



UBM Holding Nyrt.

Annual Report

30 June 2025

CONTENTS OF THE ANNUAL REPORT

**Consolidated Management Report
Consolidated Financial Statements (IFRS)
Declarations**

**Standalone Financial Statements (IFRS)
Standalone Management Report
Declarations**





239.9 billion HUF

consolidated revenues

5.4 billion HUF

EBITDA



2.1 million tons

grain and
commodity trade



**Hungarian
ownership**

and an international
management team



**Export to
20 countries**

56%
of turnover



Almost **1500
partners**

in Hungary and
the export markets



Market leader

Market leader group
of companies in feed
production and commodity
trade in Hungary



481,000 tons

of feed produced,
500 products



Certified

feed efficiency,
manufacturing technology
and quality assurance



**20.1%
increase in
sales revenues**

compared to the
previous year



**423 full time
employees**

devoted, almost 2/3
professional workers,
average age 43 years



More than **29 years**

of experience in providing
for the Hungarian animal
production sector

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CONSOLIDATED MANAGEMENT REPORT

PRESENTATION OF THE ACTIVITIES AND RESULTS OF THE PERIOD COVERED BY THE FINANCIAL REPORT

Review of the business year 2025

UBM Group has further strengthened its position in both domestic and international markets in the business year 2024/2025. The company achieved growth in volume and revenue in all business units, especially the commodity segment.

Our group of companies achieved a sales revenue of HUF 239.9 billion, an EBITDA of HUF 5.383 billion and a negative profit before tax of HUF -45 million in the period between 1 July 2024 and 30 June 2025. This means a significant increase of 20.1% in turnover, but EBITDA and profit before tax are well below both the figures for the same period last year and the figures in the business plan. Compared to the previous year, EBITDA has decreased by 34.2%, while operating profit is negative, a result that has never occurred before at a consolidated level. A several, unfortunately mutually reinforcing factors have contributed to the negative profit before tax and the decrease in EBITDA:

- Single items, such as the performance of the Italian and Serbian offices that fell below expectations had influenced company's results.
- A significant impairment had to be recognized due to the insolvency of a key customer.
- The - highly volatile - livestock segment achieved poorer results compared to the previous, quite favourable year, which also had a negative effect on the operating profit.
- Working capital increased at a faster rate than revenues, mainly as a result of insufficient growth in supplier financing and higher-than-normal inventory levels. This development had a negative effect on the company's indebtedness and the net debt/EBITDA indicator.

The commodity segment has increased in terms of traded volumes and revenues. How does this translate to numbers?

- the trade volume for cereals was 683.7 thousand tons, a performance of 94.4% compared to 723.6 thousand tons for the previous year,
- domestic trade of protein crops was 256.5 thousand tons, a performance of 119.1% compared to 215.3 thousand tons for the previous year,
- trade through the foreign offices (Romania, Serbia, Austria, Italy) was 809.4 thousand tons, a performance of 148.3% compared to 545.7 thousand tons for the previous year.

Beside the significant increase in volumes, it has to be noted that profitability varied greatly between the different business units of the commodity segment:

- profit before tax for the cereal business unit was HUF 53.6 million, a performance of 14.7% compared to HUF 365.0 million for the previous year,
- domestic protein trade achieved a profit before tax of HUF 842.8 million, a performance of 386.6% compared to HUF 218 million for the previous business year,
- the international offices achieved a result of HUF -805.5 million, a performance of -369.3% compared to HUF 218.2 million for the previous year. The negative results of the offices in Romania, Serbia and Italy have made it clear that urgent and fundamental restructuring of the company's business and management operations were necessary, which were duly implemented during the last six months. As a result, profit before tax and EBITDA have improved significantly compared to the higher negative numbers appearing in the half-yearly report, but this improvement was not enough to reach the positive range yet.

Produced and traded volume for the feed segment was 481 thousand tons, an increase of 6% compared to the 454 thousand tons for the previous business year, while revenues increased to HUF 79 billion from HUF 74 billion last year. It is important to note that the above data for production and trade volumes is a consolidated result, only accounting for the affiliates controlled by UBM Group; if manufactured volumes of companies accounted for using the equity method are also taken into account, the total volume is 819 thousand tons, making the UBM Group the leading feed manufacturer in Hungary.

The minus HUF 289 million result of the livestock business can be attributed to the significant decrease and the volatility of live pig purchase prices, making it the most significant - but not the only - factor affecting the profitability of the segment. It is important to note that despite the negative result, Mangal Ilona Sertéshizlalda Kft. has increased its production capacity significantly, from 150 thousand tons to 240 thousand tons.

The lower-than-expected EBITDA and pre-tax profit can be attributed to the simultaneous impact of several unfavourable events. After evaluation of the reasons, it can be stated that there have been negative market effects (effect of purchasing price in the livestock business), single costs, not related directly to operations (project costs) as well as costs related to the launch of a new affiliate (Italian trade office). Taking the above mentioned factors into account, the management will review the medium term strategy for all business units, updating it after analysing the current market situation and the development and expansion opportunities of the Group. An updated strategy will be published by the UBM Group in 2025.

The environmental pollution incident at the Környe site that was published on 25 January 2023, is currently under reopened regulatory investigation (after the Győr Court of Justice had annulled the previous decision obliging UBM Feed Zrt. to take part in carrying out remediation tasks related to the contamination). We would like to repeatedly emphasize, that UBM Feed Zrt. did not carry out any activities on the property before or after the acquisition of ownership from which the above contamination could have resulted; nor was UBM group aware of the tanks on the property. The assessment of the exact extent of the contamination and the identification of the persons responsible for the incident will be performed by the Department of Environmental protection and nature conservation of the Government Office of the county Komárom-Esztergom.

Strategic development and investment activities

- The acquisition of Agrifirm Magyarország Zrt. was finalised in September 2025 and resulted in the UBM Group taking over 100% of the ownership in the previously Dutch owned affiliate. This opened new opportunities in the field of integrated agricultural services, as it meant an addition of 3 Hungarian feed mills (Győr, Környe, Kaba) and almost 130 thousand employees to UBM. The affiliate will operate under the name UBM Nutrition Zrt. following the acquisition.
- The 4000 kW solar power plant has been technically commissioned and successfully integrated into the power system of UBM during this business year.

Export orientation and international expansion

- Export revenues have reached 56% of total revenues, indicating an increased presence of UBM on the international market. Strategic target countries now include Kazakhstan and Greece, providing access to promising new markets in southern Europe.
- Regarding the market position and opportunities of the company, the management agrees that the Group is a key player of Hungarian and regional agriculture in wholesales, feed manufacture and livestock breeding. Regional expansion and export-oriented operation are main pillars of its strategy. The company currently exports to 20 countries, continuously expanding the scope of strategic target countries.
- A multi-stage investment project is set to begin in Kazakhstan in 2025. UBM has identified an acquisition opportunity in Greece, which - once successfully finalised - would provide immediate access to Balkan and South-European markets. We are still considering development and expansion opportunities at a regional level but we have to maintain and strengthen our position as the Hungarian market leader in the various segments.
- The most important target countries of our regional strategy remain unchanged: Romania, Slovakia, West Balkan countries (Serbia, Croatia, Albania, Bosnia and Herzegovina, Kosovo, Montenegro, North Macedonia) remain potential future markets for feed manufacturing and trade.
- Strengthening export activities and expanding our international market presence to new markets is a priority within the strategy of the UBM Group. The limited opportunities related to Hungarian market shares and the constraints of regional expansion on the medium term have underlined the necessity of exploring far away markets that provide the opportunity of large scale developments and profits.

ESG activity

The UBM Group is committed to sustainable practices and has incorporated ESG principles at a strategic level within its operations. The Group of companies had published its first ESG report in 2023, followed by the report in a standardised GRI (Global Reporting Initiative) format in 2024.

Environmental protection (E-Environment)

- Reducing emissions: We are committed to a 20% reduction in scope 1 and scope 2 GHG emissions and a 15% reduction in scope 3 emissions by 2030.
- Renewable energy: The integration of the solar power plant in Nyírmeggyes into the power system was an important step towards the use of green energy.
- Waste disposal and energy efficiency: Continuous improvements are being made to promote waste reduction and energy-efficient operations.

Social responsibility (S – Social)

- Human resources development: We focus on providing trainings for our employees, ensure workplace well-being and support social initiatives. UBM has received the Gold Rating of the Responsible Employer Award on September 9, 2025 as a recognition of its efforts.
- Fostering an ESG-oriented mindset: Our ESG sustainability officer, Bettina Baksa plays an active role both in raising awareness among employees and in communicating sustainability towards external partners. Bettina will be an invited lecturer at the ESG education program of the University of Sopron in the 2025/26 academic year.

Corporate governance (G – Governance)

- Ethical business practices: By introducing the Code of Ethics and setting up the procurement policy, the company ensures transparent and legally compliant operations.
- ESG committee: The ESG committee established in September 2023 is responsible for establishing and overseeing sustainability targets.
- UBM aims to see the ESG approach as more than just compliance with requirements, but instead as a way of providing competitive advantage for its partners, and an opportunity for the company to become a flagship in sustainability within the industry.

Based on the results of the closed business year, the market position of UBM Nyrt. and its affiliates remains stable, although the combined negative effects experienced during the financial year have materially impaired the profitability of the Group. Consequently, management is restructuring operations at both operational and strategic levels, considering the negative effects, options for mitigation and correction, as well as new developments in the expansion and investment strategy during the business year.

GENERAL INTRODUCTION OF UBM HOLDING NYRT. AND INTRODUCTION OF OUR SITES

Activities of the UBM Group

UBM Group was established in 1996 and is one of the major commodity traders in Hungary with a volume of 2.1 million tons. UBM Group also has feed production capacities of 454,000 tons, making the Group the market leader in the feed manufacturing sector. The group of companies is active in the fields of manufacturing and selling feed, feed additives and premixes. Feed transport and technical support specialised for each animal species ensure a solid background for our partners.

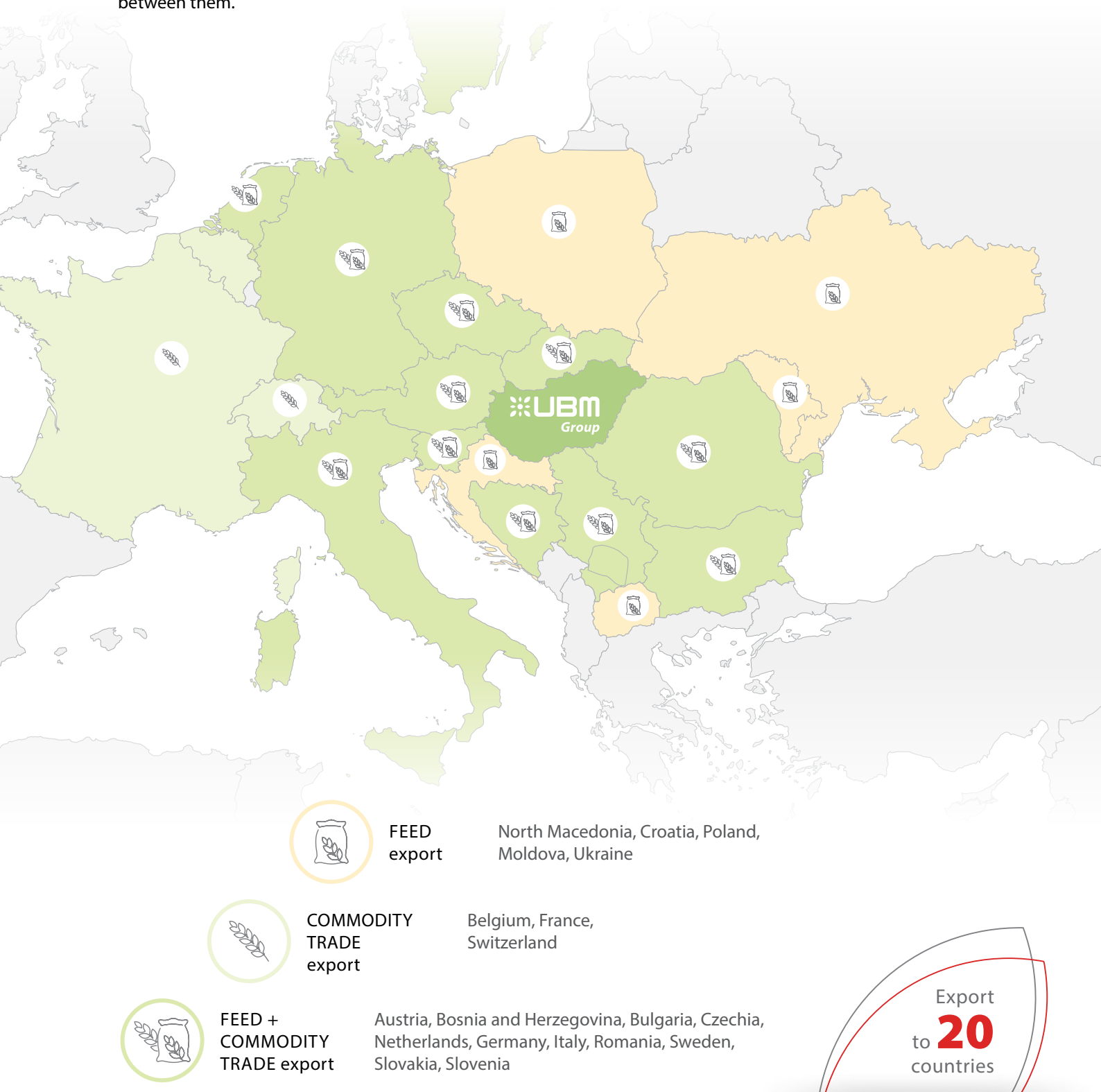
Feed manufacturing is our main profile with production sites in Hungary (Szeleste, Környe, Szentes, Mátészalka), Romania (Kerelőszentpál) and Slovakia (Hernádcsány). Our plants operate efficiently due to the applied technologies and the size of the facilities. The second important segment is the trade of commodities, the buying-in and sale of cereal grains, oilseeds and protein crops on both the domestic market and the Central European market, from the Black Sea to Italy. We have trade offices in Bucharest, Belgrade, Pilisvörösvár, Milan and Linz. The livestock segment is our third pillar, with swine breeding operations widening the scope of UBM Group's activities, performed by our associated company, Mangal Ilona Sertéshizlalda Kft.

