

HB Holding N.V.

established in Amsterdam

Financial report 1 June 2023 to 31 December 2023

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FINANCIAL REPORT

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OTHER INFORMATION

1 RESULTS

DEVELOPMENT OF INCOME AND EXPENSES

As presented in the income statement, the net result for 1 June 2023 to 31 December 2023 amounts to € -1,975,120 (2022-2023: € -531,809).

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Other operating income	93,336	72,097
Cost of sales	-647	-7,380
Cost of outsourced work and other external expenses	-823	-61,575
Gross margin	91,866	3,142
Employee benefits		
Wages and salaries	91,561	75,961
Social security contributions	15,861	15,861
Amortisation, depreciation and impairment		
Depreciations of tangible assets	12,679	9,469
Other operating expenses		
Accommodation costs	28,864	72,577
Sales related expenses	45,891	42,796
Office related expenses	1,483	1,483
General expenses	94,419	128,611
Sum of expenses	290,758	346,758
Operating result	-198,892	-343,616
Financial income and expense	-152,539	-315,998
Result before tax	-351,431	-659,614
Income tax expense	3,274	128,469
Share in results of subsidiaries and participating interests	-1,626,963	-664
Result	-1,975,120	-531,809

COMPARISON RESULTS

	1 June 2023 to 31 December 2023
	<u>€</u>
The result has been positively influenced by	
Increase in gross margin	88,724
Decrease in other operating expenses	74,810
Increase in financial result	163,459
The result has been negatively influenced by	
Increase in employee benefits expenses	-15,600
Increase in amortisation, depreciation and impairment	-3,210
Increase in income tax expense	-125,195
Decrease in share in results of subsidiaries and participating interests	-1,626,299
Total decrease in result	<u>-1,443,311</u>

3 CONSOLIDATED BALANCE SHEET AS AT 31 DECEMBER 2023

ASSETS

<i>(after profit appropriation)</i>	1 June 2023 to 31 December 2023	31 May 2023
€	€	€
Non-current assets		
Property, plant and equipment	6,654,353	1,059,893
Financial assets	148,410	1,771,802
Current assets		
Inventories	-	5,492,574
Receivables	113,540	1,346,587
Cash and cash equivalents	14,745	56,869
Total	<u>6,931,048</u>	<u>9,727,725</u>

EQUITY AND LIABILITIES

<i>(after profit appropriation)</i>	1 June 2023 to 31 December 2023	31 May 2023
€	€	€
Group equity		
Equity	-31,641	297,661
Group equity	-31,641	297,661
Non-current liabilities	4,196,354	3,665,999
Current liabilities	2,766,335	5,764,065
Total	6,931,048	9,727,725

4 CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE PERIOD 1 JUNE 2023 TO 31 DECEMBER 2023

	1 June 2023 to 31 December 2023	2022-2023
€	€	€
Other operating income	93,336	72,097
Cost of sales	-647	-7,380
Cost of outsourced work and other external expenses	-823	-61,575
Gross margin	91,866	3,142
Employee benefits	107,422	91,822
Amortisation, depreciation and impairment	12,679	9,469
Other operating expenses	170,657	245,467
Sum of expenses	290,758	346,758
Operating result	-198,892	-343,616
Financial income and expense	-152,539	-315,998
Result before tax	-351,431	-659,614
Income tax expense	3,274	128,469
Share in results of subsidiaries and participating interests	-1,626,963	-664
Net result after tax	-1,975,120	-531,809

5 GENERAL NOTES

Name legal entity	HB Holding N.V.
Legal form	Public limited company
Registered office	Amsterdam
Registration number Chamber of Commerce	77971027
Basis of preparation	Commercial

Most important activities

The company's activity is managing participations. The company was established on May 6, 2020.

Location actual activities

HB Holding N.V. is located in Eindhoven and is registered at the chamber of commerce under number 77971027.

Consolidation policy

The consolidation includes the financial information of HB Holding N.V., its group companies and other entities in which it exercises control or whose central management it conducts. Group companies are entities in which HB Holding N.V. exercises direct or indirect control based on a shareholding of more than one half of the voting rights, or of which it has the authority to govern otherwise their financial and operating policies. Potential voting rights that can be exercised directly from the balance sheet date are also taken into account.

Group companies and other entities in which HB Holding N.V. exercises control or whose central management it conducts are consolidated in full. Participating interests in group equity and group result are disclosed separately. Participating interests over which no control can be exercised (associates) are not included in the consolidation.

