manage supply more efficiently.

In 2025, the Company also invested in organisational capacity. The team expanded across product, operations and compliance functions, and the Company moved to a new office in the Skanste business district.

Financial results

According to the audited 2025 financial statements, the Company's commission and similar income in 2025 amounted to EUR 1,019,364 and the year closed with a net loss of EUR 691,063. In the consolidated financial statements, the Group's net loss for the year amounted to EUR 692,665. The negative result reflects deliberate investment in growth rather than a deterioration in the Company's commercial development. A significant portion of expenses was related to client acquisition, marketing and advertising campaigns, product development, technology and security, as well as strengthening administrative, compliance and operational capacity.

Revenue and operating leverage improved over the course of the year. December became the strongest revenue month of 2025, while monthly losses decreased significantly by year-end. In the Board's view, 2025 was an investment year in which the Company established a substantially larger client base, broader market reach and a stronger technological and organisational platform to support further monetisation and long-term profitability.

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Business continuation and going concern

In preparing the separate and consolidated financial statements for 2025, the Board paid particular attention to the Company's ability to continue as a going concern. This assessment reflected the fact that the Company remained loss-making in 2025 while continuing to invest in growth, product development, regulatory compliance and operating infrastructure. At the same time, the Board notes a significant improvement in the Company's core operating indicators during the year, including audited commission and similar income of EUR 1,019,364, 16,834 registered clients at year-end, total investments on the Platform of almost EUR 25 million, assets under management of EUR 22.8 million, and materially lower monthly losses in December 2025 compared with earlier periods of the year.

The Board's going concern assessment is based on management's 2026 budget and a rolling cash flow forecast covering at least 12 months from the date of approval of the financial statements. The assessment takes into account the expected continuation of revenue growth driven by higher client activity and assets under management, the Company's ability to reduce or defer discretionary growth expenditure if necessary, the phasing of development projects, the pace of additional hiring, and the Company's plans to maintain regulatory capital and liquidity buffers. Management also considered the Company's unaudited financial results for the first two months of 2026, during which the Company generated profit of EUR 16,329. The Board took this into account in assessing the appropriateness of the going concern basis.

Management also considered downside scenarios, including slower client acquisition, lower conversion of registered users into active investors, higher-than-planned marketing costs, delays in implementing planned product improvements and increased regulatory capital requirements. In response to these risks, the Company identified mitigating actions, including stricter prioritization of marketing channels based on return on investment, the ability to phase non-critical operating expenditure and development costs, and continued work with existing and new shareholders regarding equity funding for growth and regulatory capital needs.

The negative financial result for 2025 reflects a deliberate growth strategy aimed at increasing the scale of the Company's operations and, consequently, its capitalization potential. The Board's objective has been to accelerate growth in the client base, assets under management and transaction activity, which are the main long-term value drivers of the Company. This growth is expected to translate into greater capitalization, more robust and stable revenue generation, better operating leverage and increased attractiveness of the Company for both existing and potential investors. The Company's business model is characterised by strong operating leverage, as a significant part of the cost base is fixed or semi-fixed. Therefore, further growth in assets under management and client activity is expected to generate disproportionately faster revenue growth relative to costs, supporting the transition to profitability. The operating progress achieved in 2025, together with improved monthly results at year-end and the positive financial result in the first months of 2026, confirms the Board's view that the Company is entering the next stage of development focused on monetisation and sustainable profitability.

In addition, taking into account the Company's capital planning measures, the Company's equity was increased by EUR 270,035 in the second half of December 2025. The Board also considered the willingness indicated by the existing shareholders to provide additional equity support in 2026, if necessary, given the Company's significant growth in recent years, its product and platform development plans, and its capitalisation potential. The Board also reviewed and identified preliminary opportunities for limited capital raising within the client community should such financing be required. These measures, together with the Company's ability to reduce or defer discretionary growth expenditure if necessary, were taken into account by the Board when assessing the appropriateness of the going concern basis.

Risk management and operational resilience

In 2025, the Company continued to strengthen its risk management framework in order to support effective growth, compliance with internal and external requirements, sound governance and reliable disclosure. Risk management remains an integral part of the Company's day-to-day operations and includes continuous monitoring of operational, compliance, regulatory, IT and cyber risks, as well as capital and reputational risks.

During the reporting year, the Company invested significantly in compliance and control functions. It successfully underwent its first external AML/CFT/CPF audit conducted by Latvijas Banka and continued to strengthen onboarding, monitoring and internal control processes. In the area of technology, the Company continued its work on information security, automation, high-load infrastructure, quality assurance and operational resilience, including measures intended to support readiness for DORA requirements and broader system reliability.

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Sustainability and corporate responsibility

The Company continues to view responsible governance, sustainable growth and the long-term interests of its stakeholders as important elements of its business model. In 2025, the Company continued to integrate ESG-related principles into its internal policies, operating processes and the further development of the Platform.

The Company also invested in customer education and communication by creating investor-focused content, product guidelines, platform tutorials, webinars and community engagement initiatives. Internally, the Company continued to focus on employee development, closer cross-functional cooperation, process digitalisation and the creation of a well-organised operating environment capable of supporting further growth.

External factors affecting the Company's operations

Ongoing geopolitical tensions in the Middle East have affected the broader global economic and financial environment. The Company continues to monitor developments in the region and to assess any possible consequences for its operations and stakeholders.

Management believes that, under the current circumstances, the Company remains well positioned to operate effectively. Its business model, geographical diversification and conservative approach to risk support the Company's stability and allow it to continue operating without material disruption.

In addition, the Company's core products are structured as secured investments backed by real estate assets, which provide an additional layer of protection and resilience under uncertain market conditions.

Future plans

In 2026, the Company's strategic priorities will include:

- further growth in client acquisition across the European market, while deepening relationships with existing investors;
- further iprovements in platform liquidity, transparency and flexibility, including dynamic revaluation of discounted debt, portfolio NAV and yield forecasts, Early Exit functionality and secondary market development;
- further development of Autoinvest functionality, a mobile-first user experience, and a redesigned website and dashboard;
- greater automation of ISIN assignment, note creation and related documentation, as well as the onboarding of additional debt supply partners.

Chairman of the Board: Sergejs Viškovskis

Board Members: Vladimirs Šlapakovs; Jeļena Kibale; Daniels Žirjakovs

27 March 2026

3. Statement on Management Responsibility

The Board of the Company is responsible for the preparation of the separate and consolidated financial statements in accordance with the requirements of the legislation of the Republic of Latvia, which give a true and fair view of the financial position of the Group and the parent company at the end of the reporting year, and of their results of operations and cash flows for the reporting year.

The financial statements included in this annual report have been prepared on the basis of supporting documents and present a true and fair view of the financial position and results of operations of the Group and the parent company as at 31 December 2025.

The Management Report included in this annual report provides a true view of the financial position of the Group and the parent company as at 31 December 2025 and of their future prospects.

The financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union ("IFRS"), on a going concern basis, which assumes that the Company will continue to operate for the foreseeable future (at least the next 12 months). Assets and liabilities have been measured on the assumption that the business will continue, rather than that the Company will be liquidated. Appropriate accounting methods have been applied consistently in their preparation.

The judgements and assumptions made by management in the course of preparing the financial statements have been prudent and reasonable. Management of the Group and the parent company is responsible for maintaining an appropriate accounting system, safeguarding assets, and detecting and preventing fraud and other irregularities. Management is also responsible for compliance with the regulatory requirements of the countries in which the Group operates.

Chairman of the Board: Sergejs Viškovskis

Board Members: Vladimirs Šlapakovs; Jeļena Kibale; Daniels Žirjakovs

27 March 2026

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4. Financial Statements

4.1 Statement of Profit or Loss and Other Comprehensive Income

Item	Note	2025 Group	2025 Company	2024 Group	2024 Company
Commission and similar income	4	1,019,364	1,019,364	385,989	385,989
Net commission income		1,019,364	1,019,364	385,989	385,989
Administrative expenses	5	(824,835)	(823,275)	(652,208)	(651,968)
Selling expenses	6	(889,794)	(889,794)	(408,409)	(408,409)
Other income	7	3,622	3,614	2,198	2,198
Other expenses	8	(859)	(859)	(9,910)	(9,910)
Loss before corporate income tax		(692,502)	(690,950)	(682,340)	(682,100)
Corporate income tax	11	(163)	(113)	(50)	-
Loss for the reporting year		(692,665)	(691,063)	(682,390)	(682,100)
Total comprehensive loss for the reporting period		(692,665)	(691,063)	(682,390)	(682,100)

The accompanying notes form an integral part of these financial statements.

Chairman of the Board: Sergejs Viškovskis

Board Members: Vladimirs Šlapakovs; Jeļena Kibale; Daniels Žirjakovs

Prepared by: Kristīna Savinska, Chief Accountant

27 March 2026

4.2 Statement of Financial Position

Item	Note	31 Dec 2025 Group	31 Dec 2025 Company	31 Dec 2024 Group	31 Dec 2024 Company
Assets					
Intangible assets	9	141,844	141,844	61,159	61,159
Property, plant and equipment	9	5,306	5,306	5,683	5,683
Right-of-use assets	14	18,631	18,631	-	-
Investments in subsidiaries	10	-	5,600	-	2,800
Prepaid expenses		4,035	4,035	3,164	3,164
Other assets	13	2,818	2,818	717	717
Cash and cash equivalents	12	513,868	510,463	424,625	422,418
Total assets		686,502	688,697	495,348	495,941
Equity and liabilities					
Liabilities	15	187,772	187,722	121,794	121,744
Lease liabilities	14	18,738	18,738	-	-
Total liabilities		206,510	206,460	121,794	121,744
Share capital	16	267,317	267,317	242,477	242,477
Share premium	16	1,925,592	1,925,592	1,151,329	1,151,329
Accumulated losses – loss for the reporting year		(692,665)	(691,063)	(682,390)	(682,100)
Accumulated losses – loss of the previous years		(1,020,252)	(1,019,609)	(337,862)	(337,509)
Total equity		479,992	482,237	373,554	374,197
Total equity and liabilities		686,502	688,697	495,348	495,941

The accompanying notes form an integral part of these financial statements.

Chairman of the Board: Sergejs Viškovskis

Board Members: Vladimirs Šlapakovs; Jeļena Kibale; Daniels Žirjakovs

Prepared by: Kristīna Savinska, Chief Accountant

27 March 2026

4.3 Statement of Changes in Equity

Group

Description / date	Share capital	Share premium	Accumulated losses	Total
Balance at 31 December 2023	213,658	423,977	(337,862)	299,773
Contribution to share capital	28,819	727,352	-	756,171
Loss for the reporting year	-	-	(682,390)	(682,390)
Balance at 31 December 2024	242,477	1,151,329	(1,020,252)	373,554
Contribution to share capital	24,840	774,263	-	799,103
Loss for the reporting year	-	-	(692,665)	(692,665)
Balance at 31 December 2025	267,317	1,925,592	(1,712,917)	479,992

Company

Description / date	Share capital	Share premium	Accumulated losses	Total
Balance at 31 December 2023	213,658	423,977	(337,509)	300,126
Contribution to share capital	28,819	727,352	-	756,171
Loss for the reporting year	-	-	(682,100)	(682,100)
Balance at 31 December 2024	242,477	1,151,329	(1,019,609)	374,197
Contribution to share capital	24,840	774,263	-	799,103
Loss for the reporting year	-	-	(691,063)	(691,063)
Balance at 31 December 2025	267,317	1,925,592	(1,710,672)	482,237

The accompanying notes form an integral part of these financial statements.

Chairman of the Board: Sergejs Viškovskis

Board Members: Vladimirs Šlapakovs; Jeļena Kibale; Daniels Žirjakovs

Prepared by: Kristīna Savinska, Chief Accountant

27 March 2026

4.4 Statement of Cash Flows

Item	Note	2025 Group	2025 Company	2024 Group	2024 Company
Cash flows from operating activities					
Loss before tax		(692,502)	(690,950)	(682,340)	(682,100)
Adjustments for:					
Amortisation and depreciation		11,373	11,373	5,052	5,052
Changes in prepaid expenses		(871)	(871)	388	388
Changes in other assets		(20,732)	(20,732)	19,410	19,410
Changes in other liabilities		84,716	84,716	77,473	77,473
Changes in deferred income		-	-	(20,000)	(20,000)
Decrease in cash and cash equivalents from operating activities before corporate income tax		(618,016)	(616,464)	(600,017)	(599,777)
Corporate income tax paid		(163)	(113)	(50)	-
Net cash flow from operating activities		(618,179)	(616,577)	(600,067)	(599,777)
Cash flows from investing activities					
Acquisition of intangible assets and property, plant and equipment		(91,681)	(91,681)	(36,492)	(36,492)
Investments in subsidiaries	10	-	(2,800)	-	-
Net cash flow from investing activities		(91,681)	(94,481)	(36,492)	(36,492)
Cash flows from financing activities					
Contribution to share capital		799,103	799,103	756,171	756,171
Net cash flow from financing activities		799,103	799,103	756,171	756,171
Net increase in cash and cash equivalents		89,243	88,045	119,612	119,902
Cash and cash equivalents at the beginning of the period		424,625	422,418	305,013	302,516
Cash and cash equivalents at the end of the period	12	513,868	510,463	424,625	422,418

The accompanying notes form an integral part of these financial statements.