Interest of the UBM Group



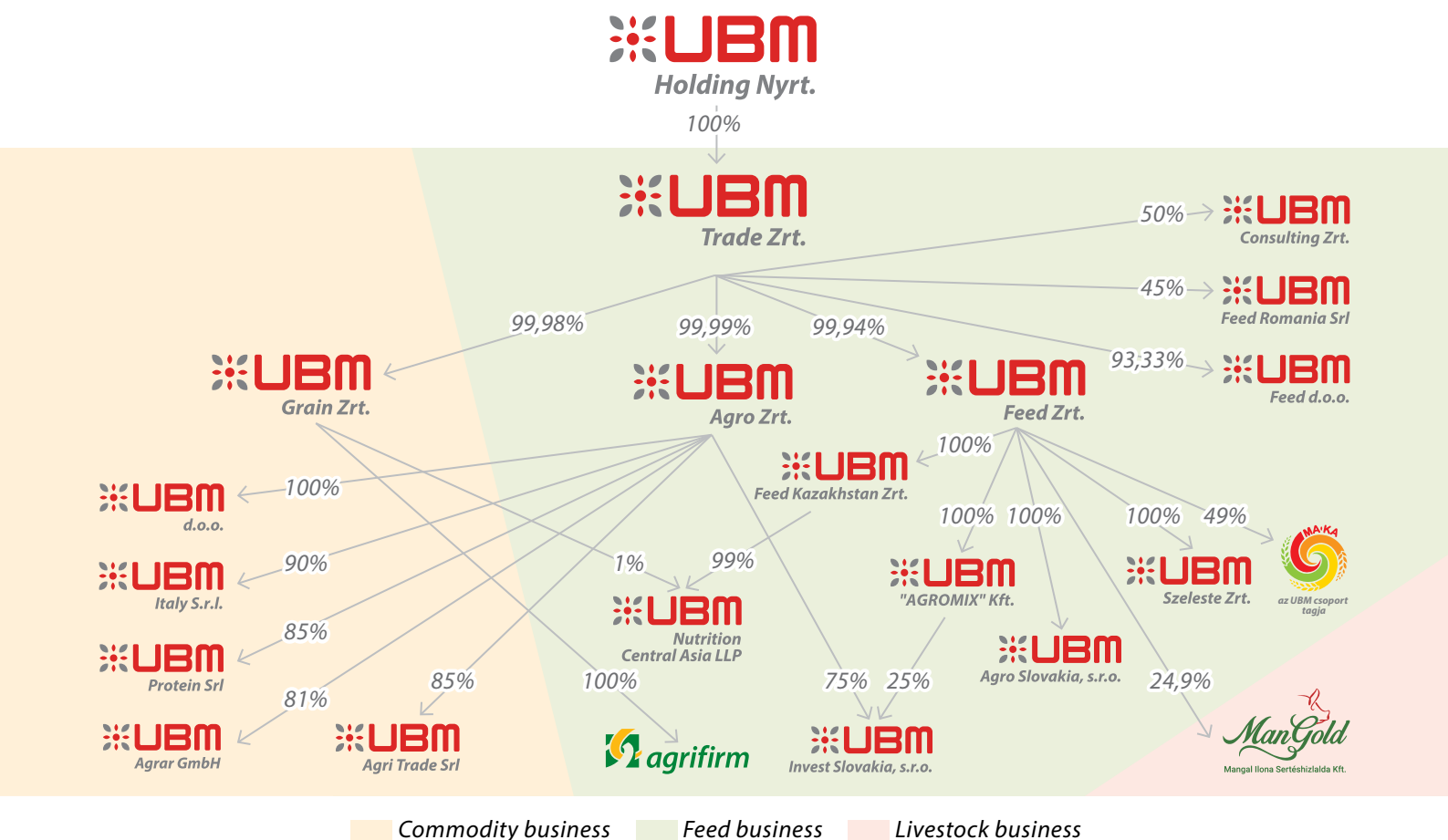
Export destinations of the UBM Group

For quite a few years our Group has been the market leader in the region for the trade of protein crops, grains and oil seeds, as well as the distribution of feed ingredients and complete feeds. Our main task as stakeholders in the supply chain is to deliver the commodities produced by farmers to the processing industry in compliance with modern requirements: as efficiently as possible, with the lowest possible environmental footprint, in line with sustainability, traceability and ESG guidelines, by land (road and rail) and water (ship). In addition to providing supplies to the feed mills of our Group, our activities include trade activities with domestic and foreign processors, all performed efficiently, in close cooperation with our international offices, making the most of the synergies between them.



The widespread domestic and international activities of the company require the integration of 16 fully consolidated companies and 4 associated companies in the three main fields of activity.

An overview of the companies in the UBM Group



Registration of UBM Nutrition Central Asia LLP and the acquisition of Agrifirm Magyarország Zrt. occurred after the balance sheet date.

Leading companies according to business units

UBM Grain Zrt. (commodity): Main field of activity: trade of grains, protein sources and oilseeds.

UBM Feed Zrt. (feed manufacturing): Within the UBM Group UBM Feed Zrt. - along with others - represents the feed business unit. Its market activities include the manufacturing of feed, concentrates, premixes and feed additives as well as the trade of feedstuffs, feed additives and concentrates. At the Környe site UBM Feed Zrt. operates a 40.000 tonne capacity feed mill, an 18.000 tonne capacity premix plant and the soypreme plant with a capacity of 48.000 tonnes. The company gained full ownership of UBM Agro Slovakia s.r.o. in 2025, which had acquired the feed mill with an annual production capacity of 30,000 tonnes in Hernádcsány in 2018. The annual capacity of this plant increased to 80,000 tonnes following reconstructions.

Other companies supporting the main activity

UBM Trade Zrt.: It provides back office services within the Group but is also the owner of the UBM brand and of the licence of the Group's integrated enterprise resourcing system (IFS), while also providing management services.

Business activities in other affiliates



UBM Agro Zrt.: Main profile: commodity trade, on both domestic and international markets. The foreign based commodity trade companies UBM Agrar GmbH (AT), UBM Agri Trade Srl (RO), UBM Italy Srl. and UBM d.o.o. (SRB) also belong to this legal entity. (SRB) also belong to this legal entity.



UBM Agro Slovakia s.r.o.: This affiliate of UBM Feed Zrt. provides representation of the Group for activities within the profile of the Group in Slovakia. This company is the owner of the feed mill in Hernádcsány, Slovakia. The company has a 75% ownership of UBM Invest Slovakia s.r.o. (the remaining 25% belongs to "AGROMIX" Kft., also a member of the Group), the company that owns and operates the equipment in the feed mill in Hernádcsány.



UBM Agri Trade Srl: The Romanian affiliate of the Group, is active in commodity trade and operates a logistics centre with a capacity of 30-50,000 tons that has a direct railway connection to the port of Konstanta in the town of Budești.



UBM d.o.o.: A trade office located in Belgrade, active in the trade of cereals and soybeans, also supporting the presence of the Group in Serbia.



UBM Feed d.o.o.: A trade office located in Belgrade, a UBM Group company specialising in the sale of commodities and premixes in Serbia.



UBM Agrar GmbH: Provides representation of the Group for activities within the profile of the UBM Group and supports sales in Austria.



UBM Protein Srl.: Is the trade office located in Bucharest that is active in commodity trade in Romania.



UBM Szeleste Zrt.: This feed mill in Szeleste with a capacity of 223,000 tonnes has been fully rebuilt in 2015 and is owned by the company.



"AGROMIX" Kft.: This feed mill in Mátészalka with a capacity of 80,000 tonnes has been acquired by the company in 2019.



UBM Italy Srl.: A trade office located in Milan, specialising in the sale of cereals and soybean meal also providing representation of the Group in Italy.



UBM Feed Kazakhstan Zrt.: Is responsible for asset management regarding the expansion of the UBM Group in Kazakhstan.

Activities of associates



MA-KA Kft.: A company jointly owned with Családi Négyes Kft., owns a 200,000 ton feed mill in Szentes.



UBM Feed Romania Srl: Investor and operator of the feed manufacturing plant with a capacity of 200.000 tonnes in the county of Maros, in Kerelőszentpál.



Mangal Ilona Sertéshizlalda Kft.: The first UBM company active in the field of livestock production, that fattens pigs at the Kapoly site and operates an integration with an annual output of 240 thousand pigs.



UBM Consulting Zrt.: The company is a joint venture of the UBM Group and MICROMIR Hungary Kft. and supports biotechnological developments to be used in livestock breeding.

Introduction of our establishments

The following production sites belong to UBM Group:

Address	Activity
2851 Környe, Tópart utca 1.	Feed mill, premix plant and Soypreme plant in Környe
9622 Szeleste, Kossuth Lajos u. 24/B	Feed mill in Szeleste
4700 Mátészalka , Meggyesi út 0119/24	Feed mill in Mátészalka
044 14 Čaña, Železničná 2., Slovakia	Feed mill in Hernádcsány
547550 SAT SANPAUL COM. SANPAUL, NR.6/A, Romania	Feed mill in Kerelőszentpál
6600 Szentes Bese László utca 5-7	Feed mill in Szentes

The trade activities of UBM Group are managed from the following offices

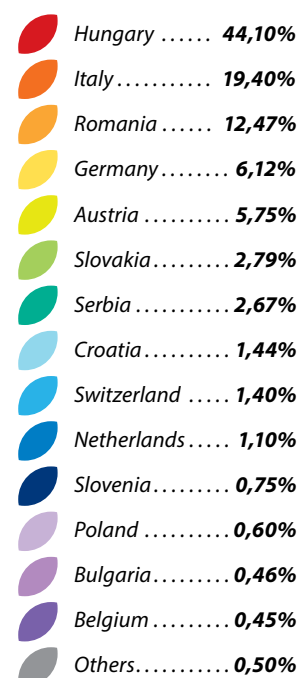
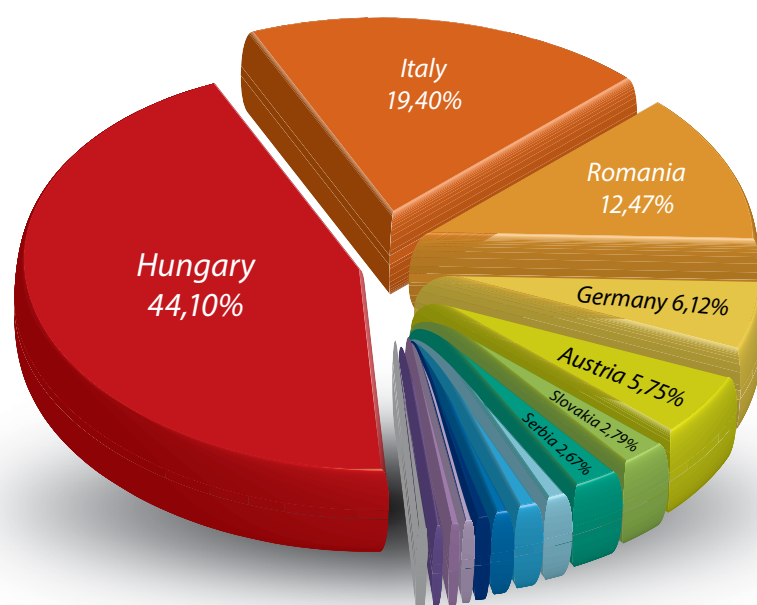
Address	Activity
2085 Pilisvörösvár, Kisvasút utca 1.	Hungarian commercial centre and back-office
014126 - Bucuresti, 1st district, 4th Tablitei street, Floor 1-2, Romania	Romanian trade office and back-office
4020 Linz, Bismarckstrasse 02, Austria	Austrian trade office
11070 NOVI BEOGRAD, Bulevar Mihaila Pupina 10I/223, Serbia	Serbian trade office
20135 Milano Viale Monte Nero N 66.	Italian trade office

MARKET ENVIRONMENT

The activities of the UBM Group and the market environment are shown in the following figure:

	Commodity trade, processors	Production and sales of feed additives	Premix production	Feed production, specialty feed production	Distribution	Animal production	Slaughterhouses, feed industry
	UBM	UBM	UBM	UBM	UBM	UBM	
Companies active in a specific element of an integration (specialists)	BUNGE VITERRA	Vitafort AGROFEED DSM	Vitafort AGROFEED DSM	de heus royal agrifirm group	HUNLAND	NAGISZ BAROMFI-COOP TRANZIT-KER	master good KOMETA TRANZIT-KER
Companies active in multiple segments of the food value chain (integrators)	Bonafarm talentis AGRO Cargill ADM			Bonafarm Cargill	Bonafarm	Bonafarm talentis AGRO	Bonafarm talentis AGRO

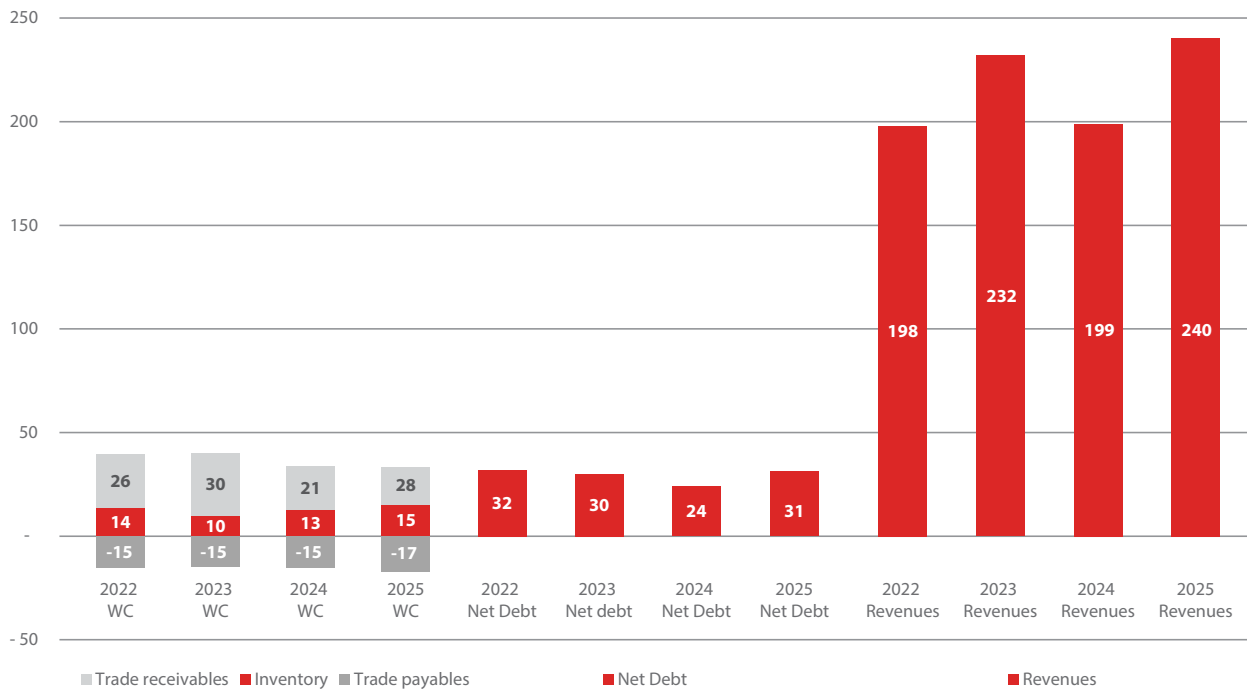
The Hungarian market accounts for about half of the Group's consolidated total annual turnover (44.1%), with export activities accounting for 55.9%. Our main markets are countries within our region (21.2%) and West Europe (34.7%).



For years now, the trend of using conventional farmed crop not only in the food industry but also as an industrial raw material has dominated the market. Bio-ethanol, starch and isosugar production capacities have become decisive factors on both domestic and international markets and thus have become important price driving factors. UBM commodity sells predominantly to traditional agricultural partners, although sales for industrial use is continuously increasing in Hungary, in part because of the increasingly common and high level contamination of corn with aflatoxin, that renders the crops suitable mainly for industrial use. In the neighbouring countries industrial use represents a negligible percentage of the volumes traded by UBM.

In the past business year, sufficient logistics capacity was available, partly due to the decreasing demand in the construction industry in Hungary and neighbouring countries. Ukrainian import plays an important role in the commodity trade activities of UBM Group: Following a decrease in the previous year, the percentage of procurements from Ukraine has increased to 35%.

Cost of financing greatly affects the operation of the UBM Group of companies, and it has decreased in the year under review. Parallel to this, input prices have also changed favourably, decreasing the need for financing for the Group. Working capital needs increased in both the commodity and the feed business: the significant increase in inventories was due to the early harvest and changes in the activities of the commodity business' foreign entities. Trade receivables increased in the commodity business due to sales growth and the scaling up of the Italian office's operations, while in the feed business the rise reflects longer payment terms provided to strategic partners.



The trends in animal breeding have not changed since years in continental Europe, and resulted in a shift of animal production capacities to Central and Eastern Europe. German, Dutch, Danish and Belgian farmers are giving up animal farming because of environmental and political pressure - and funding, while new investments and increases in production capacities are the trend in Hungary, Romania, Serbia and other Central and Eastern European countries. This trend creates favourable conditions for UBM, as we aim for strengthening our regional presence and regional operations as part of our strategy. Such an expansion results in an increasing number of good partners who can afford feed produced at a high technical level, which may provide a strong background for growth for UBM Group.

The prices of agricultural products exhibited less volatility and a generally declining trend throughout the reporting period, which resulted in lower profitability for the grain and protein trade activities of the UBM Group. As market uncertainty continues, long term, stable partnerships in feed supply become of particular value. Lower prices had a favourable effect on the margins in livestock production but the decrease in the selling price of pig carcasses reduced the profit margin.

GOALS AND STRATEGIES

UBM Group announced its three-year strategy with the title “Tuned for growth - 2025” in March 2023. The main goals are summarized in the following figure:



Annual feed production: 1 million ton

Our group of companies is the largest producer in Hungary in terms of production capacity and volume of produced feed, and we achieved this without being members in vertical integrations. We aim to achieve the strategic goal by manufacturing high quality feed, continuous innovation; with a highly qualified team of consultants and other services related to feed production, such as providing laboratory background. In addition to this we are planning acquisitions in Central and Eastern Europe. Beside this, it is equally important to create strategic partnerships with suppliers and customers that can provide further benefits and stability for the partners involved. The production performance of the fully consolidated subsidiaries was 481,167 tons, with the additional volumes of the associated company, MA-KA Ltd. (159,653 tons) and UBM Feed Romania Srl. (178,110 tons), resulting in a total of 819 thousand tons for the given year. The aim of achieving an annual production volume of 1 million tonnes is based on this calculation.