Intercompany transactions, profits and balances among group companies and other consolidated entities are eliminated, unless these results are realised through transactions with third parties. Unrealised losses on intercompany transactions are also eliminated, unless such a loss qualifies as an impairment. The accounting policies of group companies and other consolidated entities have been changed where necessary, in order to align them to the prevailing group accounting policies.

Overview consolidated interests

<i>Name entity</i>	<i>Location</i>	<i>% share capital</i>
Henri Broen B.V.	Koningsbosch	100.0
Broen Real Estate GmbH	Kleve	100.0
HenriPay B.V.	Spijkenisse	100.0
Henri Broen Construction B.V.	Balgoij	100.0
HenriPay OÜ	Tallinn	100.0
Vrienden van Koningsbosch B.V.	Koningsbosch	100.0

6 ACCOUNTING POLICIES

GENERAL

General policies

The financial statements are drawn up in accordance with the provisions of Title 9, Book 2, of the Dutch Civil Code and the Dutch Accounting Standards applicable to small legal entities, as published by the Dutch Accounting Standards Board ('Raad voor de Jaarverslaggeving').

Accounting policies for the valuation of assets and equity and liabilities

Assets and liabilities are generally valued at historical cost, production cost or at fair value at the time of acquisition. If no specific valuation principle has been stated, valuation is at historical cost.

Accounting policies for the income statement

The result is the difference between the realisable value of the goods/services provided and the costs and other charges during the year. The results on transactions are recognised in the year in which they are realised.

ACCOUNTING POLICIES FOR ASSETS

Property, plant and equipment

Land and buildings are valued at historical cost plus additional costs or production cost less straight-line depreciation based on the expected useful life. Land is not depreciated. Impairments expected on the balance sheet date are taken into account. With regard to the determination as to whether a tangible fixed asset is subject to an impairment, please refer to the relevant section.

Financial assets

Participations over which no significant influence can be exercised are valued at historical cost. The result represents the dividend declared in the reporting year, whereby dividend not distributed in cash is valued at fair value.

Inventories

The historical cost or production cost consist of all costs relating to the acquisition or production and the costs incurred in order to bring the inventories to their current location and current condition. The production cost includes direct labour and fixed and variable production overheads, taking into account the costs of the operations office, the maintenance department and internal logistics.

Receivables

Upon initial recognition the receivables are recorded at the fair value and subsequently valued at the amortized cost. The fair value and amortized cost equal the face value.

Cash and cash equivalents

Cash at banks and in hand represent cash in hand, bank balances and deposits with terms of less than twelve months. Overdrafts at banks are recognised as part of debts to lending institutions under current liabilities. Cash at banks and in hand is carried at nominal value.

ACCOUNTING POLICIES FOR EQUITY AND LIABILITIES

Non-current liabilities

On initial recognition long-term debts are recognised at fair value. Transaction costs which can be directly attributed to the acquisition of the long-term debts are included in the initial recognition. After initial recognition long-term debts are recognised at the amortised cost price, being the amount received taking into account premiums or discounts and minus transaction costs.

Current liabilities

On initial recognition current liabilities are recognised at fair value. After initial recognition current liabilities are recognised at the amortised cost price, being the amount received, taking into account premiums or discounts, less transaction costs. This usually is the nominal value.

ACCOUNTING POLICIES FOR THE INCOME STATEMENT

Employee benefits

Salaries, wages and social security contributions are charged to the income statement based on the terms of employment, where they are due to employees and the tax authorities respectively.

Amortisation, depreciation and impairment

Tangible fixed assets are depreciated over their estimated useful lives as from the moment that they are ready for use. Land and investment property are not depreciated.

Other interest and related income

Interest income are recognised on a pro rata basis, taking account of the effective interest rate of the assets and liabilities to which they relate. In accounting for interest expenses, the recognised transaction expenses for loans received are taken into consideration.

Interest and related expenses

Interest expenses are recognised on a pro rata basis, taking account of the effective interest rate of the assets and liabilities to which they relate. In accounting for interest expenses, the recognised transaction expenses for loans received are taken into consideration.

Income tax expense

Tax on the result is calculated based on the result before tax in the income statement, taking account of the losses available for set-off from previous financial years (to the extent that they have not already been included in the deferred tax assets) and exempt profit components and after the addition of non-deductible costs. Due account is also taken of changes which occur in the deferred tax assets and deferred tax liabilities in respect of changes in the applicable tax rate.

Share in results of subsidiaries and participating interests

Where no significant influence is exercised, the dividend income is accounted for in the profit and loss as financial income.