Chairman of the Board: Sergejs Viškovskis

Board Members: Vladimirs Šlapakovs; Jeļena Kibale; Daniels Žirjakovs

Prepared by: Kristīna Savinska, Chief Accountant

27 March 2026

5. Notes to the Financial Statements

Note 1. General information and accounting policies – general principles

Information about the parent company and subsidiaries
INDEMO SIA (hereinafter – the Company), the parent company of the Group, is a limited liability company. The Company's registered and postal address is Skanstes iela 50, Riga, LV-1013, Latvia. The Company's principal activity is the regular and professional provision of investment services. According to NACE Rev. 2, the Company's activities are the operation of web portals (63.12) and other financial service activities, except insurance and pension funding (64.99).
The Company currently enables investors to make investments in asset-backed (real-estate-backed) financial instruments, including notes, through the online investment information platform INDEMO.EU owned by the Company.

On 15 February 2023, the Company established the special purpose subsidiary Indemo SPV Issuer No1 SIA (Unified Reg. No. 40203462441), whose sole purpose is to issue notes and offer them to investors on the Indemo.eu investment platform. These notes are secured by loan receivables acquired from the loan originator. The Company is the sole (100%) shareholder of Indemo SPV Issuer No1 SIA.

On 21 July 2025, the Company established the special purpose subsidiary Indemo Finance SIA (Unified Reg. No. 40203665098), whose purpose is to grant loans to professional loan servicing companies in order to refinance loans mainly taken to cover mortgage debt in Spain. The Company is the sole (100%) shareholder of Indemo Finance SIA.

Regulatory requirements applicable to investment brokerage companies
The Company's operations are governed by the Investment Brokerage Companies Law and other regulatory enactments of the Republic of Latvia. The Company is supervised by Latvijas Banka.

Statement of compliance
These financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union and the related interpretations, as well as the regulations of Latvijas Banka in force during the reporting year and at the reporting date.
The Board approved these financial statements for issue on 27 March 2026.

Basis of preparation
The financial statements have been prepared on the assumption that the Company and its subsidiaries will continue as a going concern.
The financial statements have been prepared on the historical cost basis.
The financial statements have been prepared in accordance with the principle of consistency of accounting policies, meaning that the accounting principles applied in the preparation of the current year's financial statements are consistent with those used in the previous year.
The financial statements are presented in euro (EUR). During the reporting year, the Company's functional currency was EUR.
The statement of cash flows has been prepared using the indirect method.
The financial statements have been prepared in accordance with IFRS as adopted for use in the European Union and the interpretations issued by the International Financial Reporting Interpretations Committee and adopted for use in the EU.

Principles of consolidation
The consolidated financial statements include the financial statements of the parent company of the Group and its subsidiaries – Indemo SPV Issuer No1 SIA and Indemo Finance SIA – for the year 2025.

Subsidiaries that are directly or indirectly controlled by the Group are consolidated. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with an investee and has the ability to affect those returns through its power over the investee.

Subsidiaries are consolidated from the date on which the Group obtains control and cease to be consolidated from the date control ends. All intragroup transactions, balances and unrealised gains arising from transactions between Group entities are eliminated in full; unrealised losses are also eliminated unless the transaction provides evidence of impairment of the transferred asset. The accounting policies of subsidiaries are aligned with the policies adopted by the Group.

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New standards, interpretations and amendments

New standards, interpretations and amendments effective from 1 January 2025, the most significant of which are:

- amendments to IAS 21, which clarify (1) how to assess whether a currency is exchangeable into another currency and (2) how to determine the foreign exchange rate when no official exchange rate is available for a currency.
  These amendments do not affect the Company's financial statements.

New standards, interpretations and amendments effective from 1 January 2026, the most significant of which are:

- amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures regarding the classification of financial assets with contingent features and settlement of liabilities through electronic payments;
- amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures relating to contracts connected with renewable electricity, including hedge accounting requirements and the accounting treatment of self-generated energy;
- annual improvements clarifying several standards through additional explanations and terminology refinements; no material amendments were identified.
  New standards, interpretations and amendments planned for 2027–2028:
- new IFRS 19 Subsidiaries without Public Accountability: Disclosures (issued in March 2024 and effective for reporting periods beginning on or after 1 January 2027);
- new IFRS 18 Presentation and Disclosure in Financial Statements (issued in 2025 and effective for reporting periods beginning on or after 1 January 2027, with early application permitted);
- amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates concerning the presentation of financial statements in hyperinflationary currencies (effective 1 January 2027).

Estimates and judgements

In order to prepare financial statements in accordance with IFRS as adopted by the European Union, management is required to make judgements, estimates and assumptions that may affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Estimates and the related assumptions are based on historical experience and various other factors considered reasonable in the circumstances, the results of which form the basis for judgements about the carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from those estimates.
Estimates and the related assumptions are reviewed on an ongoing basis. Changes in accounting estimates are recognised in the period in which the estimate is revised if the change affects only that period, or in the period of the revision and future periods if the change affects both current and future periods.

Income and expense recognition

All material income and expenses are recognised on an accrual basis, regardless of the date of receipt or payment.

The Company's main source of income is commission income on funds raised through its information system Indemo.eu. Commission income is recognised when the respective note issue is fully subscribed and the funds are prepared for transfer to the lender.

Related parties

Related parties are legal entities and individuals related to the Company in accordance with the principles set out below.
A person or a close family member of that person is related to the reporting entity if that person: (i) has control or joint control over the reporting entity; (ii) has significant influence over the reporting entity; or (iii) is a member of the key management personnel of the reporting entity or of its parent.

An entity is related to the reporting entity if any of the following conditions applies: (i) the entity and the reporting entity are members of the same group; (ii) one entity is an associate or joint venture of the other entity, or of a member of a group of which the other entity is a member; (iii) both entities are joint ventures of the same third party; (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity; (v) the entity is controlled or jointly controlled by a person identified above; (vi) a person identified above has significant influence over the entity or is a member of the key management personnel of the entity or its parent; or (vii) the entity, or any member of a group of which it is a part, provides key management personnel services to the entity or to the entity's parent.

Related party transactions are transfers of resources, services or obligations between a reporting entity and a related party, regardless of whether a price is charged.

Financial instruments

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. Cash or a contractual right to receive cash is a financial asset, while a contractual obligation to pay cash or deliver other financial assets is a financial liability. Financial instruments are classified in the relevant balance sheet items depending on the nature of the instrument and the counterparty. If a financial instrument has no specific counterparty or is quoted on the market, it is classified in the balance sheet as securities.
The Group's financial assets and liabilities are described in the relevant notes. Cash and cash equivalents are described in the subsection "Cash and cash equivalents".
Financial liabilities are recognised on the trade date, i.e. the date on which the Company becomes a party to the contractual provisions of the instrument, except for financial assets and liabilities measured at amortised cost, which are recognised on the settlement date. Derecognition of financial liabilities occurs when the contractual obligation has been discharged, cancelled or has expired.