The Group of companies performed significant reorganization regarding production capacities in 2025: following the acquisition Agrifirm Magyarország Zrt., the Hungarian affiliate of Royal Agrifirm Group, with a production capacity of 250 thousand tons, it sold its 45% share in UBM Feed Romania SRL to the current group of owners.

Annual commodity trade volume: 2 million tons

The structure of the regional commodity trade, which is related to feed production will be developed through our offices in Hungary, Romania, Serbia, Austria and Italy. We have established our Italian trade company as part of our regional expansion strategy, and the Italian trade activities previously conducted through intermediaries is now carried out directly through client relationships. Regional feed manufacture is strongly linked to regional trade activities, which not only provides a supply of feed ingredients as an input for production but also an opportunity to make the most of the special characteristics of the local markets. Such characteristics can include weather conditions, expected crop yields and stocks, price movements of the foreign currency on the given market, available logistics, as well as other factors that can be used to generate profits in trading. This is why it is a priority to create and efficiently operate regional branches of the trading divisions.

Expansion in the feed segment in Central and Eastern Europe and Central Asia

Strengthening regional presence is the most important goal of our company because we see this as a resource that supports long-term efficient operations and further growth. The market trend of livestock production activities shifting to Central and Eastern Europe from Western Europe provides a good basis for reaching this target. We have to take into account however, that the risks associated with foreign green or brown field investments are significantly greater than previously planned. This means that we have to consider the use of other instruments to achieve our goals, such as acquisitions or establishment of joint ventures. Our most important target countries are Romania, Serbia and Kazakhstan.

Widening the scope of operations

UBM can widen the scope of its activities both “downwards” (production of input material) and “upwards” (livestock production, food sector). Taking into account how fragmented animal production and more specifically the swine sector is, and considering that it is relatively underdeveloped technologically, our strategical aim is to build a significant animal production potential to increase the efficiency and the quality of output in this sector. Beside increasing volumes, we aim to achieve intensive development with regards to both our partners in livestock breeding and UBM capacities, supported by major IT investments.

Opening further trade offices

There is great potential in expanding the commodity network of the UBM Group by connecting traditional regions of production in Central and Eastern Europe with the import demands in Western Europe. This was the reason why we opened the office of UBM Italy in Milan in 2023, as it could be able to acquire 2% to 3% of the Italian import market within 3 years. Currently we are examining further markets in Central and Eastern Europe with the aim of adding them to our existing network.

The pillars of our growth strategy:

- Livestock breeding and feed production is shifting from Western Europe to Central and Eastern Europe, especially to Hungary, driven by the over-regulated economic environment in Western Europe and the availability of professional workforce with expertise in swine production in Hungary. UBM can play many roles in this process, this transformation, exploiting further opportunities for growth.
- The development of intensive animal production is expected in Romania, Serbia and the Balkan countries in the next 5 to 15 years, with a decrease in the number of backyard farms. We can promote this process with the production of high quality feeds, so we are focusing on this area.
- UBM is at the forefront in Europe regarding production technologies for feed and feed additives, and our aim is to establish and represent this standard in further countries as well. In the year under review, the Board of UBM has decided to launch a large scale investment project in Kazakhstan, to build a premix plant with associated laboratory in south Kazakhstan.
- We also aim to expand our commercial activities, opening new offices in Eastern and Western Europe by 2025. As a result our Group of companies will be able to serve all markets within a 2,000 km radius of Hungary.

Research and development is the driving factor determining the efficiency of our products, and it is a part of client expectations that enables them to increase performance, and also the key to our success in business. Our laboratory is available to our partners also and conducts 25,500 tests every year, providing an opportunity to promote professional knowledge and increase data awareness in clients. Our network of consultants play a key role in the livestock production supply chain, in monitoring feed conversion rates and implementing animal welfare conscious livestock production practices. We have established strategic partnerships with both Hungarian and foreign universities and research institutes in order to incorporate the newest advances and technologies into our feed manufacturing practices.

Sustainability

UBM Group is committed to improving sustainability and feed conversion rates, which frees arable land for other purposes and advances environmental responsibility. Sustainability is a priority for us and we have already integrated the GRI standardised ESG report and the relevant criteria into our activities. The ESG report for the business year 2024 will be published along with the Financial Report.

The activities of UBM Group require an integrated management of all its companies. This means that the enforcement of ESG criteria, accountability and reporting are also applied to the group of companies as a whole.

UBM Group presents the climate risks in detail as part of the ESG report published together with the Financial Report.



SEGMENT INFORMATION: FEED MANUFACTURING

Sales data regarding the feed segment:

CONSOLIDATED (tons)	2024-2025	2023-2024	Change
Total	481,167	453,555	6%
compound feed	344,694	338,085	2%
premix	13,156	13,419	-2%
soypreme	24,202	16,849	44%
sale of feed raw materials	99,115	85,203	16%

Profit and loss for the Feed segment in the given period:

CONSOLIDATED (thousand HUF)	2024-2025	2023-2024	Change
Sales revenue	79,253,297	74,057,360	7%
Cost of goods sold and material expenditures	(71,948,507)	(66,146,811)	9%
Profit before tax	334,533	1,228,416	-64%

Major factors affecting the commercial and production performance of the Feed segment in the closed business year:

- The competitiveness of small feed mills (output 20-40 thousand tons/year) continues to decrease, and consolidation of players is continuous in our target markets. Because of current raw material prices, the technology gap and increasing cost of skilled labour, no changes are expected in the process of market concentration.
- Compound feed-finished products exhibited a slight declining price trend after July 2024. This was due to decrease in the price of macroelements (grains, protein crops) and trace elements.
- The stabilisation of energy markets resulted in a significant decrease of energy costs per ton of finished product compared to the previous year. UBM Group purchases electricity and gas for production through long-term service contracts, the cost of which is covered by hedging or prices negotiated annually. UBM Group has commissioned its solar power plant in Nyírmeggyes in February 2025, which is an important step towards decreasing market volatility and achieving our sustainability goals.
- The profitability of the swine sector decreased in 2024/25 compared to the previous year because of decreased demand (global demand and Foot and mouth disease outbreak).
- With farms closing down in Western Europe, swine production is shifting towards Eastern Europe and this is reflected in the investments in this period (e.g. modernisation of slaughterhouses, new sow farms).
- The demand for broiler feeds is continuous and shows dynamic growth year after year, the broiler sector has the advantage of operating in a demand-led market environment. During the year under review, waterfowl producers benefited from strong demand that allowed them to pay feed prices with reasonable profitability; however, production was considerably affected by the outbreak of avian influenza in the period from January to July 2025.
- Regarding cattle feed, demand was continuous in the dairy sector, while the Foot and mouth disease outbreak that posed a significant threat to the beef sector in March 2025 could be contained without further escalation.
- Besides African Swine Fever and Avian Influenza a new, re-emerging virus was added to the list of infectious diseases affecting Hungarian livestock breeding: Foot and mouth disease (FMD). The virus was identified in 4 cattle farms in Hungary and further 3 in Slovakia, with only cattle populations affected. Cloven-hoofed animals (ungulates) are susceptible to the virus - that can spread even with the wind - that is ten times more contagious in pig herds, than cattle. One of the affected farms had been supplied by UBM and UBM is actively supporting the authorities in investigating the causes of the outbreak and supplying feed to herds in the endemic region that are not infected as part of the disease control measures. Based on their investigations, the authorities concluded that the activities of UBM did not contribute to the pandemic.
- Maize is one of the main raw materials used in feed manufacturing, with aflatoxin contamination affecting significant amounts of the 2024 harvest. Since aflatoxin contaminated maize is excluded from UBM's manufacturing processes, the ratio of cereal grains had to be increased in compound feeds and novel ingredients, such as sorghum were also added.
- Cost of logistics associated with manufactured and traded products is also an important input cost for the feed segment, showed a favourable trend for the UBM manufacturing plants in the 2024/25 business year.
- Our feed business unit concluded several important strategic agreements during the past year: we signed cooperation agreements with Bialfoss and Alltech, while in Hungary the Gallus group chose UBM their strategic partner.

SEGMENT INFORMATION: COMMODITY TRADE

Consolidated volumes for the commodity segment for the reporting period are stated below:

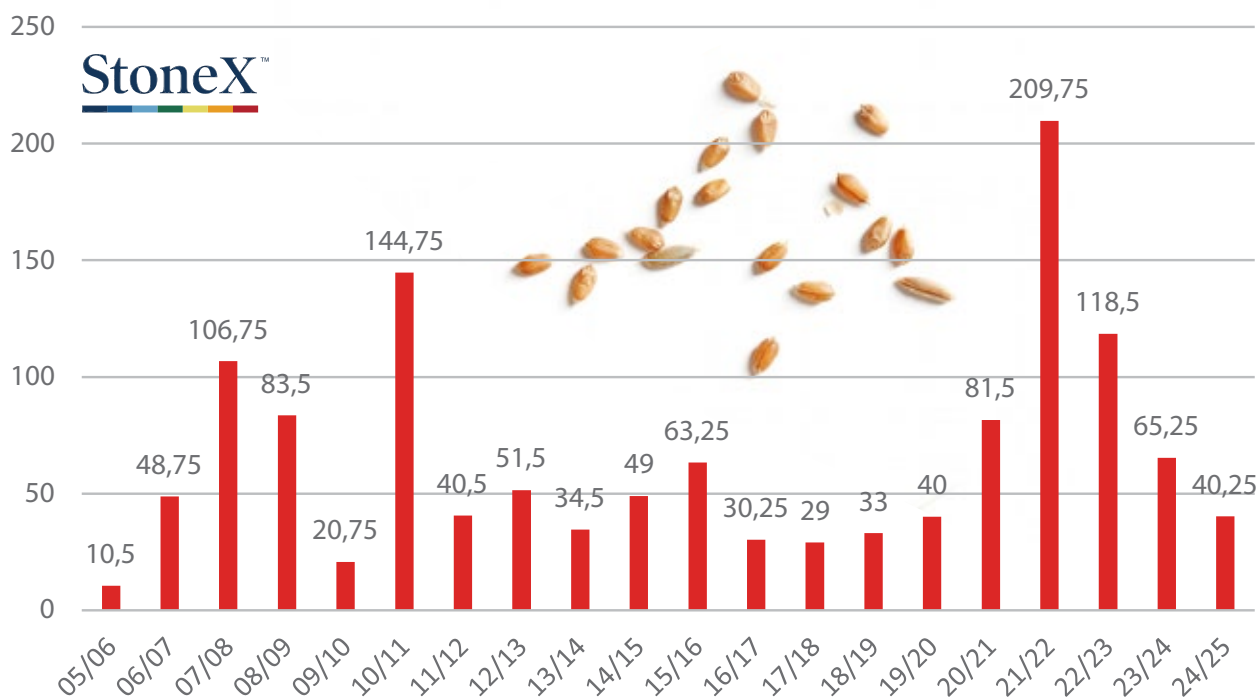
CONSOLIDATED (tons)	2024-2025	2023-2024	Change
Grains	1,246,726	1,048,642	19%
Wheat	388,678	339,535	14%
Corn	506,092	376,823	34%
Barley	85,201	180,559	-53%
Other	266,755	151,725	76%
Protein sources	356,054	239,544	49%
Soybean meal	267,704	194,870	37%
Soybean	88,350	44,674	98%

Profit and loss for the Commodity segment:

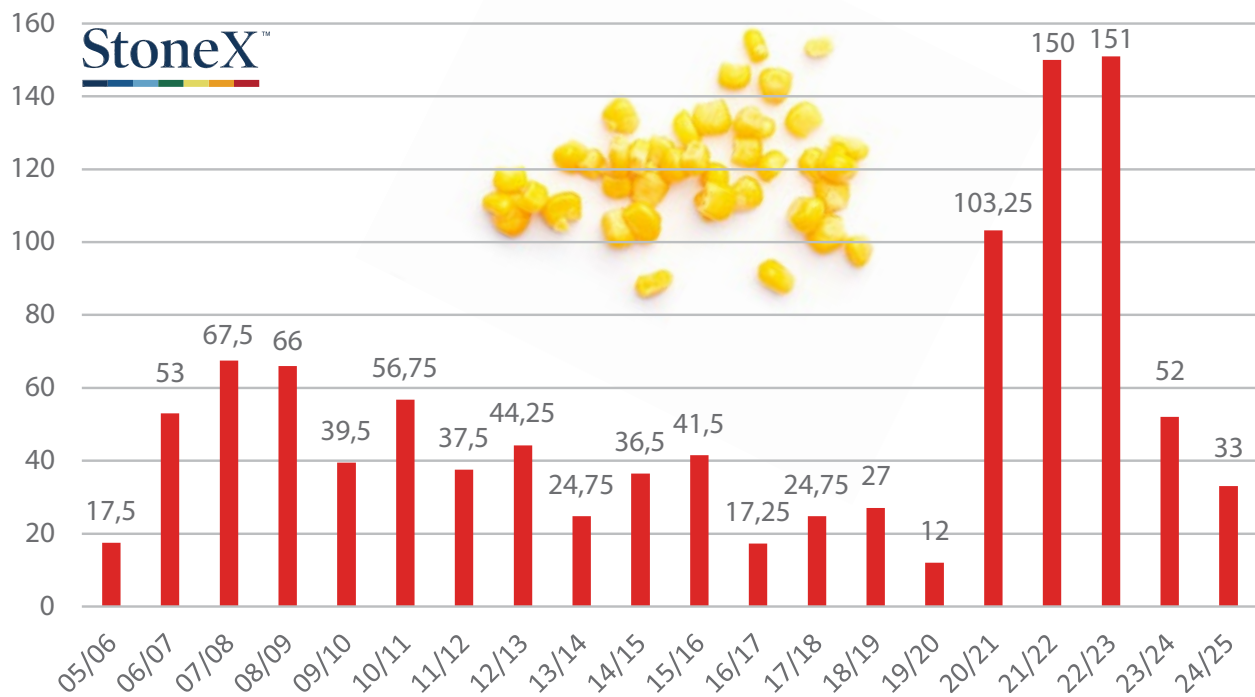
CONSOLIDATED (thousand HUF)	2024-2025	2023-2024	Change
Sales revenue	176,500,530	144,885,535	22%
Cost of goods sold and material expenditures	(173,321,970)	(141,456,199)	-23%
Profit before tax	246,969	734,783	-66%

The commercial environment was characterised by a decreasing price trend and lower margins for most of commodity products.

Seasonal wheat price ranges (EUR/ton)

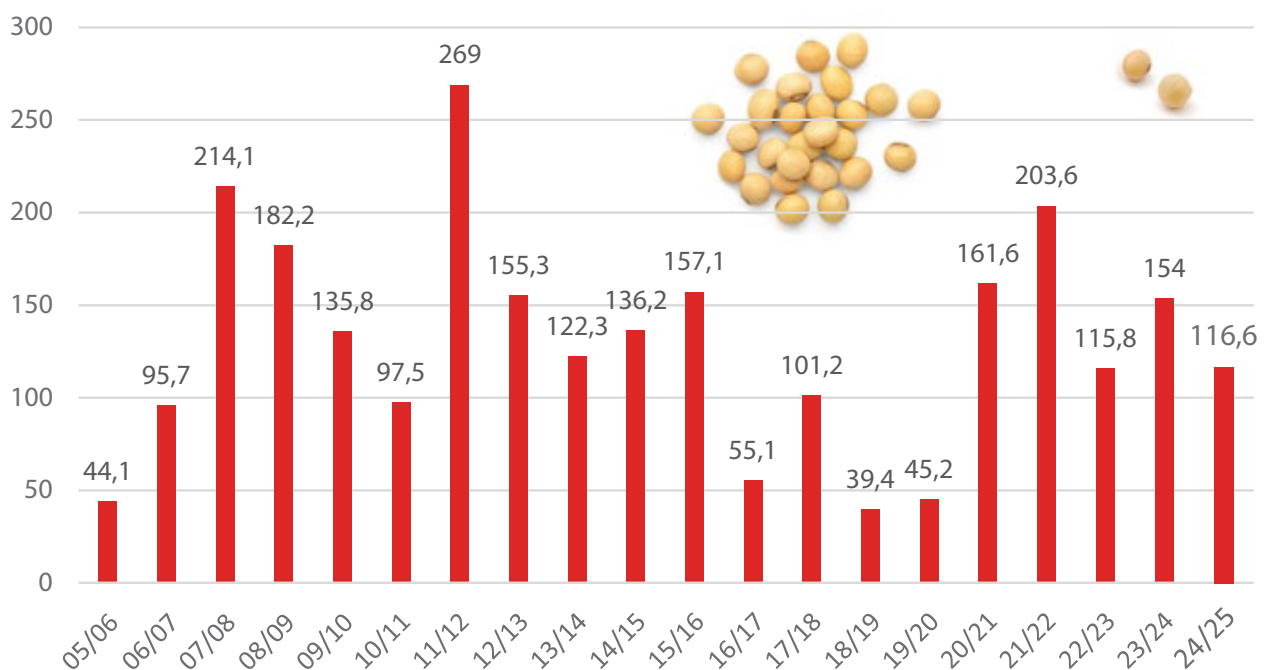


Seasonal corn price ranges (EUR/ton)



Global grain markets were characterized by a decreasing price trend that was driven mainly by the decreasing demand in the food industry and the general decline in consumption. The excellent global wheat and barley harvest and the downward trend in European feed production also contributed to the decline of prices. Low prices had a significant negative influence on profitability for the producers, to which they reacted by delaying sales, only selling their stock as a last resort. The soybean meal market also showed a clear declining trend for the year under review: historically low prices were observed on the exchange, with trading occurring in a well-balanced market environment and under low volatility conditions.