7 NOTES TO CONSOLIDATED BALANCE SHEET

PROPERTY, PLANT AND EQUIPMENT

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Machinery	112,821	118,513
Other tangible assets	41,842	41,380
Assets not used in operations	6,499,690	900,000
Total	6,654,353	1,059,893

	Machinery	Other tangible assets	Assets not used in operations	Total
	€	€	€	€
Carrying value June 1, 2023				
Cost or manufacturing price	122,579	46,789	900,000	1,069,368
Accumulated amortisation and impairments	-4,066	-5,409	-	-9,475
	<u>118,513</u>	<u>41,380</u>	<u>900,000</u>	<u>1,059,893</u>
Movements 1 June 2023 to 31 December 2023				
Additions	-	7,449	5,599,690	5,607,139
Depreciation	-5,692	-6,987	-	-12,679
	<u>-5,692</u>	<u>462</u>	<u>5,599,690</u>	<u>5,594,460</u>
Carrying value December 31, 2023				
Cost or manufacturing price	122,579	52,586	6,499,690	6,674,855
Accumulated amortisation and impairments	-9,758	-10,744	-	-20,502
	<u>112,821</u>	<u>41,842</u>	<u>6,499,690</u>	<u>6,654,353</u>
Depreciation rate (average)	10.0	20.0	-	

Disclosure

Assets not used in operations

Building plots

These are three building plots located near Kerkstraat in Koningsbosch, cadastrally known to the municipality of Echt, section P, numbers 814, 863, 867, 868, 882, 887, 899, 871, 872, 877, 886, 901, 892, 895, 904, 906, 907.

FINANCIAL ASSETS

	1 June 2023 to 31 December 2023	31 May 2023	
	€	€	
Investments in group companies	-	-	
Other investments			
HBC Group The Netherlands Holding B.V.	-	1,626,666	
Deferred tax assets			
Available tax losses	148,410	145,136	
Total	<u>148,410</u>	<u>1,771,802</u>	
	<u>Other investments</u>	<u>Deferred tax assets</u>	<u>Total</u>
	€	€	€
Carrying value June 1, 2023	1,626,666	145,136	1,771,802
Movements 1 June 2023 to 31 December 2023			
Additions	-	3,274	3,274
Disposals	-1,626,666	-	-1,626,666
	<u>-1,626,666</u>	<u>3,274</u>	<u>-1,623,392</u>
Carrying value December 31, 2023	<u>-</u>	<u>148,410</u>	<u>148,410</u>

INVENTORIES

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Work in progress	-	5,492,574
Total	<u>-</u>	<u>5,492,574</u>

RECEIVABLES

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Tax receivables		
VAT	890	373
Wage tax and social security	-	1,860
	<u>890</u>	<u>2,233</u>

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Other receivables	87,337	45,635
Accrued income		
Accrued income	10,955	55,430
Prepaid expenses	7,358	-
Management fee to be invoiced	7,000	-
Amounts receivable from investors	-	1,225,700
Amounts receivable	-	14,864
Other	-	2,725
	<u>25,313</u>	<u>1,298,719</u>
Total	<u>113,540</u>	<u>1,346,587</u>

CASH AND CASH EQUIVALENTS

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Bank credits	9,745	56,869
In transit	5,000	-
Total	<u>14,745</u>	<u>56,869</u>

GROUP EQUITY

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Equity	-31,641	297,661
Group equity	<u>-31,641</u>	<u>297,661</u>

Disclosure

The shareholders' equity is detailed in the notes to the company financial statements.

NON-CURRENT LIABILITIES

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Payables to group companies	135,880	-
Payables to receivables shareholders and participating interests		
Current account H. Broen	1,042,439	553,964
Other payables		
Bonds	2,500,558	2,594,558
Other	517,477	517,477
	<u>3,018,035</u>	<u>3,112,035</u>
Total	<u>4,196,354</u>	<u>3,665,999</u>

Disclosure

Rekening courant H. Broen

Interest at the rate of 3.00% has been calculated on the average current account balance.

Bond loan

These are issued bond loans with a maturity of five years at an interest rate of 7.5%. Redemption will take place on 18 December 2025.