Investments

A subsidiary is an entity that is directly or indirectly controlled by another entity (the parent – holding more than 50% of the voting rights of shareholders or participants). The parent controls the financial and operating policies of the subsidiary. The Company recognises income from an investment only when it receives distributions of profit arising after the acquisition date. Distributions received in excess of such profits are treated as a recovery of the investment and are recognised as a reduction of the acquisition cost of the investment in the subsidiary.
An associate is an entity over which the investor has significant influence, directly or indirectly (not less than 20% but not more than 50% of the voting rights of shareholders or participants), but no control over financial and operating policies. The Company recognises income from an investment only when it receives distributions of profit arising after the acquisition date. Distributions received in excess of such profits are treated as a recovery of the investment and are recognised as a reduction of the acquisition cost of the investment in the associate.

Classification and measurement

Financial liabilities may be classified as measured either at amortised cost or at fair value through profit or loss. All of the Company's financial liabilities are classified as measured at amortised cost.
Financial liabilities measured at amortised cost include those financial liabilities that are not classified as at fair value through profit or loss. Such financial liabilities are recognised initially on the trade date at fair value, which usually corresponds to the borrowed amount, and are subsequently measured at amortised cost using the effective interest method. Measurement at amortised cost is analogous to that applied to financial assets, but does not include adjustments for expected credit loss allowances.
Fair value reflects the amount for which an asset could be exchanged or a liability settled in an arm's length transaction between knowledgeable, willing parties, or using discounted future cash flow methods. All financial liabilities are short-term and their fair values approximate their carrying amounts.

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Cash and cash equivalents

Cash and cash equivalents are highly liquid assets with an original maturity of less than three months that the Company uses to settle short-term liabilities.

Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are stated at cost less accumulated amortisation or depreciation. Amortisation and depreciation are recognised in the statement of comprehensive income over the useful lives of the assets. The useful life of each intangible asset and item of property, plant and equipment is assessed individually, taking into account the terms of the relevant contracts and/or the period over which economic benefits are expected to be derived from the asset. The methods of amortisation and depreciation, useful lives and residual values are reviewed annually.

Leases

The Company has applied IFRS 16 Leases. Lease liabilities are initially measured at the present value of lease payments over the lease term, using the discount rate applicable to the lease transaction at the date of initial application. Right-of-use assets are accounted for using the cost model, under which accumulated depreciation and impairment are deducted from initial cost and adjusted for remeasurements of lease liabilities. Right-of-use assets are depreciated on a straight-line basis over the shorter of the useful life of the asset and the lease term. The Company does not recognise right-of-use assets and lease liabilities for leases that end within 12 months of the initial application date or for leases of low-value assets.

Intangible assets

Intangible assets include the Indemo.eu information system, the INDEMO trademark and internally developed improvements to the information system. Intangible assets are carried at cost, including acquisition costs and non-deductible input tax or capitalised development costs (where the intangible asset is internally generated), less accumulated amortisation and impairment losses. Amortisation is calculated using the straight-line method in order to write off the asset over its useful life. Management has determined a useful life of 10 years for the information system and its additional functionality.
The value of internally developed system enhancements includes wages and related mandatory state social insurance contributions. The Company records hours worked by IT employees and allocates them between system maintenance and development. The portion of costs attributable to development work is capitalised within intangible assets. Maintenance costs of intangible assets are recognised in profit or loss in the period in which they are incurred.

Property, plant and equipment

The Company recognises the cost of an item of property, plant and equipment as an asset if it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The cost of property, plant and equipment includes the purchase price, transportation costs, non-deductible taxes, installation costs and other expenditure directly attributable to the acquisition or use of the asset.

Asset category	Estimated useful life
Computers and office equipment	4 years
Other assets	**5 years**

Provisions

Provisions for liabilities and charges are recognised when the Company has a legal or constructive obligation as a result of past events that is expected to result in an outflow of assets on settlement and for which a reliable estimate can be made.

Lease (lessee accounting)

If a concluded lease agreement provides for a term longer than 12 months, in accordance with the requirements of IFRS 16, the Company recognises right-of-use assets and lease liabilities in the balance sheet.

Note 2. Risk management policy

The Company's Risk Management Policy (hereinafter – the Policy) has been developed to ensure the identification, measurement, management and monitoring of all risks related to the Company and inherent or potentially inherent in its operations. The principal objective of the Policy is to establish an integrated and effective risk management system that ensures continuous identification, measurement, assessment, management and monitoring of all Company risks and their overall impact on the Company's operations.

In order to achieve these objectives, the Company performs the following tasks:

- defines the principles of the Company's risk management;
- defines the risks related to the Company's activities;
- determines risk management processes, methods and risk limiting and mitigating measures;
- determines the Company's risk management structure and organisation, as well as the level of responsibility of structural units in the field of risk management.

The Policy defines the classification of risks, the structure and organisation of risk management, risk management processes, risk management methods used by the Company, and risk limiting and mitigating measures, as well as the duties and responsibilities of the Company's structural units and employees in the field of risk management. The risk management strategy is intended to ensure achievement of the Company's strategic objectives within the approved risk appetite, thereby supporting the long-term stability of the Company's financial indicators. The risk management function is one of the functions forming the Company's internal control system and an integral part of the Company's operations.

The Company regularly assesses the adequacy and effectiveness of the risk management system and takes measures to eliminate identified deficiencies. Internal and external audits are carried out regularly in order, among other things, to identify possible errors and deficiencies in the risk control and management system. The Board of the Company is responsible for establishing the internal control system and for preparing, reviewing and submitting the Company's risk management policy for approval, as well as for monitoring compliance with it, while the Shareholders' Meeting approves the risk management policy and supervises its implementation.

In the course of its core activities, the Company is exposed to various types of risk. The Company classifies risks into financial, non-financial and residual risks. Financial risks include counterparty credit risk, liquidity risk, market risk, leverage risk, interest rate risk and currency risk. Non-financial risks include operational risk, compliance risk (including tax risk), money laundering and terrorism and proliferation financing risk and sanctions non-compliance risk, macroeconomic and political risk, competition risk, reputation risk, information technology risk, personal data processing risk, outsourcing risk, model risk and concentration risk. The Company regularly assesses all identified risks and determines which of them could have a material adverse effect on the achievement of its objectives and financial results. The risks identified as material are counterparty risk, operational risk, compliance risk, AML/CFT/PF and sanctions risk, information technology risk, personal data processing risk, outsourcing risk, concentration risk and reputation risk.

Counterparty risk

Counterparty risk is the risk that the Company may incur losses in carrying out any operation if it has claims against a counterparty (a person or organisation) that is unable or unwilling to fulfil its obligations in accordance with the contractual terms.

The Company takes the following measures to manage and mitigate this risk:

- identification and assessment of counterparty risk for all counterparties before entering into a business relationship;
- regular updating of counterparty risk assessments;
- setting appropriate limits for holding funds with each counterparty and ongoing monitoring of compliance with those limits;
- continuous analysis of the market participant structure in order to identify new counterparties and diversify existing exposures.

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Operational risk

Operational risk is the risk of losses resulting from inadequate internal procedures and processes for the conduct of operations, non-compliance with applicable laws and regulations, staff or systems errors, or the impact of external circumstances. All of the Company's products, processes and systems are exposed to operational risk.