Seasonal soybean meal price ranges (USD/ton)



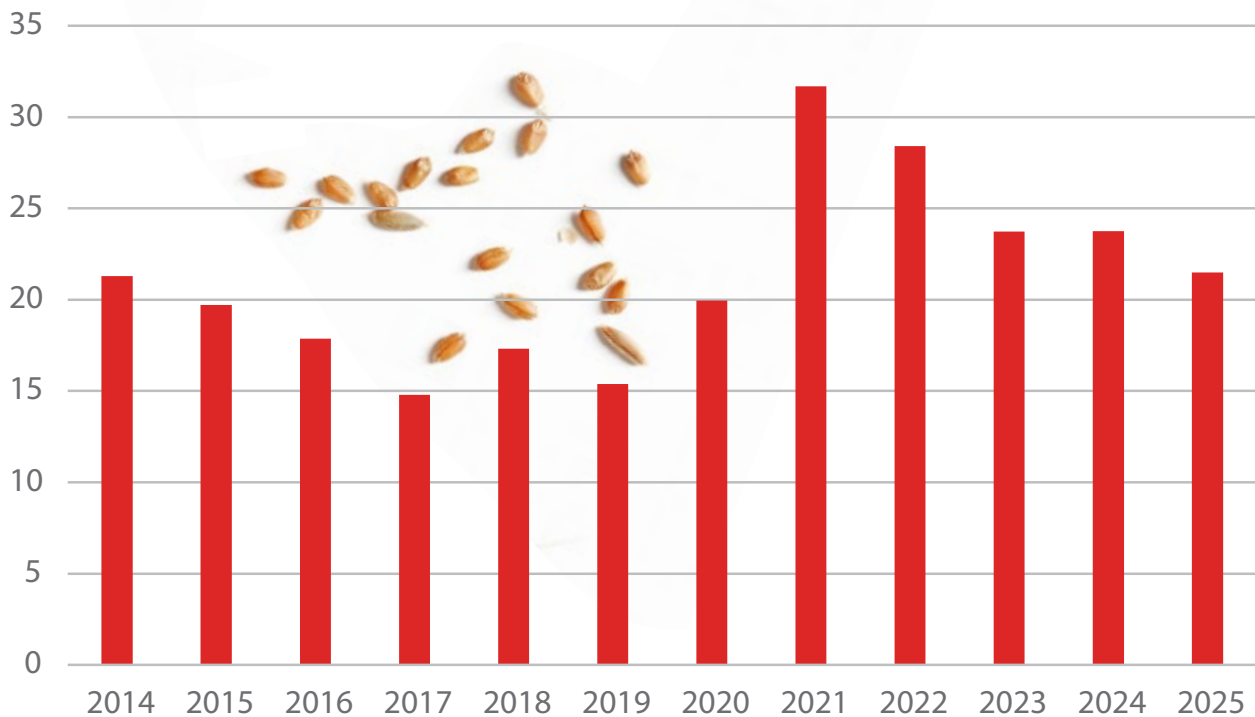
In the Hungarian market, amid a decline in available tradable volumes, there is a decrease in corn acreage and an increase in cereal grain acreage, which is not surprising given the change in climatic conditions. There were no quality issues with supply after the 2024 harvest either in commodity trade or feed production.

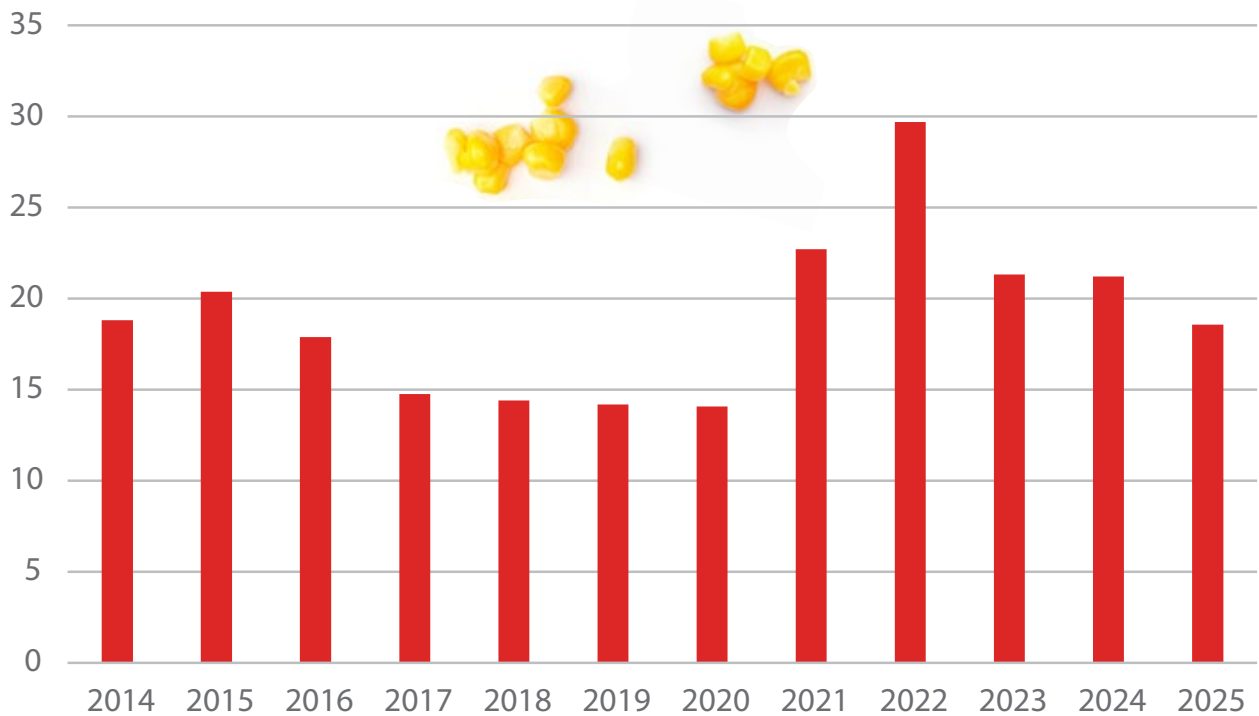
In 2024, the harvest yielded less than anticipated: the combined volume of wheat and barley in Hungary was almost 2 million tons below expectations (a decrease of 15%). Wheat and barley price trends were declining at the beginning of the financial year, however, issues surrounding the corn harvest led to a revaluation of wheat and barley stocks during the remainder of the year. In wheat trading, the premium for milling-quality wheat was significantly higher than usual due to the uneven distribution of rainfall throughout the year.

The corn harvest induced significant problems in every country of the region where the Group operates, with large quantities of aflatoxin contaminated corn appearing on the market. Demand for toxin contaminated corn came almost exclusively from the industrial sector. Although industrial users also prefer toxin-free corn, in the 2024 season they began incorporating contaminated crops into production as well, leading to the emergence of a market for corn with varying levels of contamination. UBM successfully adapted to the market demand: a significant amount of its corn trade volume consisted of moderately contaminated (5–20 ppb/ton) or contaminated (20+ ppb/ton) corn, which were sold exclusively to industrial users. The transloading facility of UBM in Mátészalka played a key role in the corn trade, we are planning to increase our capacities with a new facility in the upcoming business year.

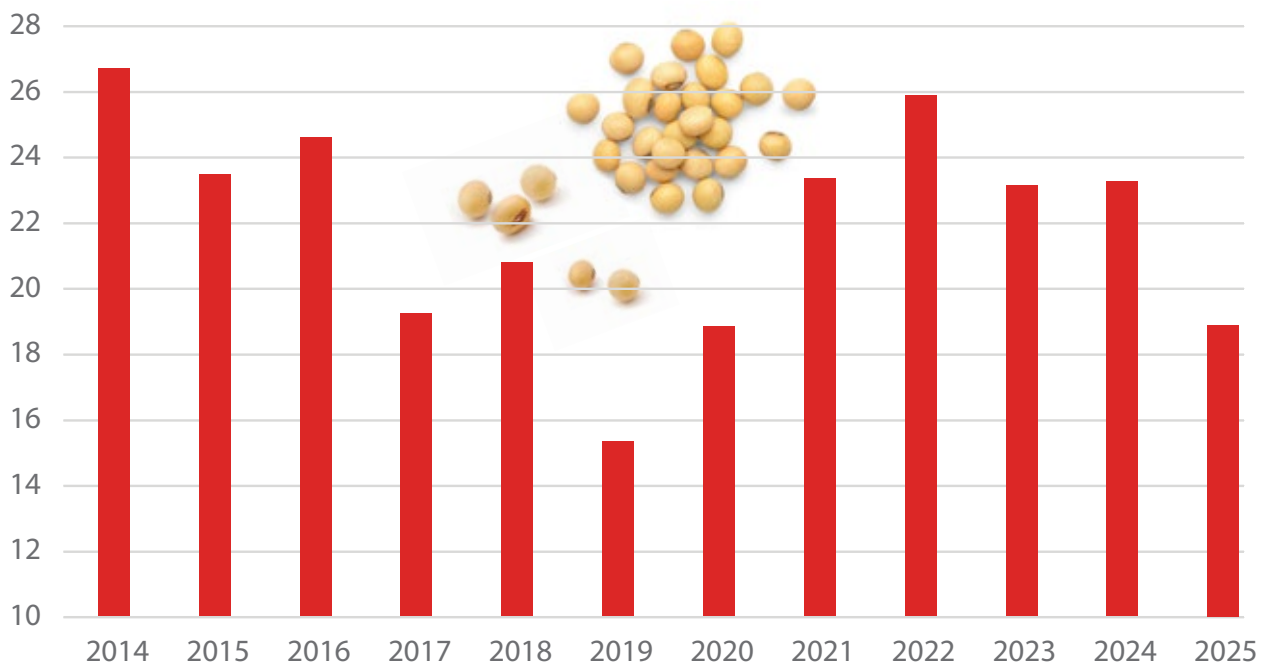
Besides the volatile price environment, a significant decrease was observed in the transformation costs (transport, quality control, storage, etc.) associated with commodity trade. As a result, these costs represented a significantly lower share of the selling price than in the previous year.

Average annual wheat price volatility (%)



Average annual corn price volatility (%)

European sourcing is gaining importance on the market of protein crops, underpinned by sustainability efforts and an increasing demand for GMO-free cultivars authorised in Europe. Domestic production is additionally supported by government grants available for cultivating leguminous crops.

Average annual soybean meal price volatility (%)

Regarding imported soybean meal, the previously balanced 50–50% ratio of Ukrainian and Brazilian imports shifted towards Ukrainian sourcing (60%) during the year under review. Prices showed a continuous downward trend throughout the year, reaching a decade-low by the end of the year, accompanied by an overall increase in soybean and soybean meal consumption. On the demand side, domestic use declined due to pandemic-related effects, which UBM was able to offset through its successful export strategy, primarily by exporting non-GMO soybean meal to German-speaking markets. In addition to the low price environment, domestic feed manufacturers also readily use soybean products, with UBM’s soybean trade reaching 100 thousand tons and its soybean meal trade 150 thousand tons during the year.

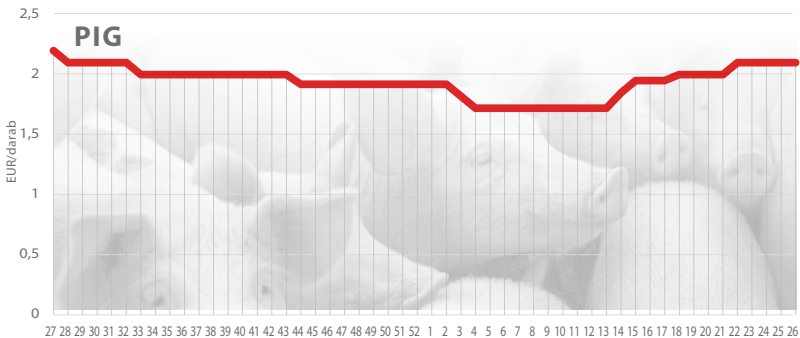
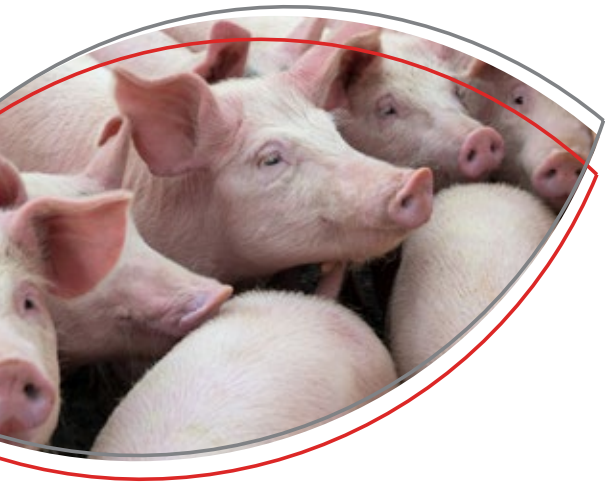
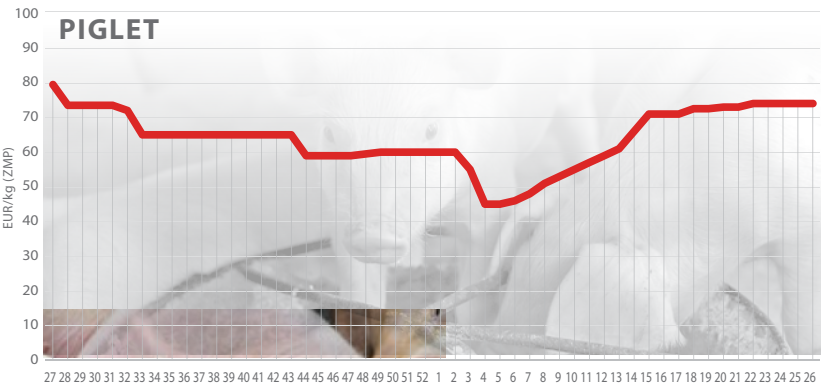
Preparations for compliance with the European Union’s deforestation regulation (EUDR) remain on the agenda; the regulation will enter into force on 1 January 2026. Meanwhile further appreciation is anticipated in case of soybean meal imported from the Ukraine, as it is not subject to the EUDR Regulation.

Diversifying our Ukrainian supplier network was an important step this year: we now cooperate with 10 partners, with the scope of trade expanded to rapeseed meal, sunflower meal, soybean hulls, beet pellets and soybean oil beside soybean and soybean meal.

We expect to trade in a depressed price environment with low volatility in the upcoming business year, since global average yields and results are promising.

SEGMENT INFORMATION: LIVESTOCK

The Livestock business of UBM currently concerns pig farming. One of the most important input costs in pork production is the price of piglets for the breeding stock, while the most important sales price indicator is the purchase price of live pigs. The below graphs demonstrate the evolution of the German basis price for the given period.



The price of pig feed has decreased continuously during in 2024, parallel to the decrease in commodity prices. The decrease in demand and pig carcass selling prices that began in the first half of the 2024 calendar year, continued throughout the entire financial year resulting in a deteriorating ratio of selling prices and input costs - and many cases in negative profitability during the year under review. This situation was further aggravated by the outbreak of Foot and mouth disease in March 2025, which, in addition to sales restrictions affecting the restriction zones, caused the most significant losses through the loss of export markets.