CURRENT LIABILITIES

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Trade payables		
Account payable	20,751	33,465
Taxes payable and social security contributions payable		
Corporation income tax	1,284,370	1,284,370
VAT	1,215,881	1,228,710
Wage tax and social security	10,354	10,338
	<u>2,510,605</u>	<u>2,523,418</u>
Other payables	64,972	372,999
Accruals		
Payable purchase price shares	-	2,642,364
Municipal fees	88,860	88,646
Interest bonds	-	80,000
Accounting fees	75,556	7,519
Other	5,591	15,654
	<u>170,007</u>	<u>2,834,183</u>

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Total	<u>2,766,335</u>	<u>5,764,065</u>

8 NOTES TO CONSOLIDATED PROFIT AND LOSS ACCOUNT

REVENUE AND GROSS MARGIN

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Other operating income	93,336	72,097
Operating income	<u>93,336</u>	<u>72,097</u>
Cost of sales	647	7,380
Cost of outsourced work and other external expenses	823	61,575
Gross margin	<u><u>91,866</u></u>	<u><u>3,142</u></u>

EMPLOYEE BENEFITS

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Wages and salaries	91,561	75,961
Social security contributions	15,861	15,861
Total	<u><u>107,422</u></u>	<u><u>91,822</u></u>

AMORTISATION, DEPRECIATION AND IMPAIRMENT

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Depreciation of tangible assets	12,679	9,469
Total	<u><u>12,679</u></u>	<u><u>9,469</u></u>

OTHER OPERATING EXPENSES

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Accommodation costs	28,864	72,577
Sales related expenses	45,891	42,796
Office related expenses	1,483	1,483
General expenses	94,419	128,611
Total	170,657	245,467

FINANCIAL INCOME AND EXPENSE

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Interest income from group companies	1,143	-
Interest income other parties	-	2,173
Interest expenses from group companies	2	-
Interest expenses from shareholders and participating interests	-13,847	-8,727
Interest expenses credit institutions	-6,282	-676
Interest expenses other parties		
Interest bonds	-107,636	-278,525
Administrative expenses bonds	-13,949	-26,433
Interest and bank Other	-2,683	-2,572
Other	-9,287	-1,238
	-133,555	-308,768
Financial income and expense	-152,539	-315,998

TAXATION

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Deferred income tax expense	-3,274	-
Income tax expense from current financial year	-	-128,469
Income tax expense	-3,274	-128,469

SHARE IN RESULTS OF SUBSIDIARIES AND PARTICIPATING INTERESTS

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Share in result of other participating interests	-1,626,963	-664
Total	<u>-1,626,963</u>	<u>-664</u>

9 OTHER NOTES

SUBSEQUENT EVENTS

In June 2024 several plots of the Koningsbosch project were sold to a third party. The monastery plot, the supermarket plot and four additional plots. After the balance sheet date, the subsidiary Henri Broen B.V. was sold. For bondholders of the 7.5% HB Holding N.V. 20/25, this means that the realised and expected sales proceeds will be available to easily service the coupon payments and repay the bond in December 2025. It is expected that the remaining villa properties will be sold in the current financial year.

The wholly owned subsidiary HenriPay UAB was founded in Lithuania after the balance sheet date. HenriPay UAB is currently undergoing the application process to obtain an EMI (Electronic Money Institution) licence and has already successfully completed two of three steps.

The subsidiaries HenriPay B.V. and HenriPay OÜ are preparing to enter the European market and important proofs of concept were provided.

In the real estate field, a memorandum of understanding was signed with Marchica Med for a major property and tourism project in Nador, Morocco.

10 COMPANY BALANCE SHEET AS AT 31 DECEMBER 2023

ASSETS

<i>(after profit appropriation)</i>	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Non-current assets		
Property, plant and equipment	3,518,373	1,039,854
Financial assets	370,568	2,787,502
Current assets		
Receivables	75,436	37,131
Cash and cash equivalents	7,836	38,361
Total	<u>3,972,213</u>	<u>3,902,848</u>

EQUITY AND LIABILITIES

<i>(after profit appropriation)</i>	1 June 2023 to 31 December 2023	31 May 2023
€	€	€
Equity		
Share capital	475,001	475,001
Other reserves	-287,426	91,540
	<u>187,575</u>	<u>566,541</u>
Non-current liabilities	3,646,996	3,148,522
Current liabilities	137,642	187,785
Total	<u><u>3,972,213</u></u>	<u><u>3,902,848</u></u>