The Company takes the following measures to manage and mitigate this risk:

- development of organisational structures, internal regulations and procedures for operations and transactions aimed at minimising operational risk;
- application of the principle of segregation of duties and reporting lines in relation to the Company's operations and other transactions;
- control over compliance with established limits in relation to the Company's operations and other transactions;
- regular comparison of source documents and invoices related to the Company's operations and other transactions;
- compliance with procedures governing access to the Company's information and tangible assets;
- investigation of system errors for subsequent prevention;
- selection of qualified specialists;
- regular assessment of operational risk, including before the introduction of a new product, process or system.

Compliance risk (including tax risk)

Compliance risk is the risk of losses associated with amendments to existing laws and regulations or the introduction of new regulatory requirements that may require changes to or reorientation of the Company's operations, thereby causing additional costs. In its operations, the Company complies with the laws of the European Union and the Republic of Latvia, the regulations of Latvijas Banka and other authorised organisations, as well as international industry standards. Compliance risk also includes potential losses arising from changes in the tax system.
The Company takes the following measures to manage and mitigate this risk:

- development of the organisational structure in accordance with compliance requirements and observance of the principles of delegation and reporting lines defined by the organisational structure;
- development of internal regulations in accordance with compliance requirements and ongoing adherence to them;
- performance of scheduled and unscheduled compliance reviews;
- continuous monitoring of changes in compliance requirements;
- consulting, training and professional development of employees;
- ensuring business continuity processes.

Money laundering, terrorism and proliferation financing risk and sanctions risk

This is the risk that the Company could become involved in money laundering or the financing of terrorism or proliferation and thereby breach relevant laws and regulations. It also includes the risk of losses resulting from non-compliance with national and international sanctions.
The Company takes the following measures to manage and mitigate this risk:

- development of internal procedures and rules in accordance with anti-money laundering and counter-terrorism and proliferation financing legislation and ongoing adherence to them;
- regular updating of internal procedures and rules and monitoring of their observance;
- ensuring adequate financial, personnel and IT resources;
- organising and conducting employee training;
- review, analysis and monitoring of clients, counterparties and transactions carried out;
- implementation and control of the "Know Your Customer" principle.

Information technology risk

Information technology risk is the risk of losses associated with the inability of information systems to fully and adequately ensure the performance of the Company's obligations or functions.
The Company takes the following measures to manage and mitigate this risk:

- identification, assessment and prioritisation of recommended procedural and technical security control measures;
- monitoring of systems and ensuring rapid notification in the event of a risk incident;
- ensuring the Company's business continuity process.

Personal data processing risk

Personal data processing risk is the risk of losses arising if the Company fails to comply with, or breaches, the General Data Protection Regulation or other binding legal requirements in the field of personal data processing.
The Company takes the following measures to manage and mitigate this risk:

- development of internal procedures and rules in accordance with personal data protection requirements and continuous adherence to them;
- observance of the principle of segregation of access rights;
- registration and analysis of each individual personal data processing risk incident.

Outsourcing risk

Outsourcing risk is the risk of losses arising if third parties involved in the provision of services are unable to fulfil their obligations and provide the relevant services fully and adequately.
The Company takes the following measures to manage and mitigate this risk:

- performing an outsourcing risk assessment for all service providers before entering into a business relationship;
- continuous monitoring of outsourcing providers' activities;
- concluding outsourcing agreements on the basis of the Company's approved internal requirements;
- maintaining a business continuity plan that clearly defines the exit strategy from outsourcing arrangements.

Concentration risk

Concentration risk is the risk associated with excessive concentration of transactions with one counterparty or several counterparties linked by a common risk factor.
The Company takes the following measures to manage and mitigate this risk:

- assessment of concentration risk before commencing new activities, especially when introducing new products or services and entering new markets;
- regular updating of concentration risk assessments;
- establishment of a concentration risk limit structure across the Company;
- continuous monitoring of concentration risk limits.

Reputation risk

Reputation risk is the risk associated with the formation of a negative opinion about the Company, which may lead to the loss of existing clients, reduced ability to attract new clients and deterioration of relationships with counterparties.

The Company takes the following measures to manage and mitigate this risk:

- monitoring and management of conflicts of interest in accordance with high ethical standards;
- ensuring that the Company's image, processes and related documentation comply with legal requirements and general market practice;
- assessing potential reputation risk before any strategic decision, including the introduction of new products or services;
- assessing potential reputation risk before entering into new business relationships with a client or counterparty;
- monitoring public information mentioning the Company, related persons, the Company's clients and counterparties;
- open communication with clients, counterparties and other stakeholders, and proactive provision of information where a lack of information or delayed disclosure could harm the Company;
- development of a reputation crisis management plan.

Capital management

The Company's own funds requirements and ratios are calculated in accordance with Regulation (EU) No. 2019/2033 of the European Parliament and of the Council. The Company defines capital as those items that are defined as capital under the applicable regulatory framework. In accordance with the Regulation, the Company must maintain own funds above the applicable capital requirement and within the prescribed

composition. In 2025, the Company's own funds exceeded the capital requirement established by law. The calculation of the Company's own funds requirement is presented in the section "Other Information pursuant to Regulatory Requirements".

Note 3. Procedure for determining and implementing the remuneration policy

Information on the remuneration policy is published on the Company's website.
The Company's corporate governance system has been designed to properly motivate employees to perform work that contributes to the achievement of the Company's objectives, taking into account growth opportunities in each of its operating segments. The Company takes all necessary measures to ensure compliance with regulatory requirements and guarantees that the remuneration practices adopted by the Company do not adversely affect employees' interests in the short, medium or long term, including by avoiding conflicts of interest in accordance with the Conflict of Interest Policy.

Note 4. Commission and similar income

Item	2025 Group	2025 Company	2024 Group	2024 Company
Commission fee from the loan originator	1,019,364	1,019,364	360,989	360,989
Similar income	-	-	25,000	25,000
Total	1,019,364	1,019,364	385,989	385,989

Note 5. Administrative expenses

Item	2025 Group	2025 Company	2024 Group	2024 Company
Salaries	(397,092)	(397,092)	(308,237)	(308,237)
Mandatory state social insurance contributions	(93,412)	(93,412)	(72,403)	(72,403)
Bank commissions	(77,656)	(76,136)	(72,305)	(72,065)
Operational support services	(65,500)	(65,500)	-	-
Non-deductible input VAT	(24,301)	(24,301)	(52,912)	(52,912)
Office management, legal and translation services	(36,127)	(36,087)	(43,271)	(43,271)
Rent and utilities	(21,197)	(21,197)	(22,098)	(22,098)
Compliance expenses	(28,402)	(28,402)	(21,532)	(21,532)
Professional services	(22,532)	(22,532)	(19,554)	(19,554)
Management and representation expenses	(23,059)	(23,059)	(17,882)	(17,882)
Other office and administrative expenses	(7,906)	(7,906)	(7,082)	(7,082)
Business trip expenses	(1,970)	(1,970)	(6,000)	(6,000)
Depreciation of property, plant and equipment and amortisation of intangible assets	(11,373)	(11,373)	(5,052)	(5,052)
Financial supervision fee	(14,308)	(14,308)	(3,880)	(3,880)
Total	(824,835)	(823,275)	(652,208)	(651,968)

In 2025, a portion of IT employees' salaries and related mandatory state social insurance contributions in the amounts of EUR 51,310 and EUR 12,104 respectively (2024: EUR 25,979 and EUR 6,129) were capitalised as information system development costs (see also Note 9).