The effects of the Foot and mouth disease outbreak are still felt today. Because of the closure of the borders, the export partners were forced to look for other suppliers. It is quite difficult to re-establish these partnerships and while the borders were closed within days of confirming the disease, its impacts are still felt today. 6,000 of UBM's 70,000 live pigs were located in the restriction zones. As trade restrictions forced the farms to keep the fatteners for a longer fattening period, the profitability of these herds was negatively affected not only by the increased feed costs but also by the deductions at the slaughterhouse, who have a defined weight range, within which it is ideal to process the animals. No pigs had to be culled from UBM's pig population as part of the control measures related to Foot and mouth disease. Trade restrictions affected the export of both live animals and processed products, which meant that decreased profitability of the slaughterhouse was also putting pressure on selling prices.

According to our calculations, the processing capacity in Hungary will increase by 1 million pigs in the coming years. This is very important for us because it means that the demand for stable, good quality supply will increase at the slaughterhouse level. The fact that large integrators - like UBM - are capable of meeting individual needs of slaughterhouses (such as transport from a specific region, different fat content, etc.) is another important factor in this regard.

From the regulatory side we can see a clear intent to improve the level of domestic piglet production - that is currently based on German and Danish imports - which would decrease the risks associated with pandemics in the long term and have favourable effects on the stress levels of piglets because of shorter transport times. UBM Group is using mainly Hungarian bred piglets in its fattening units, currently they represent 85% of piglets. There are quite significant regulatory efforts at the EU level to create new ethical standards in livestock breeding. Although this doesn't have a significant effect on the industry yet, it may pose serious challenges to producers who are less flexible and suffer from lack of capital.

In the feed supply sector, the year under review generally experienced an increase in the share of cereals and soybean, alongside a decline in corn, a trend to which the industry will need to adapt in the long term. The ratio of input costs and selling prices is still dynamically changing in the domestic market and we expect volatile price movements in the Hungarian pig sector until a new equilibrium is reached. In the last months of the year under review, production regained profitability following a mostly unprofitable year.

- We continue to develop our integration with focus on digitalisation and precision farming:
To increase volume in the integrations we equip the new farms with digital equipment.
- We are continuously working on expanding the functionality and the supporting processes for these systems.

Based on the developments at the slaughterhouse level and the increasing export demand, the UBM Livestock business expects the market to grow, and we aim to maintain our strong market presence in this market.

INVESTMENTS IN THE GIVEN PERIOD

UBM Group has performed the following investments during the given period:

Mangal Ilona Sertéshizlalda Kft. increase of capacity

Through acquisitions in previous years, UBM Group acquired an ownership stake in Mangal Ilona Sertéshizlalda Kft., whose development has been ongoing since then. Through the inclusion of the new fattening sites, the company expanded its annual production capacity from about 150,000 pigs at the time of acquisition to almost 240,000 pigs, thereby considerably strengthening the live animal production and associated integration activities of UBM.

Acquisition of Agrifirm Magyarország Zrt.

The acquisition of Agrifirm Magyarország Zrt. was finalised in September 2025 and resulted in the company becoming a member of the UBM Group. The acquisition led to the integration of three feed production plants (Környe, Győr, Kaba) with a total annual capacity of 250 thousand tons and the related sales and logistics infrastructure into the activities of the Group. This transaction further strengthens the position of UBM on the poultry feed market and increases the domestic production capacity of the Group by about 40% to 850 thousand tons, thus expanding opportunities in development and customer services.

Development project in Kazakhstan

UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. have established UBM Nutrition Central Asia LLP on 1 July 2025 in Almaty, to support operations of the future premix plant in Kazakhstan. Shortly after this, UBM and AsiaAgroFood JSC, a member of the KazFoodProducts Group signed an investment agreement on 5 August 2025 for a 48,000 ton annual capacity premix plant to be built in the Almaty region as the first industrial-scale facility in Kazakhstan, designed to mitigate the country's reliance on imported premixes. The project will contribute to increasing the competitiveness of the local livestock sector and provides the possibility of more efficient access to the Central Asian markets through the use of local raw materials.

Construction of a solar power plant

UBM Group has commissioned its 4000 kW solar power plant in Nyírmeggyes in March 2025. The project, valued at approximately HUF 1.8 billion, was funded through 20% company equity, 45% government grants under the Factory Rescue (Gyármentő) Program and a green loan provided by Eximbank and MBH Bank. The plant is expected to produce 5,880 MWh energy annually, which would cover about 64% of the electricity requirements of UBM Feed's plants and other operations and could cut CO₂ emissions by as much as 2,400 tons per year.



EMPLOYMENT POLICY, EQUAL OPPORTUNITIES AND CSR

a. Workforce structure

- a.1. The number of active employees in the companies of the UBM Group was 422 on 30 June 2025, with the average statistical number of employees being 423.2 for the 2024/2025-es business year. During the given period 62% of our employees were qualified professionals and 38% performed manual labour. Employees who perform manual labour work predominantly at production sites, in feed mills.
- a.2. Gender statistics: 69% of the company's employees are men. 96% of employees performing manual labour are men.
- a.3. Average age of employees is 44 years.
- a.4. UBM believes in long-term cooperation that brings mutual advantages to both parties and thus works exclusively with their own employees. UBM has never employed outsourced or temporary workers its existence of 29 years.

b. Fluctuation rate, years of service

- b.1. Fluctuation rates at the Group level have not changed much in the given period compared to the previous year. Fluctuation rate was 15.5% in the previous year compared to 15.6% in the closed business year, but only 7.09% was voluntary transfer, which can be considered as quite favourable in the current market environment. These numbers show that the Group was able to retain employees despite the challenges.
- b.2. Fluctuation rates are low since UBM has a tradition of focusing on employee commitment. 59% of the employees have been working at UBM for at least 5 years, and 27.7% of our colleagues have been employed at the Group for more than 10 years. 6.4% of our employees have been working at UBM for more than 20 years, so we can say that quite a large proportion of employees remain loyal to the company for long periods of time. Average employment time at our company is 7 years. These data demonstrate that UBM's corporate culture, its attitude towards the employees and the family friendly approach have a great employee-retention power.



c. Wages and other forms of payment to employees

- c.1. The Group has reacted to the challenges of the economic environment by a general increase of wages in September 2024.
- c.2. In addition the Group also provides a cafeteria system as a form of payment to both qualified professionals and those performing manual labour. Even the passive employees (on sick leave, maternity leave, etc.) are eligible for other forms of payment, although to a smaller amount (a gross amount of HUF 30,000 per month) than the active employees, in line with UBM's family friendly approach.
- c.3. The UBM Group has an Employee Share Ownership Plan (MRP). The aims of the MRP program are to achieve the economic objectives set out in the MRP remuneration policy and to strengthen the long-term commitment of the employees participating in the program.

d. Family-friendly measures and awards, employee well-being

UBM traditionally has a strong, family-type corporate culture and we aim to maintain employee loyalty towards our company. We continuously look for solutions that support employees in fulfilling their personal goals while also creating a strong connection towards organizational goals. UBM's management believe in balanced, good partnerships, and employees are also considered as partners in this regard. We put special emphasis on implementing and maintaining many small measures that increase the well-being of employees.

- d.1. UBM has received many awards since 2018 (e.g. Family Friendly Place 2022, Family Friendly Company 2022, Responsible Employer Gold level 2023, BeneFit Prize 2023).
- d.2. In the reporting period UBM has received the Family-friendly Company 2024 trademark and the Family-friendly Workplace 2024 title.
- d.3. UBM takes the concept of being family friendly seriously and has implemented a wide scope of measures and benefits to support this. Preserving physical and mental health and maintaining good work-life balance are all part of our HR strategy when developing our programs.
- d.4. In May 2025, we initiated our sustainability program called "UBM Wardrobe" that is unique in the corporate field. Under this initiative, colleagues can participate in a clothing swap organized in a designated space - either for free (green-tagged items) or at a discounted price (red-tagged items), leftover items are distributed to those in need by our volunteers at the end of each quarter. The UBM Gardrób project helps reduce textile waste, promotes conscious consumption and serves a community-building and charitable purpose.
- d.5. The Group is committed to supporting employees not just in their professional roles but also as individuals by offering life-stage-based, differentiated benefits packages. The benefits package targets employees according to life stages: young employees and first-time homebuyers (e.g., extra leave, interest-free housing loans), employees with families (e.g., back to school support, summer camps, paternity leave, part-time options) and programs promoting physical and mental well-being (e.g., yoga, sauna, health screenings, private healthcare, mental health initiatives). We also provide flexible work arrangements, insurance and financial support and community-building corporate activities. The aim of these initiatives is to enable employees to balance personal life goals with company objectives, while enhancing organizational cohesion and fostering a family-friendly corporate culture.



e. Equal opportunities, CSR

- e.1. UBM Group is open to employing disadvantaged people for jobs that allow for this. Currently we have 7 disadvantaged employees, 1.68% of the total number of employees.
- e.2. UBM strives to implement widespread CSR activities. Besides a dedicated CSR-coordinator, our Social Responsibility Group is the main driver in these activities, which is intentionally made up of colleagues from different positions and disciplines. One of our aims is to support charitable organisations, especially foundations helping sick and/or disadvantaged children. Colleagues can also recommend charitable causes and projects (e.g. refurbishing a school's restroom or donating gifts for a carnival raffle...). Our colleagues get to vote on some of the organisations to support every December.
- e.3. In addition to this we also focus on supporting local communities and organisations (e.g. supporting and organising Children's Day in Szeleste). We organised a day for career guidance at one of the local schools and presented the diverse work processes and jobs at our company.
- e.4. The above activities underline that we consider supporting the well-being of our employees part of our social responsibility. As responsible employers, we focus on our employees' physical and mental health and aim to offer numerous initiatives that promote work-life balance (e.g. company-wide psychosocial risk assessments with follow-up action plans, health days, on-site health screenings, feedback month and feedback training sessions).
- e.5. UBM believes in being an actor not only in the world of business and on the market, but also in society, and as such should determine and implement not only business goals and strategies but also needs to take a positive attitude towards alleviating social inequalities and use its resources and energy to serve its environment, the people around it.



ENVIRONMENTAL PROTECTION AND WASTE MANAGEMENT

Environmental protection

The global significance of the agricultural sector is obvious not only in food security but also in its environmental load. Agriculture, including soil management and forestry, accounts for 18.4% of greenhouse gas emissions, making commitment to sustainability inevitable. Therefore it is of utmost importance for the sector to take steps to lessen its environmental footprint, in particular by increasing energy efficiency and reducing emissions.

Our Company, as a major player of the Hungarian agricultural sector, pays special attention to reducing energy consumption of its manufacturing and sales activities, and to continue increasing the share of renewable energy sources. A major step in this direction was our solar plant project, that will contribute significantly to the switch to renewable energy sources, making it possible for the company to satisfy part of its electricity needs from green sources. In addition, we have implemented investments to increase energy efficiency within the framework of EKR, making significant progress towards reducing our environmental load.

Reducing ESG Scope 1 and Scope 2 emissions is our priority, a goal we will achieve by improving manufacturing technologies, using energy efficient equipment and optimising logistics. In the field of logistics, we aim to systematically develop the methods for measuring emissions of not only our fleet, but also of independent carriers throughout the supply chain. Based on the more precise data obtained we will implement further measures to reduce the environmental impact of our industry.

We support our livestock breeding partners by offering innovative feed formulations and product range so they can also contribute to achieving sustainability goals. These developments reduce not only the protein, nitrogen and phosphorous content of the feed but the water consumption of animals and emissions as well, contributing to a reduction of Scope 3 emissions. Our R&D team is continuously working on the widespread applicability of these developments and on achieving a positive environmental effect throughout the product life cycle.



Waste management

Managing waste generated by the Group's activities is a top environmental priority. Waste at our facilities is handled in accordance with strict internal rules and current environmental legislation. We ensure selective collection, record-keeping and disposal of waste through licensed service providers to reduce environmental burden and ensure compliance. Our newly established General Waste Management Policy sets detailed guidelines for managing office waste. It is aimed at unifying collection practices, decreasing waste generation and implementing circular economy principles with the active participation of employees.

RESEARCH AND DEVELOPMENT

UBM Group is active in research and development to support the development of high quality feeds, other nutritional products and services. The role and aim of innovation can be summarised as follows:

- to increase profits benefiting from the novelty or efficiency of a product, service or manufacturing process
- to fit the business strategy of the Group
- provide answers to future challenges and changes
- the potential investment regarding the innovation is realistic
- it can secure or speed up the return on investments or on the increase of production capacities
- provide professional support or control of commercial activities
- stimulating the interest of the upcoming generation

Our R&D division currently has 3 employees with PhD degrees, 3 employees who are working on their PhD and 10 employees with MSc degrees. The company has a laboratory at the Környe site where all tests needed for the evaluation of feed quality can be performed. Our quality management and quality assurance systems are integrated into the R&D division. Providing technical support to farm visits is also the task of the R&D division.

UBM Group is actively cooperating with the following Hungarian and international organisations:

- MATE (Hungarian University of Agriculture and Life Sciences) Georgikon Campus
- University of Debrecen
- University of Pécs
- University Of Veterinary Medicine
- Biological Research Centre of the Hungarian Academy of Sciences (MTA), Szeged
- Schothorst Feed Research
- Feed Design Lab
- Cumberland Valley Analytical Services
- Alltech
- Ohio State University
- University of Wisconsin
- Micromir Research and Development Centre



Innovation

UBM's innovation and R&D activities is based on scientific knowledge, partnerships, farm trials and cooperations with our partners. We have established partnerships with 10 universities, research institutes and companies in Hungary and abroad.

R&D results

- Broiler chicken and broiler duck feed range;
- Launching the swine model - optimising genetics-selling price-nutrition;
- Dairy Cow nutritional concept;
- SoyPreme®-production of fullfat by-pass soy;
- Effective protection against toxins;
- Development of a fibre evaluation concept;
- Introducing split feeding in commercial layers;
- Modification of milk composition - Fit-Fat milk, modification of milk fat content;
- Precision feed formulation to decrease feed costs.

Quality management

- Laboratory testing all feeds before shipment;
- Testing analytical constituents and contamination for all incoming raw materials;
- Over 25,500 laboratory tests during the year under review;
- Performing accredited laboratory tests every week;
- Evaluating and interpreting laboratory test results;
- Storing samples during the shelf life of the product;
- Purchasing raw materials from certified suppliers.



Within the framework of these partnerships UBM operates own or contracted trial facilities and has access to research results of various institutes and universities. We would like to highlight the following results of the R&D division:

- Broiler feed range (1.6 FCR, feeding 30 million broilers/year);
- Broiler duck feed range (1,9-1,95 FCR at 42 days of age, 700 thousand ducks/year);
- By using the Dairy Cow nutritional concept, our consultants supervise the nutrition of over 40,000 cows, which means a market share of 30%. (380 million litres of milk/year);
- SoyPreme® - fullfat by-pass soy;
- Effective protection against toxins (our research results were acquired by the Brazilian feed additive manufacturer ICC);
- Fibre evaluation concept (a concept of lowering raw protein content to decrease ammonia emissions)
- Split feeding (160 Ft/layer cost reduction);
- Assessment of carbon footprint for each product;
- Precision formulation (0.2-1.6 HUF/kg better price);
- Modification of milk composition (Fit-Fat milk, modification of milk fat content);
- Research and development of a microbiological product portfolio to support the elimination of Salmonella from poultry flocks.

PROFESSIONAL AWARDS AND RECOGNITION

Professional awards

- The Animal Husbandry Grand Prize was awarded to UBM Feed Zrt. – at the Livestock Breeding and Farming Days 2024 – *"The combined effect of a day-old-chick gel and a broiler prestarter feed on the performance of broiler chicken"*,
- The Animal Husbandry Grand Prize was awarded to UBM Feed Zrt. – at the Livestock Breeding and Farming Days 2023 – *"For the development of palm oil-free feeding of dairy cows and the acquisition of a trademark certifying this"*,
- The 1st prize in the Agricultural informatics, husbandry technology category – at the Livestock Breeding and Farming Days 2023 – *"Complex, non-invasive oestrus monitoring and based on this, feeding rich in omega-3 fats"*.
- Product Grand Prize – Livestock Breeding and Farming Days – 2019 – *"Development of broiler duck feed range by determining species specific nutritional requirements and digestibility coefficients"*
- Product Grand Prize – Livestock Breeding and Farming Days – 2014 – *"Introducing the concept of including whole grain wheat in poultry nutrition"*
- SoyPreme® 1st prize in the Product category – Livestock Breeding and Farming Days – 2013

Other awards and recognitions

- "Advanced" level of certification in Mental Health and "Creative Solutions" special award – June 2024.
- Family-friendly workplace – May 2024.
- BeneFit Prize special award in the Family Friendly category and BeneFit Prize Public choice award – November 2023.
- Responsible Employer, Gold certification – May 2023.
- Family-friendly company - November 2022.