**11 COMPANY PROFIT AND LOSS ACCOUNT FOR THE PERIOD 1 JUNE 2023
TO 31 DECEMBER 2023**

	1 June 2023 to 31 December 2023		2022-2023
	€	€	€
Net revenue	31,000	12,000	
Gross margin	31,000		12,000
Employee benefits	15,600	-	
Amortisation, depreciation and impairment	8,182	5,470	
Other operating expenses	127,803	183,842	
Sum of expenses	151,585		189,312
Operating result		-120,585	-177,312
Financial income and expense		-103,239	-184,066
Result before tax		-223,824	-361,378
Income tax expense		-	84,574
Share in results of subsidiaries and participating interests		-1,478,470	-255,005
Result after tax		-1,702,294	-531,809

HB Holding N.V.
Amsterdam

12 GENERAL NOTES

Name legal entity	HB Holding N.V.
Legal form	Public limited company
Registered office	Amsterdam
Registration number Chamber of Commerce	77971027
Basis of preparation	Commercial

Most important activities

The company's activity is managing participations. The company was established on 6 May 2020.

Location actual activities

HB Holding N.V. is located in Eindhoven and is registered at the chamber of commerce under number 77971027.

13 ACCOUNTING POLICIES

GENERAL

General policies

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Accounting policies for the valuation of assets and equity and liabilities

Assets and liabilities are generally valued at historical cost, production cost or at fair value at the time of acquisition. If no specific valuation principle has been stated, valuation is at historical cost.

Accounting policies for the income statement

The result is the difference between the realisable value of the goods/services provided and the costs and other charges during the year. The results on transactions are recognised in the year in which they are realised.

ACCOUNTING POLICIES FOR ASSETS

Property, plant and equipment

Land and buildings are valued at historical cost plus additional costs or production cost less straight-line depreciation based on the expected useful life. Land is not depreciated. Impairments expected on the balance sheet date are taken into account. With regard to the determination as to whether a tangible fixed asset is subject to an impairment, please refer to the relevant section.

Financial assets

Participations (associates), over which significant influence can be exercised, are valued according to the net asset value method. In the event that 20% or more of the voting rights can be exercised, it may be assumed that there is significant influence.

The net asset value is calculated in accordance with the accounting principles that apply for these financial statements; with regard to participations in which insufficient data is available for adopting these principles, the valuation principles of the respective participation are applied.

Associated companies with a negative net equity value are valued at nil. If the company fully or partly guarantees the liabilities of the associated company concerned, or has the effective obligation respectively, to enable the associated company to pay its (share of the) liabilities, a provision is formed. Upon determining this provision, provisions for doubtful debts already deducted from receivables from the associated company are taken into account.

Receivables

Upon initial recognition the receivables are recorded at the fair value and subsequently valued at the amortized cost. The fair value and amortized cost equal the face value.

Cash and cash equivalents

Cash at banks and in hand represent cash in hand, bank balances and deposits with terms of less than twelve months. Overdrafts at banks are recognised as part of debts to lending institutions under current liabilities. Cash at banks and in hand is carried at nominal value.

ACCOUNTING POLICIES FOR EQUITY AND LIABILITIES

Non-current liabilities

On initial recognition long-term debts are recognised at fair value. Transaction costs which can be directly attributed to the acquisition of the long-term debts are included in the initial recognition. After initial recognition long-term debts are recognised at the amortised cost price, being the amount received taking into account premiums or discounts and minus transaction costs.

Current liabilities

On initial recognition current liabilities are recognised at fair value. After initial recognition current liabilities are recognised at the amortised cost price, being the amount received, taking into account premiums or discounts, less transaction costs. This usually is the nominal value.

ACCOUNTING POLICIES FOR THE INCOME STATEMENT

Net revenue

Revenues from the services rendered are recognised in proportion to the services delivered, based on the services rendered up to the balance sheet date in proportion to the total of services to be rendered.

Employee benefits

Salaries, wages and social security contributions are charged to the income statement based on the terms of employment, where they are due to employees and the tax authorities respectively.

Amortisation, depreciation and impairment

Tangible fixed assets are depreciated over their estimated useful lives as from the moment that they are ready for use. Land and investment property are not depreciated.

Other operating expenses

Costs are determined on a historical basis and are attributed to the reporting year to which they relate.

Other interest and related income

Interest income are recognised on a pro rata basis, taking account of the effective interest rate of the assets and liabilities to which they relate. In accounting for interest expenses, the recognised transaction expenses for loans received are taken into consideration.

Interest and related expenses

Interest expenses are recognised on a pro rata basis, taking account of the effective interest rate of the assets and liabilities to which they relate. In accounting for interest expenses, the recognised transaction expenses for loans received are taken into consideration.