In 2025 and 2024, the audit firm Crowe DNW SIA provided only financial statement audit services to the Company and its subsidiaries. The agreed audit fee for 2025 and 2024 was EUR 16,000 and EUR 12,000 respectively.

Note 6. Selling expenses

Item	2025 Group	2025 Company	2024 Group	2024 Company
Cash-back costs paid to customers	(547,762)	(547,762)	(133,399)	(133,399)
Marketing expenses	(131,200)	(131,200)	(131,533)	(131,533)

IT technological support	(56,774)	(56,774)	(17,180)	(17,180)
Customer acquisition expenses	(80,685)	(80,685)	(70,480)	(70,480)
Other product promotion costs	(73,373)	(73,373)	(55,817)	(55,817)
Total	(889,794)	(889,794)	(408,409)	(408,409)

In 2025, the increase in cash-back costs paid to customers was related to the Company's focus on acquiring new clients and increasing client portfolios through several major marketing campaigns during the reporting period. After analysing the campaign results, from January 2026 the

Company entered into additional agreements with professional loan servicing companies for monthly reimbursement of expenses related to cash-back campaigns. This will reduce the selling expenses line in future periods.

Note 7. Other income

Item	2025 Group	2025 Company	2024 Group	2024 Company
Interest on bank account balances	2,674	2,666	2,198	2,198
Decrease in provision for vacations	948	948	-	-
Total	3,622	3,614	2,198	2,198

Note 8. Other expenses

Item	2025 Group	2025 Company	2024 Group	2024 Company
Other expenses	(615)	(615)	(409)	(409)
Interest paid on lease liabilities	(244)	(244)	(9,501)	(9,501)
Total	(859)	(859)	(9,910)	(9,910)

Note 9. Intangible assets and property, plant and equipment (Company only)

Description	Date	Intangible assets	Property, plant and equipment
Cost			
Balance at	1 January 2024	33,880	4,556
Additions		33,008	3,484
Balance at	31 December 2024	66,888	8,040
Accumulated amortisation / depreciation			
Balance at	1 January 2024	2,258	776
Charge for the year		3,471	1,581
Balance at	31 December 2024	5,729	2,357
Carrying amount			
At	1 January 2024	31,622	3,780
At	31 December 2024	61,159	5,683
Cost			
Balance at	1 January 2025	66,888	8,040
Additions		90,034	1,647
Balance at	31 December 2025	156,922	9,687
Accumulated amortisation / depreciation			
Balance at	1 January 2025	5,729	2,357
Charge for the year		9,349	2,024
Balance at	31 December 2025	15,078	4,381
Carrying amount			
At	1 January 2025	61,159	5,683
At	31 December 2025	141,844	5,306

The Indemo platform (information system) recognised within intangible assets and acquired in 2023 is a critical component of the Company's operations. Accordingly, it requires both ongoing maintenance work (recognised in the expenses of the respective period) and work that enhances system functionality or creates new operational modules.
The costs of the latter are capitalised as information system development costs and recognised within intangible assets. Several such projects were implemented during the reporting year, including the re-programming of the onboarding process and the development of the functionality of the new "1 note: 1 debt" model, among others.
Accordingly, in 2025 personnel costs and related taxes of EUR 63,414 were capitalised (2024: EUR 32,108), see also Note 5. Contractor costs of EUR 26,620 were also capitalised in 2025 (there were no such costs in 2024).

Note 10. Investments in subsidiaries

Subsidiary	Ownership	31 Dec 2025	31 Dec 2024
Indemo SPV Issuer No1 SIA	100.00%	2,800	2,800
Indemo Finance SIA	100.00%	2,800	-
Total		5,600	2,800

Indemo SPV Issuer No1 SIA (hereinafter – the subsidiary) was registered in the Register of Enterprises of the Republic of Latvia on 15 February 2023. Its registered address is Skanstes iela 50, Riga, LV-1013, Latvia. During the reporting year, its principal activity was other financial service activities, except insurance and pension funding (NACE Rev. 2 – 64.99). As an issuer, the subsidiary is a special purpose entity whose sole purpose is to issue notes and offer them to investors through the Indemo.eu investment platform. The notes are secured by loan receivables acquired from the loan originator. The subsidiary has prepared Base Prospectuses approved by the competent authority in Latvia. It does not engage in any other business activities apart from those specified in the Base Prospectuses. The subsidiary is wholly owned by Indemo SIA.

Indemo Finance SIA (hereinafter – the subsidiary) was registered in the Register of Enterprises of the Republic of Latvia on 21 July 2025. Its registered address is Skanstes iela 50, Riga, LV-1013, Latvia. During the reporting year, its principal activity was other financial service activities, except insurance and pension funding (NACE Rev. 2 – 64.99). The subsidiary is a special purpose entity that grants loans to professional loan servicing companies in order to refinance loans primarily taken over to settle existing mortgage debts in Spain. The issuer in turn issues notes secured by loan agreements between the subsidiary and the professional loan servicing companies. The subsidiary is wholly owned by Indemo SIA.

Note 11. Taxes and social insurance payments – Company

Item	VAT	Mandatory social insurance contributions	Personal income tax 10% and 25.5%	Personal income tax	Corporate income tax	State business risk duty	Total
Liability at 31 Dec 2024	20,720	11,547	622	6,500	-	4	39,393
Overpayment at 31 Dec 2024	-	-	-	-	-	-	(717)
Accrued for 2025	40,443	152,557	15,415	88,187	113	41	296,756
Paid in 2025	(59,478)	(149,403)	(12,980)	(86,104)	(113)	(42)	(308,120)
Prior-period adjustment	1,198	-	-	-	-	-	
Movement / overpayment in the unified tax account	(68)	(48)	-	-	-	-	(116)
Liability at 31 Dec 2025	2,815	14,653	3,057	8,583	-	3	29,111
Overpayment at 31 Dec 2025	-	-	-	-		-	(833)

Tax overpayments are presented under Other assets.
Tax liabilities are presented under Liabilities.

Note 12. Cash and cash equivalents

Bank	31 Dec 2025 Group	31 Dec 2025 Company	31 Dec 2024 Group	31 Dec 2024 Company
LHV Pank AS (Tallinn)	474,105	473,998	389,430	389,430
Industra AS (Riga)	38,896	35,598	34,005	31,798

Rietumu Banka AS (Riga)	867	867	1,190	1,190
Total	513,868	510,463	424,625	422,418

All cash balances are denominated in euro and are held in current accounts with credit institutions without restrictions on use.