Professional awards and recognition



2025

Responsibly Managed Company



2025

Recognition of environmental and sustainability efforts



2024

Mental Health Certification
„Advanced” classification



2024

Animal Husbandry Grand Prize



2023

Animal Husbandry Grand Prize



2020, 2022, 2024

Responsible Employer



2021, 2024

Family-friendly Workplace



2019

Animal Husbandry Grand Prize



2014

Animal Husbandry Grand Prize



2013

Soypreme® Animal Husbandry Product Prize

QUANTITATIVE AND QUALITATIVE MEASUREMENTS AND INDICATORS OF PERFORMANCE

The UBM Group's performance is measured mainly through financial indicators, of which the following three can be highlighted:

EBITDA: Profit before tax + Interest expenditure + Depreciation and amortisation

Calculation of EBITDA	
Depreciation	1,821,233
Interest expenditure	3,607,163
Profit before tax	(44,899)
Calculated EBITDA	5,383,497

Net debt/EBITDA: (Long and short-term debt - Cash and cash equivalents) / (Profit before tax + Interest expenditure + Depreciation and amortisation)

Calculation of net debt/EBITDA	
Long-term loans and borrowings	2,728,148
Long-term finance lease liabilities	925,614
Short-term loans and borrowings	28,580,162
Short-term finance lease liabilities	615,088
Cash and cash equivalents	(1,798,546)
Net debt	31,050,466
EBITDA	5,383,497
Net debt/EBITDA:	5.77

Debt service coverage ratio (DSCR): (Profit before tax + Interest expenditure + Depreciation and amortisation) / (Repayment of loans, borrowings and leases due during the following year + Interest expenditure in the current year)

Calculation of the Debt Service Coverage Ratio (DSCR)	
Short-term part of investment loans	1,479,983
Short-term part of general purpose loans	791,342
Interest expenditure	3,607,163
Debt service	5,878,488
EBITDA	5,383,497
Debt service (DSCR) indicator	0.92

INFORMATION ON SHARES

The share capital of the Company is HUF 118,518,500, consisting of 23,703,700 dematerialised ordinary registered shares with a nominal value of HUF 5 each, giving equal rights. The shares are freely transferable and the transfer of the issued shares is not restricted. There are no shares with special management rights and no voting rights are restricted.

The 9 private owners of UBM Holding Nyrt. and the MFB Vállalati Beruházási és Tranzakciós Magántőkealap (MFB Corporate Investment and Transaction Private Equity Fund) have agreed that the dominant owner of the UBM Holding as of 30 June 2022 will be maintained until the ownership of the Investor is held. The Private Owners undertake a "lock-up" commitment that their combined ownership in the Issuer will not fall below 75%.

Following an increase in the share capital, a change in the ownership of the Issuer is only possible with the prior approval of the Investor and the MFB Corporate Investment and Transaction Private Equity Fund may not unreasonably refuse to do so. An exception to this is if the combined ownership of the private equity holders does not fall below 75%.

The shares of the Company were listed on the Budapest Stock Exchange on 3 March 2017.

We are not aware of any shareholder agreement on management rights, and no agreement shall enter into force, be amended or terminated as a result of a change in the Company's management following a takeover bid.

There is no agreement between the Company and any executive officer or employee that provides for indemnification in the event of that officer's or employee's resignation or illegal termination, or the termination of employment as a result of a takeover bid.

OTHER PRESENTATION OBLIGATIONS PROVIDED FOR IN THE ACT ON ACCOUNTING

The UBM Group discloses information on financial instruments and risk management in the Consolidated Financial Statements.

We also disclose information about investors that have a significant direct or indirect interest in the equity of UBM Holding Nyrt.:

Owner	Ownership share (%)
<i>Andor Ágoston Botos</i>	13.47%
<i>Ákos Varga</i>	12.63%
<i>Imre Varga</i>	11.57%
<i>Péter Horváth</i>	8.72%
<i>Gábor Varga</i>	8.77%
<i>László Bustyaházai</i>	8.76%
<i>UBM Agro Zrt.</i>	3.92%
<i>UBM Feed Zrt.</i>	1.82%
<i>UBM Trade Zrt.</i>	1.00%
<i>UBM Szeleste Zrt.</i>	0.49%
<i>UBM Grain Zrt.</i>	0.36%
<i>MFB Vállalati Beruházási és Tranzakciós Magántőkealap</i>	15.41%
<i>Public domain</i>	13.08%
<i>Total</i>	100.00%

Events after the Balance Sheet date:

- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. have established the affiliate UBM Nutrition Central Asia LLP on 30 July 2025 in Almaty (Kazakhstan), with a share capital of KZT 51,716,000. The authorities have registered the affiliate on 9 July 2025. The new affiliate has been established to operate the premix plant that the Group is planning to establish in Kazakhstan with the involvement of a minority shareholder that has in-depth knowledge of the local market and has experience in livestock breeding.
- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. signed a cooperation agreement with AsiaAgroFood JSC, a member of the KazFoodProducts Group on 5 August 2025. The parties will establish and operate the premix plant with a planned annual capacity of 48,000 tons in the Almaty region of Kazakhstan as the first step of the local investment program of the UBM Group. The investment will be carried out by UBM Nutrition Central Asia LLP, with the UBM Group holding a 70%, and KazFoodProducts Group a 30% ownership stake.
- On 14 August 2025 UBM Trade Zrt. concluded a share transfer agreement through which it sold its shares representing 45% of the share capital of UBM Feed Romania Srl with a nominal value of 1.233.900 RON. According to the agreement, the transaction shall be concluded by 30 November 2025 at the latest.
- The share purchase agreement signed by UBM Grain Zrt. on 4 July 2025 was successfully concluded on 3 September 2025 and resulted in the transfer of a total of 2.303 ordinary shares with a nominal value of HUF 100,000 each, representing 100% of the share capital of Agrifirm Magyarország Zrt. to UBM Grain Zrt.
- On 8 September 2025 internal transfers of shares were executed within the UBM Group: UBM Feed Zrt. transferred a total of 106.223, while UBM Szeleste Zrt. transferred a total of 115.860 dematerialised ordinary registered shares issued by the Issuer with ID number HU0000207543 ISIN with a nominal value of HUF 5 each to UBM Trade Zrt. in an OTC transaction.
- On 9 September 2025 UBM Trade Zrt. sold a total of 224.803, UBM Feed Zrt. sold a total of 63.289, while UBM Grain Zrt. sold a total of 12.000 dematerialised ordinary registered shares issued by the Issuer with ID number HU0000207543 ISIN with a nominal value of HUF 5 each to the UBM Employee Share Ownership Plan Organisation. Following the above transactions, the total number of treasury shares held by the Issuer's subsidiaries decreased to 1.496.779, their ratio to the share capital decreased to 6.31%.
- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. have established a new affiliate with the name UBM Kazakh Investment LLP on 18 September 2025 in Kazakhstan, with a share capital of KZT 51,716,000. The registered office of the company is in Almaty.

Decisions on issues related to shares and buybacks are at the discretion of the Board of Directors.

In UBM Holding Nyrt. there is no governance mechanism provided for by an employee share ownership scheme in which control rights are not directly exercised by employees.

The General Assembly also has the power to elect and recall members of the Board of Directors and to amend the Articles of Association.

Corporate governance rules are published in the responsible corporate governance code.

CONSOLIDATED FINANCIAL STATEMENTS

1. CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(amounts in thousands of HUF, unless otherwise indicated)

ASSETS	Annexes	30 June 2025	30 June 2024
Non-current assets			
Property, plant and equipment	6.6	13,807,405	12,783,103
Intangible assets	6.7	839,315	993,507
Investment property	6.8	568,691	-
Other long-term receivables	6.9	908,060	1,401,733
Investments in associates and joint ventures	6.10	2,073,795	3,285,176
Other investments	6.11	153,959	153,959
Right-to-use assets	6.12	1,588,534	1,597,561
Deferred tax assets	6.13	635,230	396,107
Total non-current assets		20,574,989	20,611,146
Current assets			
Inventories	6.14	14,560,928	12,407,874
Trade receivables	6.15	27,793,488	22,362,884
Income tax receivable	6.25	127,849	457,407
Other receivables and accrued income	6.16	4,506,279	5,119,103
Cash and cash equivalents	6.17	1,798,546	1,151,233
Assets held for sale	6.18	1,707,398	-
Total current assets		50,494,488	41,498,501
Total assets		71,069,477	62,109,647

1. CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(amounts in thousands of HUF, unless otherwise indicated)

LIABILITIES	Annexes	30 June 2025	30 June 2024
Equity			
Share capital	6.19	118,519	118,519
Reserve for share-based payments	6.19	119,329	55,774
Treasury share reserve	6.19	(2,488,510)	(2,353,915)
Capital reserve	6.19	25,671,447	25,671,447
Cash flow hedging reserve	6.19	(1,410,232)	(717,066)
Translation reserve	6.19	(5,112)	41,045
Retained earnings	6.19	(12,068,259)	(11,161,693)
Equity attributable to shareholders of the Company		9,937,182	11,654,111
Non-controlling interests		38,659	215,781
Total equity		9,975,841	11,869,892
Long-term liabilities			
Long-term loans and borrowings	6.20	2,728,148	4,435,338
Government grants	6.21	1,121,254	1,050,406
Long-term finance lease liabilities	6.22	925,614	953,621
Deferred tax liability	6.13	140,066	169,329
Total long-term liabilities		4,915,082	6,608,694
Current liabilities			
Short-term loans and borrowings	6.20	28,580,162	20,195,287
Trade payables	6.23	16,749,783	14,577,692
Provisions	6.24	396,000	326,000
Other liabilities and accruals	6.26	9,754,979	7,919,005
Short-term finance lease liabilities	6.22	615,088	564,983
Income tax liability	6.25	82,542	48,094
Total current liabilities		56,178,554	43,631,061
Total liabilities and equity		71,069,477	62,109,647

2. CONSOLIDATED PROFIT AND LOSS STATEMENTS

(amounts in thousands of HUF, unless otherwise indicated)

	Annexes	30 June 2025	30 June 2024
Sales revenue	6.27	239,933,732	198,667,178
Other operating revenue	6.28	1,520,533	1,078,792
Total operating revenue		241,454,265	199,745,970
Capitalised own performance	6.29	311,388	95,511
Costs of goods and services sold	6.30	167,704,735	129,729,207
Materials expenditure	6.31	61,810,755	57,676,671
Personnel expenditures	6.32	5,792,281	5,399,860
Depreciation	6.6, 6.7, 6.12	1,821,233	1,701,289
Impairment	6.15, 6.16	590,173	70,548
Other operating costs and expenses	6.33	1,235,901	612,002
Total operating costs		238,955,078	195,189,577
Earnings before interest and tax (EBIT)		2,810,575	4,651,904
Revenues from financial transactions	6.34	3,330,047	3,111,326
Expenditures on financial transactions	6.35	3,095,515	2,410,582
Interest expenditure	6.36	3,607,163	4,550,907
Share of profit of associates and joint ventures	6.10	517,157	1,133,683
Profit from financial operations		(2,855,474)	(2,716,480)
Profit before tax		(44,899)	1,935,424
Deferred tax	6.37	(157,173)	(40,667)
Income tax expense	6.37	723,435	543,752
Profit after tax		(611,161)	1,432,339
Profit attributable to:			
Shareholders of the Company		(501,929)	1,364,618
Non-controlling interests		(109,232)	67,721
Earnings per share (HUF)			
Basic	6.38	(22.90)	61.45
Diluted	6.38	(22.48)	61.45
EBITDA	6.40	5,383,497	8,187,620

3. CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(amounts in thousands of HUF, unless otherwise indicated)

	Annexes	30 June 2025	30 June 2024
Profit after tax		(611,161)	1,432,339
Impact of the fair value changing of cash flow hedge	6.19	(821,186)	(1,434,888)
Impact of the changing of exchange rate	6.19	(45,601)	63,074
Impact of deferred tax	6.13	109,690	136,282
Other comprehensive income		(757,097)	(1,235,532)
From other comprehensive income			
Shareholders of the Company		(739,324)	(1,225,959)
Non-controlling interests		(17,773)	(9,573)
Total comprehensive income		(1,368,258)	196,807
From total comprehensive income			
Shareholders of the Company		(1,241,253)	138,658
Non-controlling interests		(127,005)	58,149

Notes to the Statement of comprehensive income

* The impact of the fair value measurement of the cash flow hedge is an item reversed to the income statement in the future.

** The impact of exchange rate differences is an item reversed to the income statement in the future.

4. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(amounts in thousands of HUF, unless otherwise indicated)

	Annexes	Share capital	Reserve for share-based payments	Treasury shares reserve	Capital reserve	Cash flow hedge reserve	Retained earnings	Translation difference	Equity attributable to the parent company	Non-controlling interests	Total equity
Balance on 30 June 2023		118,519	-	(1,942,303)	25,671,447	562,206	(12,164,120)	(12,267)	12,233,482	188,203	12,421,685
Dividend payment	6.19						(362,191)		(362,191)	(34,457)	(396,648)
Treasury shares purchase	6.19			(411,612)					(411,612)		(411,612)
Total comprehensive income	6.19					(1,279,272)	1,364,618	53,312	138,658	58,149	196,807
NCl arising from the establishment of a subsidiary	6.19									3,886	3,886
Share-based payments	6.19		55,774						55,774		55,774
Balance on 30 June 2024		118,519	55,774	(2,353,915)	25,671,447	(717,066)	(11,161,693)	41,045	11,654,111	215,781	11,869,892
Dividend payment	6.19						(404,636)		(404,636)	(50,117)	(454,753)
Treasury shares purchase	6.19			(134,595)					(134,595)		(134,595)
Total comprehensive income	6.19					(693,166)	(501,930)	(46,157)	(1,241,253)	(127,005)	(1,368,258)
Share-based payments	6.17		63,555						63,555		63,555
Balance on 30 June 2025		118,519	119,329	(2,488,510)	25,671,447	(1,410,232)	(12,068,259)	(5,112)	9,937,182	38,659	9,975,841

5. CONSOLIDATED CASH FLOW STATEMENT

(amounts in thousands of HUF, unless otherwise indicated)

	Annexes	30 June 2025	30 June 2024
Cash flow from operating activities			
Profit after tax	6.19	(611,161)	1,432,339
Corrections:			
Interest paid	6.36	3,607,163	4,550,907
Result of valuation of participations using the equity method	6.10	(496,017)	(1,155,132)
Exchange rate changes	6.34, 6.35	(44,964)	62,065
Depreciation and amortisation for the current year	6.6, 6.7, 6.12	1,821,233	1,701,289
Result on sale of tangible fixed assets	6.28, 6.33	(23,903)	(34,353)
Scrapping of fixed assets	6.33	210	55
Impairment of receivables	6.15, 6.16	590,173	70,548
Deferred tax	6.37	(268,386)	(192,880)
Income tax	6.37	364,006	(524,592)
Changes in derivative transactions	6.19	(127,758)	(2,035,100)
Change in provisions	6.24	70,000	0
Change in stocks	6.14	(2,153,054)	(4,254,409)
Change of buyers	6.15	(6,345,777)	7,885,772
Other receivables and changes in accrued income and prepaid expenses	6.16	851,439	(100,223)
Change in trade payables	6.26	2,172,091	(118,709)
Other liabilities and changes in accruals and deferred income	6.26	1,013,621	4,863,687
Net cash flow from operating activities		418,916	12,151,264
Cash flow from investing activities			
Purchase of tangible and intangible fixed assets	6.6, 6.7	(2,183,474)	(2,086,267)
Proceeds from sale of tangible fixed assets	6.6, 6.7	23,903	34,353
Purchase of investment property	6.8	(96,000)	-
Changes in financial assets	6.9	493,673	(218,426)
Investment (in an associated company)	6.10	-	(622,500)
Cash received from non-controlling interest	6.19	-	3,886
Dividends received	6.19	-	150,000
Net cash flow from investing activities		(1,761,898)	(2,738,954)
Cash flow from financing activities			
Loans and borrowings	6.10	103,957,86	33,311,07
Repayment of loans and borrowings	6.10	(3,718,101)	(8,031,636)
Change in leasing liability	6.22	(624,645)	(628,004)
Change in share-based payment reserve	6.19	63,555	55,774
Changes in governments grants	6.21	70,848	(299,497)
Treasury shares purchase	6.19	(134,595)	(411,612)
Dividends paid	6.19	(454,753)	(396,648)
Interest paid	6.36	(3,607,163)	(4,550,907)
Net cash flow from financing activities		1,990,932	(10,931,423)
Change in cash and cash equivalents		647,950	(1,519,113)
Cash and cash equivalents at the beginning of the year	6.17	1,151,233	2,669,337
Effect of exchange rate changes on foreign currency balances		(637)	1,009
Balance of cash and cash equivalents at the end of the year		1,798,546	1,151,233

6. NOTES TO THE FINANCIAL STATEMENTS

6.1 GENERAL INTRODUCTION

UBM Holding Nyrt., the parent company of UBM Group (hereinafter referred to as the “Company”) was established on 8 February 2016, its main activities are asset management and internal audit and controlling. There were no changes in the name or other identifying information of the reporting entity compared to the previous reporting period. The registered office of the Company is 2085 Pilisvörösvár, Kisvasút utca 1. The legal form of the Company is Public Limited Company and its shares are traded on the Budapest Stock Exchange. The Company is registered in Hungary and is engaged in the production and trading of feed and the wholesale trade in cereals and protein crops. The registered office of the entity is at 2085 Pilisvörösvár, Kisvasút utca 1. The Company, its subsidiaries and companies accounted for using the equity method form the UBM Group. UBM Holding Nyrt. was listed in the Technical category of the BSE upon its incorporation and was moved to the Standard category of the BSE with effect from 2 May 2022.