Income tax expense

Tax on the result is calculated based on the result before tax in the income statement, taking account of the losses available for set-off from previous financial years (to the extent that they have not already been included in the deferred tax assets) and exempt profit components and after the addition of non-deductible costs. Due account is also taken of changes which occur in the deferred tax assets and deferred tax liabilities in respect of changes in the applicable tax rate.

Share in results of subsidiaries and participating interests

The result is the amount by which the carrying amount of the participation has changed since the previous financial statements as a result of the earnings achieved by the participation to the extent that this can be attributed to HB Holding N.V.

Where no significant influence is exercised, the dividend income is accounted for in the profit and loss as financial income.

14 NOTES TO COMPANY BALANCE SHEET

PROPERTY, PLANT AND EQUIPMENT

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Machinery	112,821	118,513
Other tangible assets	18,851	21,341
Assets not used in operations	3,386,701	900,000
Total	3,518,373	1,039,854

	Machinery	Other tangible assets	Assets not used in operations	Total
	€	€	€	€
Carrying value June 1, 2023				
Cost or manufacturing price	122,579	23,100	900,000	1,045,679
Accumulated amortisation and impairments	-4,066	-1,759	-	-5,825
	<u>118,513</u>	<u>21,341</u>	<u>900,000</u>	<u>1,039,854</u>
Movements 1 June 2023 to 31 December 2023				
Additions	-	-	2,486,701	2,486,701
Depreciation	-5,692	-2,490	-	-8,182
	<u>-5,692</u>	<u>-2,490</u>	<u>2,486,701</u>	<u>2,478,519</u>
Carrying value December 31, 2023				
Cost or manufacturing price	122,579	23,100	3,386,701	3,532,380
Accumulated amortisation and impairments	-9,758	-4,249	-	-14,007
	<u>112,821</u>	<u>18,851</u>	<u>3,386,701</u>	<u>3,518,373</u>
Depreciation rate (average)	10.0	20.0	-	

Disclosure

Building plots

These are three building plots located near Kerkstraat in Koningsbosch, cadastrally known to the municipality of Echt, section P, numbers 814, 863, 867, 868, 882, 887, 899, 871, 872, 877, 886, 901, 892, 895, 904, 906, 907.

FINANCIAL ASSETS

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Investments in group companies		
Henri Broen B.V.	1	1,452,866
HenryPay OÜ	2,500	-
Broen Real Estate GMBH	1	1
HenryPay B.V.	1	1
Henri Broen Construction B.V.	1	1
	<u>2,504</u>	<u>1,452,869</u>
Receivables from group companies		
Current account Henri Broen B.V.	1	1,131,182
Current account Boen Real Estate GmbH	213,055	48,771
Current account Henri Broen Construction B.V.	-	10,376
Current account HenryPay B.V.	11,194	490
	<u>224,250</u>	<u>1,190,819</u>
Deferred tax assets		
Available tax losses	143,814	143,814
Total	<u><u>370,568</u></u>	<u><u>2,787,502</u></u>

	Investments in group companies	Receivables from group companies	Deferred tax assets	Total
	€	€	€	€
Carrying value June 1, 2023	1,452,869	1,190,819	143,814	2,787,502
Movements 1 June 2023 to 31 December 2023				
Additions	2,500	-	-	2,500
Disposals	-	-966,569	-	-966,569
Share in result of participating interests	-3,124,617	-	-	-3,124,617
Movements in provision of participations	1,671,752	-	-	1,671,752
	<u>-1,450,365</u>	<u>-966,569</u>	<u>-</u>	<u>-2,416,934</u>
Carrying value December 31, 2023	<u><u>2,504</u></u>	<u><u>224,250</u></u>	<u><u>143,814</u></u>	<u><u>370,568</u></u>

<i>Name entity</i>	<i>Location</i>	<i>% share capital</i>
Henri Broen B.V.	Koningsbosch	100.00
Broen Real Estate GmbH	Kleve	100.00
HenryPay B.V.	Spijkensisse	100.00
Henri Broen Construction B.V.	Balgoij	100.00
HenryPay OU	Tallinn	100.00

Disclosure

Current account Henri Broen B.V.

Interest at the rate of 10.5% has been calculated on the average current account balance.

Current account Broen Real Estate GmbH

Interest at the rate of 1.5% has been calculated on the average current account balance.

Current account HenriPay B.V.

No interest has been charged on the current account balance.

Current account Henri Broen Construction B.V.

No interest has been charged on the current account balance.