Note 13. Other assets

Item	31 Dec 2025 Group	31 Dec 2025 Company	31 Dec 2024 Group	31 Dec 2024 Company
Other receivables	1,985	1,985	-	-
Tax overpayment (see Note 11)	833	833	717	717
Total	2,818	2,818	717	717

Note 14. Right-of-use assets and lease liabilities

On 26 September 2025, a lease agreement was concluded with Mintos Holdings AS, Reg. No. 40103902690, for the lease of office premises at Skanstes iela 50. The contract provides for a monthly rent of EUR 1,287.90 plus 21% VAT and charges for utilities based on actual consumption in the preceding month. The contract became effective on 1 October 2025 and remains in force until 31 March 2027. IFRS 16 was applied to this transaction and a corresponding right-of-use asset and lease liability were recognised.

Right-of-use asset	31 Dec 2025	31 Dec 2024
Balance at the beginning of the year	-	-
New right-of-use asset recognised on 1 Oct 2025	22,357	-
Depreciation charge	(3,726)	-
Carrying amount at the end of the year	18,631	-
Lease liability	**31 Dec 2025**	**31 Dec 2024**
Balance at the beginning of the year	-	-
New lease liability recognised on 1 Oct 2025	22,357	-
Increase due to interest during the financial year	244	-
Paid to the lessor during the year	(3,863)	-
Lease liability at the end of the year	18,738	-

Note 15. Liabilities

Item	31 Dec 2025 Group	31 Dec 2025 Company	31 Dec 2024 Group	31 Dec 2024 Company
Provision for unused vacations	18,381	18,381	19,330	19,330
Accrued audit fee for the reporting year	16,000	16,000	12,000	12,000
Taxes and duties payable (see Note 11)	29,161	29,111	39,443	39,393
Amounts payable for financial supervision	5,106	5,106	1,870	1,870
Amounts payable for services	19,694	19,694	26,619	26,619
Accrued cash-back and other bonuses for December	99,430	99,430	22,532	22,532
Total	187,772	187,722	121,794	121,744

Note 16. Share capital

As at 31 December 2025, the registered and fully paid share capital consisted of 267,317 voting shares with a nominal value of EUR 1.00 each, with a total nominal value of EUR 267,317, and share premium with a total value of EUR 1,925,592. Total capital invested amounted to EUR 2,192,909.

In 2025, the share capital increase through the issue of 24,840 new shares was carried out in five stages, attracting additional capital of EUR 799,103, of which EUR 24,840 represented the increase in share capital and EUR 774,263 represented share premium.

Note 17. Average number of employees

Item		2025 Group	2025 Company	2024 Group	2024 Company
Average number of employees during the reporting year		12	12	12	12

Note 18. Remuneration of employees whose activities influence the risk profile

The principles of remuneration are set out in the Company's internal normative document – the Remuneration Policy. The remuneration of the Company's employees and positions that influence the risk profile consists only of a fixed component, although remuneration may also include a variable component depending on the Company's performance. In 2025, the positions influencing the Company's risk profile were the Board members and the Head of the AML/CFT Department.

Item	2025	2024
Total fixed remuneration	211,383	70,129
Total	211,383	70,129

One Board member does not receive remuneration from the Company for the performance of his duties.

Note 19. Related party transactions

The report discloses those related parties with which transactions occurred during the reporting year or the comparative period.
Transactions of the Company:

Item	2025	2024
Client acquisition services provided	1,019,364	360,989
Office management and translation services received	11,928	21,348
Support services received	65,500	-
Evaluation services provided	-	20,000

In 2025, the Company commenced cooperation with SLA Services SIA under an operational support services agreement effective from 15 June 2025 and concluded for an indefinite term. SLA Services SIA provided management and administrative support, human resources and personnel administration support, as well as marketing and sales support services to ensure the Company's day-to-day operations.

The purpose of this cooperation was to outsource operational and administrative functions not directly related to the core business, thereby enabling more flexible and efficient use of resources in line with the Company's operational needs. In 2025, the Company paid EUR 20,800 for management and administrative support services, EUR 8,500 for human resources and personnel administration support services, and EUR 36,200 for marketing and sales support services.

The provision of the services and the amounts stated in the invoices were supported by monthly task summaries and time reports exchanged with the service provider during 2025.

Note 20. Management of client funds

Item	2025	2024
Client assets (financial instruments and cash) at the beginning of the year	6,757,792	1,245,370
Raised under the model "8 debts in one note"	13,053,993	6,317,500
Raised under the model "1 note: 1 debt"	3,935,408	-
Repayments to clients	(1,546,835)	(924,376)
Change in client cash during the period	616,596	119,298
Client assets (financial instruments and cash) at the end of the year	22,816,954	6,757,792

The parent company of the Group is a regulated European-based platform that facilitates loan-based investments. Both retail and institutional investors have the opportunity to invest in discounted debt products. Client assets (financial instruments and cash) are held separately from the Company's assets.

Basis for the Group's recognition of off-balance-sheet assets and liabilities

The Group's subsidiaries Indemo SPV Issuer No1 SIA and Indemo Finance SIA are special purpose entities. The sole purpose of Indemo SPV Issuer No1 SIA is to issue notes and offer them to investors through the Indemo.eu investment platform. The sole purpose of Indemo Finance SIA is to grant loans to professional loan servicing companies in order to refinance loans taken over to settle mortgage debts.

For accounting purposes, the loan receivables are classified as a transfer of financial assets in accordance with IFRS 9 Financial Instruments. Both subsidiaries are structured as pass-through entities and do not assume any significant risks or rewards in respect of these receivables.

The Group's subsidiaries meet all three pass-through criteria set out in IFRS 9: they do not make payments to investors unless they receive equivalent payments from borrowers; they are not permitted to sell or pledge the assets in their own name; and they are not permitted to materially delay or reinvest payments. In addition, the Group's subsidiaries do not assume credit risk, interest rate risk or repayment risk in respect of the loan receivables. All risks and benefits related to these receivables remain with the loan originator, which also assumes contractual buy-back and repurchase obligations.

In relation to the issue of notes, Indemo SPV Issuer SIA has no obligation to make payments from its own funds. It does not assume responsibility for repayment of the notes if borrower payments are not received. As a result, it does not have a contractual obligation to make payments as envisaged by IFRS 9, and the related obligations are not recognised as financial liabilities in the balance sheet.

Accordingly, both the acquired loan receivables (assets) and the obligations to investors arising from the notes are not recognised in the balance sheets of the Group's subsidiaries, but are accounted for off balance sheet. Because the subsidiaries do not manage the risks and receive no remuneration for holding the loan receivables, the related cash flows do not affect profit or loss, and no income or expense is recognised from the loan portfolios or the notes.

Note 21. Foreign currency risk
As the Company's operations are conducted within the euro area, its exposure to foreign currency risk is insignificant.