The compliance, reliability and veracity of the accounts for the year under review have been audited by:

CMT Consulting Korlátolt Felelősségű Társaság

The Independent Auditor's Report is signed by Zsuzsanna Freiszberger, registered auditor, member of the Chamber of Hungarian Auditors, with registration number 007229. The audit fee for individual and consolidated financial statements for the year 2025 is HUF 18,700,000.

The person responsible for the management of the tasks falling within the scope of IFRS accounting services is Dávid Bagosi (registration number: 205339).

The Company's website: www.ubm.hu

Owners of UBM HOLDING Nyrt. on 30 June 2025:

Owner	Ownership share (%)
Andor Ágoston Botos	13.47%
Ákos Varga	12.63%
Imre Varga	11.57%
Péter Horváth	8.72%
Gábor Varga	8.77%
László Bustyaházai	8.76%
UBM Agro Zrt.	3.92%
UBM Feed Zrt.	1.82%
UBM Trade Zrt.	1.00%
UBM Szeleste Zrt.	0.49%
UBM Grain Zrt.	0.36%
MFB Vállalati Beruházási és Tranzakciós Magántőkealap	15.41%
Public domain	13.08%
Total	100.00%

Voting shares	Share of the vote (%)
Andor Ágoston Botos	14.58%
Ákos Varga	13.67%
Imre Varga	12.51%
Péter Horváth	9.44%
Gábor Varga	9.49%
László Bustyaházai	9.48%
MFB Vállalati Beruházási és Tranzakciós Magántőkealap	16.67%
Public domain	14.16%
Total	100.00%

6.2 CORPORATE GOVERNANCE

As a company listed on the Budapest Stock Exchange (BSE), it is of paramount importance for UBM to operate under a clearly defined corporate governance model that is transparent to the public and to comply with legal and stock exchange requirements.

According to the Articles of Association of UBM Holding Nyrt., the governing body of the company is the Board of Directors and the members of the Board of Directors are entitled to represent the Company in transactions with third parties.

Name	Position	Start of legal relationship	End of legal relationship
<i>Ákos Varga</i>	President	15 February 2016	indefinite
<i>László Bustyaházai</i>	member	15 February 2016	indefinite
<i>Péter Horváth</i>	member	15 February 2016	indefinite
<i>Gábor Varga</i>	member	15 February 2016	indefinite
<i>Andor Ágoston Botos</i>	member	28 October 2022	indefinite
<i>Mihály Fekete</i>	member	28 October 2022	indefinite
<i>Janositz Balázs Ferenc</i>	member	28 October 2022	indefinite
<i>Szabolcs Szalontai</i>	member	28 October 2022	indefinite

The Chair of the Board of Directors is elected by the members from among themselves for a term determined by the Board of Directors. The Board of Directors may revoke this mandate at any time. When the Chair of the Board of Directors ceases to be a member of the Board of Directors, he/she shall cease to be Chair of the Board. Mr. Ákos Varga, Chair of the Board of Directors, and Mr. Horváth, member of the Board of Directors, shall have independent right to sign documents in the Company's name. Three members resigned from the UBM Holding Nyrt. Board of Directors: András Uzsoki with effect from 2 July 2024, Imre Varga with effect from 23 September 2024 and József Tóth with effect from 5 December 2024.

The functioning of the Board of Directors

- I. The Board of Directors shall hold regular meetings as and when necessary, or at the frequency specified in its Rules of Procedure, but at least four (4) meetings per year. The Chair of the Board of Directors, or in his/her absence, a designated member of the Board of Directors, shall be responsible for preparing, convening and chairing the meetings of the Board of Directors. Meetings of the Board of Directors shall be convened at the request of any two members of the Board of Directors.
- II. A meeting convened in accordance with its Rules of Procedure shall constitute a quorum if at least half of its members are present. Minutes shall be taken of its meetings.
- III. The Board takes its decisions by a simple majority of votes. At the request of any member of the Board, the Chair shall order a secret ballot.
- IV. During the performance of its tasks, the Board may, if necessary, call in external experts or set up a committee or working group to carry out specific tasks.

The members of the Supervisory Board and the Audit Committee are the same and are all independent of the Company.

Name	Position	Independence
<i>József Tóth</i>	Chair	independent
<i>Ildikó Fekete</i>	member	independent
<i>Attila Fazekas</i>	member	independent

as of 28 October 2024 Sándor Buda has ceased to be a member of the Supervisory Board and the Audit Committee, Ildikó Fekete has been elected in his place for an indefinite term.

The term of the members of the Supervisory Board is for an indefinite period.

The functioning of the Supervisory Board

- I. The Supervisory Board elects a Chair from among its members.
- II. The quorum for a meeting of the Supervisory Board convened in accordance with the its Rules of Procedure shall be at least two thirds of its members, but at least three persons. Decisions shall be taken by a majority of votes. In the event of a tie, the Chair shall have a casting vote.
- III. Minutes shall be taken of the meetings of the Supervisory Board.
- IV. The Supervisory Board shall adopt its own Rules of Procedure.

The supreme body of the Company is the General Meeting, which consists of all the shareholders.

6.3 BASIS FOR THE PREPARATION OF THE FINANCIAL STATEMENTS

i) Acceptance and declaration of compliance with International Financial Reporting Standards.

All financial statements were approved by the Board of Directors on 10 October 2025. These financial statements have been prepared in accordance with International Financial Reporting Standards, as published and incorporated by regulation in the Official Journal of the European Union (EU). IFRS are standards and interpretations issued by the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC).

These financial statements are presented in Hungarian Forints, rounded to the nearest thousands, unless otherwise indicated.

ii) Basis for the preparation of the accounts

All financial statements have been prepared in accordance with standards and IFRIC interpretations issued and in force until 1 July 2024.

These financial statements have been prepared under the historical cost convention, except where IFRS requires the use of a different measurement basis than that disclosed in the accounting policies. The Company has changed its financial year from 31 December to 30 June from 2021 onwards.

iii) Basis of measurement

For financial statements, the measurement basis is the original cost, except for the following assets and liabilities, which are presented at fair value, which are financial instruments at fair value through profit or loss.

The preparation of financial statements in conformity with IFRSs requires management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities, income and expenses and the accounting policies used. Estimates and related assumptions are based on past experiences and a number of other factors that are believed to be reasonable under the circumstances, the results of which form the basis for estimating the book values of assets and liabilities that are not readily determinable from other sources. Actual results may differ from these estimates.

Estimates and basic assumptions are regularly reviewed. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only the current year, and in the period of the revision and future periods if the revision affects both current and future years.

6.4 ACCOUNTING POLICIES

THE BASIS FOR CONSOLIDATION

Affiliates

The consolidated financial statements include UBM Holding Nyrt. and the subsidiaries under its control. Control is generally presumed to exist when the Group directly or indirectly holds more than 50% of the voting rights of a company and benefits from its activities through its influence over the financial and operating activities of that company.

The Group exercises control over an investee when it is exposed to, or has rights to, variable returns from its participation in the investee and has the power to affect those returns through its influence over the investee.

Accordingly, the Group exercises control over the investee if, and only if, the investor has all of the following:

- a) power over the investee;
- b) exposure to or rights to variable returns arising from its participation in the investee; and
- c) the ability to use its power over the investee to influence the amount of the investor's returns.

The acquisition method of accounting applies to the acquired shares, based on the fair value of assets and liabilities on the acquisition date, that is, based on its market value at the date on which control is obtained. The cost of acquisition is the sum of the consideration and the non-controlling interest in the acquired business. Companies acquired or sold during a year shall be included in the consolidated financial statements from the date of the transaction or up to the date of the transaction, as appropriate.

Transactions between consolidated companies, balances and results and unrealised gains and losses shall be eliminated unless such losses indicate impairment of related assets. In preparing the consolidated financial statements, similar transactions and events are recorded using uniform accounting principles.

The share of equity and profit or loss of owners of non-controlling interests are shown as separate line items in the Balance Sheet and Profit and Loss Statements. For business combinations, non-controlling interests are measured either at fair value or at the non-controlling interests' share of the fair value of the net assets of the acquired company. The valuation method is selected individually for each business combination. Following an acquisition, the non-controlling interest is the amount initially recognised, adjusted with the amount of any changes in the equity of the acquired company attributable to non-controlling interests. Non-controlling interests also benefit from a share in total comprehensive income for the period even if this results in a negative balance of their interest.

Changes in the Group's share in subsidiaries that do not result in a loss of control are accounted for as equity transactions. The Group's share and that of the non-controlling interests are adjusted to reflect changes in their interests in subsidiaries. The amount by which the non-controlling interest is adjusted and the difference between the consideration received or paid is recognised in equity as attributable to the owners of the company.

Joint ventures and associated enterprises

A joint venture is a contractual arrangement whereby two or more parties (contractors) carry out an economic activity under joint control. Joint control is achieved when the strategic, financial and operational decisions relating to the activity require the unanimous agreement of the entities. A joint venture is an undertaking that involves the creation of a company, partnership or other legal entity engaged in an economic activity that is jointly controlled by the Group and the other entities.

An associate is a company over whose financial and operating policies the Group has significant influence, but which is not a subsidiary or joint venture.

The Group's investments in joint ventures and associates are accounted for using the equity method. Under the equity method, investments in joint ventures and associates are carried in the Balance Sheet at cost plus the post-acquisition change in the Group's share of the net asset value of the business. Goodwill relating to the business is included in the carrying amount of the investment and is not amortised. The Profit and Loss Statements includes the Group's share of the profit or loss from the operation of the business. If there is a recognised change in the equity of the entity, the Group also recognises its share and, where appropriate, discloses it as a change in equity.

The reporting dates of the associated companies are different than the Group's, but they prepare consolidation reporting packages as of 30 June, the balance sheet date. The balance sheet date for joint ventures and affiliates is 30 June. The accounting policies of the entities are consistent with those used by the Group for similar transactions in similar circumstances.

Investments in joint ventures and associates are reviewed for objective evidence of impairment at the Balance Sheet date. Where such evidence exists, the realisable value of the investment and the impairment loss to be recognised shall be determined. The reasons for losses recognised in previous years will be considered in order to determine whether losses can be reversed or not.

On the cessation of significant influence in a joint venture or associate, the Group shall revalue the remaining interest and recognise it at fair value. The difference between the carrying amount of the associate and the fair value of the investment retained and the consideration for the sale is recognised in the profit or loss.

Presentation currency and foreign currency balances

Given the content and circumstances of the underlying economic events, the Group's functional currency is the Hungarian Forint.

Foreign exchange transactions denominated in currencies other than HUF were initially recorded at the exchange rate established for the date of execution of such transactions. Receivables and payables in foreign currencies were translated into HUF at the exchange rate prevailing at the Balance Sheet date, irrespective of whether the return on the asset was considered doubtful or not. The resulting exchange differences are recognised in the Profit and Loss Statements under financial income or expenses.

Financial statements are presented in Hungarian Forint (HUF), rounded to the nearest thousands, except where otherwise indicated.

Foreign operations are translated in accordance with IAS 21, assets and liabilities are translated at the closing rate, and the statement of comprehensive income is translated at the average exchange rate for the period, unless exchange rates fluctuate significantly during that period. Significant fluctuations are defined as fluctuations of more than 15% between the lower and upper quartile values calculated using daily exchange rates during the period. In such a case, the result for the period is converted at the average exchange rate for shorter intervals. Capital items are recorded at the rate at which they were initially recorded. The resulting differences are recorded in the line for translation reserve.

Transactions in foreign currencies are recorded in the functional currency, using the exchange rate between the reporting currency and the foreign currency at the date of the transaction for the amount in the foreign currency. In the Comprehensive Income Statement, exchange differences arising on the settlement of monetary items, on initial recognition during the period, or arising from the use of an exchange rate different from that used in the previous financial statements, are recognised as income or expense in the period in which they arise.

Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate of the functional currency at the end of the reporting period. Foreign currency items measured at fair value are translated at the exchange rate at the date when the fair value was determined. Exchange differences on trade receivables and trade payables are included in the results of operations, while exchange differences on loans are included in the income or expense from financial operations.

Sales revenue

Revenue from sales transactions is recognised when the conditions of the contracts are met. Sales revenue excludes value added tax. All income and expenses are recognised in the appropriate period using the principle of matching.

The basic principle of IFRS 15 is that companies should recognise revenue according to the amount of goods or services provided to their customers, which reflects the consideration (i.e. payment) to which the company expects to be entitled in exchange for those goods or services. The new standard has resulted in a more detailed presentation of revenue, and it provides guidance for transactions that were previously not clearly covered (e.g. revenue from services and contract amendments) and new guidance for multi-element agreements.

The standard has led to the development of a new model, the so-called 5-step model, in which important steps include the identification of the contract(s), the identification of individual performance obligations, the determination of the transaction price, the allocation of the transaction price between individual elements and the recognition of the revenue allocated to each obligation.

Performance obligations

When concluding a contract, the Company is required to identify which goods or services it has promised to provide to the buyer, i.e. what performance obligation it has undertaken. The Company may recognise revenue when it has fulfilled its obligations by delivering the promised goods or rendering the promised service. Obligations are met when the buyer has obtained control of the asset (service), which is indicated by signs such as:

- The Company has the right to receive consideration for the asset,
- Ownership title has passed to the buyer,
- The Company has physically transferred the asset,
- The buyer has significant risk and profit potential from owning the asset,
- The buyer has accepted the asset.

Determination of the transaction price

When a contract is performed, the Company is required to recognize the revenue associated with the performance, which is the transaction price assigned to the performance obligation. The transaction price is the amount that the Company expects to receive in exchange for the sale of goods and services. The elements of variable consideration (rebates and discounts) should also be taken into account in determining the transaction price. An expected value has been calculated to estimate the variable consideration, weighted by the Company using probability factors.

Property, plant and equipment

Fixed assets are stated at cost less accumulated depreciation. This accumulated depreciation includes depreciation charges recognised for the depreciation of assets incurred in the continuing use and operation of the asset and for the extraordinary depreciation of assets as a result of unforeseen extraordinary circumstances, including significant damage or loss of assets.

The cost of a tangible asset includes the cost of its acquisition and, in the case of an investment in its own enterprises, the cost of materials and labour and other direct costs incurred. Interest recognised on credits for capital expenditure on tangible assets increases the cost of the asset until the asset is ready for its intended use.

The carrying amount of tangible fixed assets is reviewed at regular intervals to determine whether the carrying amount does not exceed the fair value of the asset, in which case a write-down to fair value is required. The fair market value of the asset is the higher of the selling price and the value in use of the asset. Value in use is the discounted value of the future cash flows generated by the asset.

The discount rate includes the corporate pre-tax interest rate, taking into account the time value of money and the impact of other risk factors associated with the asset. If no future cash flows can be attributed to the asset individually, the cash flows of the entity of which the asset is a part are used as the basis. Any impairment loss or write-down so determined is recognised in the Profit and Loss Statements.