RECEIVABLES

	1 June 2023 to 31 December 2023 €	31 May 2023 €
Other receivables		
Other	25,036	25,036
Accrued income		
Amounts to be invoiced	43,000	12,000
Prepaid expenses	7,400	95
	<hr/> 50,400	<hr/> 12,095
Total	<hr/> 75,436	<hr/> 37,131

CASH AND CASH EQUIVALENTS

	1 June 2023 to 31 December 2023 €	31 May 2023 €
Bank credits		
Sparkasse	7,836	38,361
	<hr/> 7,836	<hr/> 38,361
Total	<hr/> 7,836	<hr/> 38,361

EQUITY

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Share capital		
Issued share capital	475,001	475,001
Other reserves	-287,426	91,540
Total	<u>187,575</u>	<u>566,541</u>
	Share capital	Other reserves
	€	€
Balance June 1, 2023	475,001	91,540
Movements 1 June 2023 to 31 December 2023		
Sale of treasury shares	-	1,323,328
Result for the year	-	-1,702,294
	<u>-</u>	<u>-378,966</u>
Balance December 31, 2023	<u>475,001</u>	<u>-287,426</u>
	<u>187,575</u>	<u>566,541</u>

Share capital

The authorised share capital of HB Holding N.V. amounts to € 2,000,000, divided into 200,000,000 ordinary shares of € 0.01. Share capital amounts to € 500,001 ordinary shares whereof 50,000,000 shares of € 0.01 are publicly tradable under ISIN:NL0015000NA2. Additionally 1 preference share of € 1 is issued.

On 23 September 2022, HB Holding N.V. repurchased 2,500,000 ordinary shares at €0.01. In fourth quarter 2023 HB Holding sold 91.264 treasury shares. At 31 December 2023 the number of treasury shares was 2,408,736. At a closing price of € 14,40 the market value of treasury shares amounts to € 34.7 million. Under DUTCH GAAP treasury shares are valued at cost price however.

Retained earnings

Het ingehouden deel van het resultaat over 1 June 2023 to 31 December 2023 bedraagt € -1,702,294 (2022-2023: € -531,809).

Differences in the equity and result consolidated financial statements

The discrepancy between the consolidated and standalone equity is attributable to an intercompany transaction of real estate amounting to €5,500,444, which resulted in a loss of €3,112,989. In the consolidated financial statements, this transaction has been eliminated because the real estate has not yet been divested by the parent company

The difference between the standalone and consolidated equity has developed as follows:

<i>Difference in equity</i>	1 June 2023 to 31 December	
	2023	2022-2023
	€	€
Equity in the consolidated financial statements	-31,641	566,541
Addition to provision	-217,803	-
Unrealised accumulated intercompany result	-3,019,653	-
Valuation difference between parent value and subsidiary equity.	3,436,822	-
Other differences	19,850	-
Equity in separate financial statements	187,575	566,541

The difference between the standalone and consolidated results has developed as follows:

<i>Difference in result</i>	1 June 2023 to 31 December	
	2023	2022-2023
	€	€
Result in the consolidated financial statements	-1,975,120	-531,809
Changes in not realised cumulated intercompany result	-3,019,653	-
Unprocessed subsidiary results in parent company	3,436,822	-
Other differences	-144,343	-
Result in separate financial statements	-1,702,294	-531,809

NON-CURRENT LIABILITIES

	1 June 2023 to 31 December	
	2023	31 May 2023
	€	€
Payables to group companies		
Current account Henri Broen Construction B.V.	103,999	-
Payables to receivables shareholders and participating interests	1,042,439	553,964
Other payables		
Bond loan	2,500,558	2,594,558
Total	3,646,996	3,148,522

Disclosure

Rekening courant H. Broen

Interest at the rate of 3.00% has been calculated on the average current account balance.

Bond loan

These are issued bond loans with a maturity of five years at an interest rate of 7.5%. Redemption will take place on 18 December 2025.