Note 22. Maturity analysis

Accordingly, both the acquired loan receivables (assets) and the obligations to investors arising from the notes are not recognised in the balance sheets of the Group's subsidiaries, but are accounted for off balance sheet. Because the subsidiaries do not manage the risks and receive no remuneration for holding the loan receivables, the related cash flows do not affect profit or loss, and no income or expense is recognised from the loan portfolios or the notes.

As at 31 December 2025:

Item	On demand	1–3 months	3–6 months	1–5 years	Other	Total
Other assets	-	2,818	-	-	-	2,818
Prepaid expenses		930	3,105	-	-	4,035
Cash and cash equivalents	510,463	-	-	-	-	510,463
Liabilities	-	(169,341)	-	-	(18,381)	(187,722)
Net position	510,463	(165,593)	3,105	-	(18,381)	329,594

As at 31 December 2024:

Item	On demand	1–3 months	3–6 months	1–5 years	Other	Total
Other assets	-	717	-	-	-	717
Prepaid expenses		584	1,080	-	1,500	3,164
Cash and cash equivalents	422,418	-	-	-	-	422,418
Liabilities	-	(102,414)	-	-	(19,330)	(121,744)
Net position	422,418	(101,113)	1,080	-	(17,830)	304,555

Note 22. Events after the reporting year-end

In the period from the last day of the reporting year until the date of signing these financial statements, geopolitical tensions in the Middle East have affected the general global economic and financial environment. The Company continues to monitor developments in the region and to assess any possible consequences for its operations and stakeholders. Management believes that the Company remains well positioned to operate effectively under the current circumstances. Its business model, geographical diversification and conservative approach to risk support the Company's stability and allow it to continue operating without material disruption.

6. Other Information pursuant to Regulatory Requirements

Capital adequacy

Own funds requirements relate to quantified, common and standardised elements in the following risk areas: risks related to investment firms, risks related to clients and risks related to the market.

Item	31 Dec 2025	31 Dec 2024
Tier 1 capital		
Share capital	267,317	242,477
Share premium	1,925,592	1,151,329
Loss for the reporting year	(691,063)	(682,100)
Losses of previous years	(1,019,609)	(337,509)
Intangible assets	(141,844)	(61,159)
Total Tier 1 capital	340,393	313,038
Total capital	340,393	313,038
Own funds requirements		
Fixed overhead requirement	212,756	174,818
Permanent minimum capital requirement	150,000	150,000
K-factor capital requirement	6,248	1,425
Common Equity Tier 1 ratio	160%	179%
Tier 1 capital ratio	160%	179%
Own funds ratio	160%	179%

During 2025, the Company fully complied with all applicable capital adequacy requirements (56%; 75%; 100%).
The Company's Capital Adequacy Policy has been developed and the capital adequacy requirements have been calculated on the basis of Regulation (EU) 2019/2033 of the European Parliament and of the Council on the prudential requirements of investment firms, and amending Regulations (EU) No. 1093/2010, (EU) No. 575/2013, (EU) No. 600/2014 and (EU) No. 806/2014.

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Independent Auditor's Report
To the shareholders of "Indemo" SIA

Our Opinion on the Consolidated Financial Statements

We have audited the accompanying separate financial statements of Indemo SIA ("the Company") and accompanying consolidated financial statements of the Company and its subsidiaries ("the Group") set out on pages 8 to 25 of the accompanying consolidated annual report, which comprise:

- the Company and the Group Statement of financial position as at 31 December 2025,
- the Company and the Group Profit and loss statement and statement of comprehensive income for the year then ended,
- the Company and the Group Statement of changes in capital and reserves for the year then ended,
- the Company and the Group statements of cash flows for the year then ended, and
- the notes to the Company and the Group financial statements, which include a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying separate and consolidated financial statements give a true and fair view of the separate and consolidated financial position of Indemo SIA and its subsidiaries as at 31 December 2025, and of its separate and consolidated financial performance and its separate and consolidated cash flows for the year then ended in accordance with the International Financial Reporting Standards (hereinafter IFRS) approved by the European Union.

Basis for Opinion

In accordance with the Law on Audit Services of the Republic of Latvia we conducted our audit in accordance with International Standards on Auditing adopted in the Republic of Latvia (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report.

We are independent of the Company and Group in accordance with the International Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants (including International Independence Standards) and independence requirements included in the Law on Audit Services of the Republic of Latvia that are relevant to our audit of the financial statements in the Republic of Latvia. We have also fulfilled our other professional ethics responsibilities and objectivity requirements in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) and Law on Audit Services of the Republic of Latvia.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Reporting on Other Information

The Company's management is responsible for the other information. The other information comprises:

- information about the Company and Group, as set out on page 3 of the accompanying separate and consolidated Annual Report,
- the Management Report, as set out from page 4 to page 6 of the accompanying separate and consolidated Annual Report,
- the statement of management responsibility provided on page 7 of the accompanying report and
- other information in accordance with the requirements of regulatory provisions, provided in the attached annual report on page 26.

Our opinion on the separate and consolidated financial statements does not cover the other information included in the Annual Report, and we do not express any form of assurance conclusion thereon, except as described in the *Other reporting responsibilities in accordance with the legislation of the Republic of Latvia* section of our report.

In connection with our audit of the separate and consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the separate and consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

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If, based on the work we have performed and in light of the knowledge and understanding of the Company and Group and its environment obtained in the course of our audit, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other reporting responsibilities in accordance with the legislation of the Republic of Latvia

In addition, in accordance with the Law on Audit Services of the Republic of Latvia with respect to the Management Report, our responsibility is to consider whether the Management Report is prepared in accordance with the requirements of the with the requirements of the regulatory act governing its preparation, Bank of Latvia Regulation No. 326 "Regulatory Regulations for the Preparation of Annual Reports and Consolidated Annual Reports of Credit Institutions, Investment Brokerage Companies, Investment Management Companies and Private Pension Funds".

Based solely on the work required to be undertaken in the course of our audit, in our opinion:

- the information provided in the management report for the reporting year for which the financial statements have been prepared is consistent with the financial statements of the Company and the Group, and
- the Management Report has been prepared in accordance with the requirements of the Bank of Latvia Regulation No. 326 "Regulatory Regulations for the Preparation of Annual Reports and Consolidated Annual Reports of Credit Institutions, Investment Brokerage Companies, Investment Management Companies and Private Pension Funds".

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

Management is responsible for the preparation of the separate and consolidated financial statements that give a true and fair view in accordance with International Financial Reporting Standards (hereinafter IFRS) approved by the European Union and for such internal control as management determines is necessary to enable the preparation of separate and consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibility for the Audit of the Separate and Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the separate and consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

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

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

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Riga, March 27, 2026

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Licence No 157

Iveta Rutkovska
Sworn Auditor, certificate No 43
Board member

This version of our report is a translation from the original, which was prepared in Latvian. In all matters of interpretation of information, views or opinions, the original language version of our report takes precedence over this translation.

This document is electronically signed and contains a time stamp.