CURRENT LIABILITIES

	1 June 2023 to 31 December 2023	31 May 2023
	€	€
Trade payables		
Account payable	4,183	16,036
Group companies		
Current account HenryPay OÜ	2,500	-
Taxes payable and social security contributions payable		
VAT	27	2,230
Wage tax and social security	1,876	-
	<hr/> 1,903	<hr/> 2,230
Other payables	58,000	88,000
Accruals		
Interest bonds	-	80,000
Accounting fees	7,466	1,500
Other	63,590	19
	<hr/> 71,056	<hr/> 81,519
Total	<hr/> <u>137,642</u>	<hr/> <u>187,785</u>

15 NOTES TO COMPANY PROFIT AND LOSS ACCOUNT

REVENUE AND GROSS MARGIN

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Net revenue		
Management fee	7,000	12,000
Rental	24,000	-
Operating income	<u>31,000</u>	<u>12,000</u>
Gross margin	<u><u>31,000</u></u>	<u><u>12,000</u></u>

EMPLOYEE BENEFITS

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Wages and salaries	15,600	-
Total	<u>15,600</u>	<u>-</u>

AMORTISATION, DEPRECIATION AND IMPAIRMENT

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Depreciation of tangible assets	8,182	5,470
Total	<u>8,182</u>	<u>5,470</u>

OTHER OPERATING EXPENSES

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Accommodation costs		
Rent	25,875	44,025
Maintenance expenses	20	907
Taxes and licenses	-	277
Other	1,644	11
	<u>27,539</u>	<u>45,220</u>
Sales related expenses		
Travel and accommodation costs	5,459	12,002
Advertising and promotional costs	1,614	10,692
Entertainment expenses	7,835	8,249
Freight expenses	-	6,713
Travel expenses	8,728	2,905
Management fee	21,353	1,500
Other	459	265
	<u>45,448</u>	<u>42,326</u>
General expenses		
Advisory costs	23,947	84,269
Accounting fees	7,000	7,257
Subscriptions and memberships	-	1,600
Office supplies	1,335	1,192
Computer expenses	2,567	1,163
Insurance costs	4,496	-
Other	15,471	815
	<u>54,816</u>	<u>96,296</u>
Total	<u>127,803</u>	<u>183,842</u>

FINANCIAL INCOME AND EXPENSE

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Interest income from group companies		
Interest current account Henri Broen B.V.	32,435	129,161
Interest current account Broen Real Estate GmbH	-	755
	<u>32,435</u>	<u>129,916</u>

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Interest expenses from shareholders and participating interests		
Interest current account H. Broen	-13,847	-8,727
Interest expenses other parties		
Interest bonds	-107,636	-278,525
Administrative expenses bonds	-13,949	-26,433
Interest and bank charges	-242	-297
	<u>-121,827</u>	<u>-305,255</u>
Financial income and expense	<u>-103,239</u>	<u>-184,066</u>

TAXATION

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Income tax expense from current financial year	-	-84,574
Income tax expense	<u>-</u>	<u>-84,574</u>

SHARE IN RESULTS OF SUBSIDIARIES AND PARTICIPATING INTERESTS

	1 June 2023 to 31 December 2023	2022-2023
	€	€
Share in result of group companies		
Henri Broen B.V.	-1,591,654	-133,239
Broen Real Estate GmbH	-104,619	-116,132
Correction Broen Real Estate GmbH 2021 and 2022	217,803	-
HenriPay B.V.	-	-1,923
Henri Broen Construction B.V.	-	-3,711
Total	<u>-1,478,470</u>	<u>-255,005</u>

16 OTHER NOTES

EMPLOYEES

Disclosure average number of employees

During 1 June 2023 to 31 December 2023, on average 0,3 employees were employed on a full-time basis (2022-2023: nil).

PROFIT APPROPRIATION

Appropriation of the results

The annual report was adopted in the general meeting of shareholders. The general meeting of shareholders has determined the appropriation of result in accordance with the proposal being made to that end.

Proposed appropriation of the results

The board of directors proposes, with the approval of the supervisory board, that the result for the financial year 1 June 2023 to 31 December 2023 amounting to € -1,702,294 will be deducted from reserves.

SUBSEQUENT EVENTS

In June 2024 several plots of the Koningsbosch project were sold to a third party. The monastery plot, the supermarket plot and four additional plots. After the balance sheet date, the subsidiary Henri Broen B.V. was sold. For bondholders of the 7.5% HB Holding N.V. 20/25, this means that the realised and expected sales proceeds will be available to easily service the coupon payments and repay the bond in December 2025. It is expected that the remaining villa properties will be sold in the current financial year.

The wholly owned subsidiary HenriPay UAB was founded in Lithuania after the balance sheet date. HenriPay UAB is currently undergoing the application process to obtain an EMI (Electronic Money Institution) licence and has already successfully completed two of three steps.

SIGNATURE

Amsterdam, 25 November 2024

<i>Name</i>	<i>Function</i>	<i>Signature</i>
H. Broen	Managing director	
N.G. Peschke	Supervisory director	
M. Abele	Supervisory director	
D.O. Christ	Supervisory director	