The cost of repair and maintenance of fixed assets and the replacement of spare parts are charged to maintenance expenditures. Value-adding investments and renovations are capitalised. The cost and accumulated depreciation of unused assets sold or written off at zero are written off. Any gain or loss arising in this way is included in the profit or loss for the year.

The Company depreciates the value of its assets over their useful lives using the straight-line method. Lifetime by asset groups:

Assets	Depreciation rate
Properties	2.00% - 8.00%
Technical machinery and equipment	4% - 14.50%
Office equipment	14.50 %; 33.00 %
IT equipment	33.00%
Other equipment	14.50%
Vehicles	20.00%

Assets with an individual purchase price of less than HUF 200,000 are depreciated immediately in one lump sum upon acquisition.

Useful lives and depreciation methods are reviewed at least annually on the basis of the actual economic benefits provided by the assets. If necessary, the adjustment is recognised against the profit or loss for the year.

Investment property

Investment property shall be recognized for those properties that are held by the Group primarily to earn rentals, for capital appreciation - or both - rather than for use in the production or supply of goods or services, for administrative purposes or for sale in the ordinary course of business.

Properties held for mixed use – that is, partly for own use and partly to earn rentals or for capital appreciation – shall be split and accounted for separately, provided that the portions could be sold or leased out separately.

Investment properties are initially measured at cost, including transaction costs. The Group applies the cost model for the subsequent measurement of investment property.

A property is derecognized upon disposal or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising from derecognition – calculated as the difference between the net disposal proceeds and the carrying amount of the asset – is recognized in profit or loss in the period of derecognition.

Impairment of non-financial assets

At the end of each reporting period, the Company assesses whether there has been any change in the carrying amount of any assets that might be impaired. If such a change has occurred, the Company estimates the expected recovery value of the asset. The expected recovery value of an asset or cash-generating unit is its fair value less costs to sell and its value in use, whichever is higher. The Company recognises an impairment loss in profit or loss when the expected recovery value of an asset is less than its carrying amount. The Company makes the necessary calculations based on appropriate discounting of long-term future cash flow projections.

Intangible assets

Intangible assets acquired individually and in a business combination are recorded at cost and at fair value at the date of acquisition, respectively. Recognition is made when there is evidence that the use of an asset will generate future economic benefits and its cost can be clearly determined.

After inclusion, the cost model is used for intangible assets. The useful lives of these assets can be either finite or indefinite. Assets with finite useful lives are amortised using the straight-line method based on the best estimate of their useful lives. The amortisation period and the amortisation method are reviewed annually at the end of the financial year. Internally generated intangible assets, other than development costs, are not capitalised but are charged to profit or loss in the year in which they are incurred. Intangible assets are reviewed annually for impairment, either individually or at the level of the cash-generating unit.

The acquisition costs of trademarks, licences, assets subject to industrial property rights and software are capitalised and amortised using the straight-line method over their estimated useful lives:

Intangible goods	Depreciation rate
Software	33.00%
Software developed for UBM Group	10.00%
Contracts with customers	linear over the expected dropout time
Exclusive supply contracts	linear over the contract period

Research and development

Research costs are charged to the profit and loss statements as incurred, as future economic benefits are not yet measurable at this stage. Development costs may be capitalised from the date on which their recovery can be demonstrated.

Depreciation cannot be charged during the development phase, only after the asset has been put into use. The carrying amount of development costs should be reviewed annually for impairment, in particular if circumstances arise that threaten the future economic viability of the project. Capitalised development costs are capitalised at cost less any impairment. Amortisation is calculated using the straight-line method over the useful life of the asset.

Management regularly reviews the economic viability of the project by assessing market demand and technical feasibility to ensure the future economic viability of the asset.

Biological assets

Our Company is active in livestock, namely swine breeding and biological assets - pigs in the fattening phase - are stated at fair value less costs to sell in accordance with IAS 41. Biological assets are initially recognised and measured at fair value at each balance sheet date unless fair value cannot be measured reliably. In such cases, assets are carried at cost less accumulated depreciation and impairment losses.

Where reliable market prices or other relevant methods of estimation are not available, biological assets are carried at cost until fair value becomes measurable. The asset is then revalued to fair value less costs to sell based on market prices.

Changes in the value of biological assets during the period are recognised in the profit and loss statements until the asset is derecognised. Biological assets are not split into intra-year and inter-year categories, but are treated as a single unit.

The livestock breeding activities of UBM Group are carried out in an associated company, therefore neither biological assets nor changes in their value are directly recognised in the consolidated balance sheet. The results of the associated company are recognised by UBM Group in the line "Share of results of equity-accounted companies" in proportion to the interest held, thus the effect of biological assets is indirectly reflected in the consolidated financial statements.

To establish the fair value of the fattening pigs, they are separated into three groups as follows:

- Pigs under 40 kg bodyweight:** These pigs are typically recent additions to the company's books, as we buy piglets with about 25 kg bodyweight. These animals are carried at cost because this is a reliable reflection of their fair value due to the short holding period.
- Pigs weighing between 40 kg and 120 kg:** The fair value of this stock is calculated by deducting the carrying amount and the expected costs until the sale from the expected selling price. The calculated difference in value is recorded according to the current state of the fattening process, in proportion to the fattening period and the weight ratio achieved.
- Pigs above 120 kg bodyweight:** These animals are valued at the expected selling price.

The price per kg used for determining the fair value is calculated based on the average ZMP (Zentrale Markt- und Preisberichtsstelle) price for the three months preceding the balance sheet date, since this is the indicator that has the greatest influence on domestic pig prices and this is the benchmark pricing for the sale of live animals (level 3 fair value).

Inventories

Inventories are assets that the Group

- acquired for sale in the ordinary course of business,
- which are at some stage of production or processing before sale or are awaiting sale in the finished state,
- which will be used in the production of goods to be sold or in the rendering of services (materials).

The Group uses the FIFO method to determine the value of inventories.

The cost of inventories includes all costs of acquisition, costs of conversion and costs necessary to bring the inventories to their current location and condition.

Costs shall exclude non-ordinary losses of materials, labour and other production costs, storage costs, unless these are part of the production process, administrative management costs not incurred in bringing stocks to their current condition and condition, and selling costs.

The costs of acquisition are the costs incurred by the acquirer of the stocks to obtain it from other parties. These costs include:

- the consideration paid for the inventory itself;
- import-related charges;
- non-recoverable taxes;
- transport and handling costs;
- any other payment directly linked to the purchase of the inventory in question.

The purchase cost is reduced by the discounts and rebates received.

The costs of conversion (transformation) can be linked to the production process, i.e. stocks from own-production. According to the standard, these are the costs associated with each unit of production. A typical example for the Group is the direct labour costs (wages and salaries) and direct material costs. Allocable indirect costs are also included in the conversion costs.

Other miscellaneous costs should be included in the value of the inventory if they are incurred to bring stocks to their current location and condition (for example, storage costs that are directly related to the technology (required by the technology) or the cost of normal (unavoidable) scraps).

Inventories are valued at purchase cost or net realisable value, whichever is lower. Net realisable value is the estimated selling price in the ordinary course of business after deducting the variable costs related to the sale.

Purchased inventories are presented in the Balance Sheet at average cost less impairment losses or reversals of impairment losses, and own-account inventories are included in the Balance Sheet at actual cost less impairment losses or reversals of impairment losses.

Inventories are presented at cost less any write-down for excess stocks or idle stocks or at net realisable value, whichever is lower.

Impairment is not assessed individually at contract level for commodities, but aggregated by product groups. In addition to the selling price less selling cost of the products, the impact of hedge transactions expected to occur after the Balance Sheet date in connection with the sale of the stocks is taken into account in determining the impairment.

Receivables

Receivables are stated at nominal value less an appropriate allowance for estimated losses. An estimate of bad debts has been made on the basis of a full review of the amounts still to be received at the end of the year.

Financial instruments

Financial instruments within the scope of IFRS 9 fall into three measurement categories: those measured at amortised cost on initial recognition, those measured at fair value through other comprehensive income (FVOCI) on initial recognition, and those measured at fair value through profit or loss (FVPL) on initial recognition.

The classification into a valuation group depends on the characteristics of the cash flows associated with a financial instrument. For debt financial instruments that the Company intends to measure at amortised cost or fair value through other comprehensive income, the cash flows of the financial instrument are assessed to determine whether they meet the requirement of Solely Payments of Principal and Interest (SPPI) under IFRS 9. The principal is the fair value of the financial instrument at initial recognition. Interest primarily reflects the time value of money of the outstanding principal and the credit risk over a period of time, in addition to other basic credit risks and charges and a profit margin.

When the SPPI requirement is met, the Company assesses whether the cash flows arising from the contract are consistent with the underlying loan agreements in the denominated currency of the financial instrument.

To assess whether contractual cash flows include solely payments of principal and interest, the Company examines the contractual terms of the financial instrument. The assessment also considers whether the financial instrument contains contractual terms that would cause the amount or timing of the contractual cash flows to change such that the financial instrument no longer meets the SPPI requirement.

All other debt instruments are measured at fair value through profit or loss (FVTPL).

All equity instruments are measured at fair value in the Balance Sheet and the effect of changes in fair value is recognised directly in profit or loss, except for equity instruments where the enterprise has elected the Other Comprehensive Income (FVOCI) option. The Company does not use the FVTOCI option.

The Company offsets financial assets and financial liabilities and recognises a net amount in the Balance Sheet if, and only if, the Company has a legally enforceable right to set off the amounts and intends to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Lending losses on financial assets

Based on changes in credit risk, the impairment should be reviewed at each reporting date and an assessment made as to whether the impairment should be recognised up to the amount of the lifetime expected credit loss or the 12-month expected credit loss. If it is not possible to assess at the level of an individual financial instrument whether its credit risk has increased significantly, it should be assessed on a group basis. The simplified and general approaches to impairment assessment and recognition should apply.

1. Simplified approach

All financial instruments valued using the simplified approach are valued at the lifetime expected credit loss. The simplified approach is used for receivables from customers and contractual assets.

2. General approach

Based on the expected credit loss model, financial instruments are classified into three categories. This classification into the three categories is based on changes in the credit risk of the financial instrument. The relative credit risk model is used to assess the elevated credit risk. The increase in credit risk from the initial recognition is reflected in the transfer of the financial instruments between headings.

Based on the expected credit loss model, impairment can be divided into three categories: impairment calculated on the basis of expected credit loss over 12 months / impairment calculated on the basis of expected credit loss over lifetime / impairment calculated using the effective interest rate method.

This general approach is applied to other financial receivables and loans granted.

An enterprise should use the simplified practical approach to estimate expected credit losses if they follow the principles of the standard. For the valuation of trade receivables, it may be appropriate to use empirical tables, taking into account future expectations, where specified percentages of losses are determined by maturity group.

In the case of receivables with a small amount per buyer and debtor, the amount of the impairment is determined as a percentage of the book value of these receivables, based on the combined classification of buyers and debtors.

Expected credit loss based on group-level data	
Not expired	0.03%
Between 1-30 days	0.05%
Between 31-60 days	0.48%
Between 61-180 days	1.60%
Between 181-360 days	14.00%
Beyond 361 days	51.47%

The reversal shall not result in a carrying amount of the financial asset that exceeds what the amortised cost would have been had the impairment not been recognised at the date the impairment is reversed.

The amount of the reversal shall be recognised in profit or loss. Financial assets are derecognised only when the rights to the cash flows from the investment have expired or are transferred, and the entity has transferred all substantial risks and rewards of ownership.

Our expectations of expected credit losses on related receivables are based on past experience. Over the past 25 years, the Group has incurred minimal losses on receivables arising from loans and other financing (e.g. customer financing) to related parties, resulting from the write-off of receivables in the liquidation of UBM RUS, a Russian subsidiary. These facts support the expectation that the recognition of an impairment loss on related receivables is not warranted. The Group companies have significant positive equity and/or significant positive cash flow generating capacity, with the parent company increasing the capital or making additional contributions to companies operating at a loss to comply with the law. For these reasons, there is no doubt about the realisability of the related receivables.

Financial liabilities

The Company's Statement of Financial Position includes the following financial liabilities: payables and other short-term payables, loans, borrowings, bank overdrafts. These are disclosed and measured in the relevant sections of the accompanying notes to the financial statements as follows:

The Company initially measures all financial liabilities at fair value. In the case of loans, it even takes into account transaction costs that are directly attributable to the acquisition of the financial liability. Financial liabilities within the scope of IFRS 9 fall into two measurement categories: those measured at amortised cost on initial recognition and those measured at fair value through profit or loss (FVPL) on initial recognition. The classification of each financial liability is determined by the Company on acquisition. Loans and borrowings are stated at amortised cost using the effective interest method in the Statement of Financial Position. Gains and losses related to loans and borrowings are recognized in the Statement of Income through amortization using the effective interest method and on derecognition of the financial liability. Amortisation is recognised in the Statement of Income as a financial expense.

Provisions

The Company recognises provisions for obligations (legal or constructive) as a result of past events that are probable that the Company will be required to settle when the amount of the obligation can be measured reliably.

The amount recognised as a provision is the best estimate of the expenditure required to settle an existing obligation at the Balance Sheet date, taking into account the risks and uncertainties specific to the obligation. Where the expected cash flows required to settle an existing obligation are used to measure the provision, the carrying amount of the provision is the current value of those cash flows. Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, the receivable is recognised as an asset if it is virtually certain that the entity will receive reimbursement and the amount of the receivable can be measured reliably.

Existing commitments arising from unfavourable contracts are recognised as provisions. The Company classifies a contract as an unfavourable contract when the unavoidable costs of meeting the obligations under the contract exceed the financial benefits expected from the contract.

A provision for restructuring is recognised when the Company has prepared a detailed formal plan for the restructuring and, by starting to implement the plan or by announcing the main features of the plan to stakeholders, has created a legitimate expectation that it will carry out the restructuring. A provision for restructuring includes only direct costs incurred in connection with the restructuring that are necessarily incidental to the restructuring and not related to the continuing operations of the entity.

Income taxes

The rate of corporate tax is based on the tax liability determined by the Law on Corporate and Dividend Tax and the Ordinance on Local Business Tax, adjusted by the deferred tax. The corporate tax liability includes current and deferred tax elements. The Company also includes the amount of the subsidy paid for spectator sports in the corporate tax line, as it is considered as income tax in substance.

The tax liability for the current year is determined on the basis of the taxable profit for the current year. The taxable profit differs from the profit before tax shown in the accounts because of non-taxable profits and losses and items that are included in the taxable profit of other years. The current tax liability of the Company is determined

using the tax rate that has been in force or enacted (if enactment is equivalent to being in force) on the Balance Sheet date. Deferred tax is calculated using the liability method.

Deferred tax arises when there is a timing difference between the recognition of an item in the annual accounts and the recognition of an item under the Tax Act. Deferred tax assets and liabilities are measured using the tax rates applicable to taxable income for the years in which the timing differences are expected to be recovered. The amount of the deferred tax liability and asset reflects the Company's estimate at the Balance Sheet date of how the tax assets and liabilities will be recovered or settled.

A deferred tax asset is recognised for deductible temporary differences, carried forward tax benefits and tax losses only if it is probable that the Company will realise a taxable profit in the future against which the deferred tax asset can be utilised.

At each Balance Sheet date, the Company takes into account deferred tax assets not recognised in the Balance Sheet and the carrying amount of recognised tax assets. It recognizes the portion of receivables not previously recognised in the Balance Sheet that is expected to be recovered through a reduction in future income taxes. Conversely, it reduces the Company's deferred tax asset to the extent that no taxable profit is expected to be available to recover this amount.

Current and deferred tax is charged directly to equity when it relates to items that were also charged to equity in the same or a different period, including adjustments to the opening balance of reserves due to retrospective changes in accounting policies.

Deferred tax assets and liabilities can be offset if the Company has a legal right to offset its current tax assets and liabilities with the same tax authority and the Company intends to settle these assets and liabilities on a net basis.

Leasing

Under IFRS 16 Leases, a lessee is required to recognise and measure a right to use an asset and a liability simultaneously on the Balance Sheet. The right to use assets is treated in the same way as other non-financial assets and depreciation is recognised accordingly. The initial measurement of the lease liability is based on the present value of the lease payments over the lease term, calculated using the implicit interest rate, if that rate can be determined precisely. If this rate is not available or is difficult to determine, the lessee may then use the incremental borrowing rate for discounting.

Off-balance sheet items

Off-balance-sheet liabilities are not included in the Balance Sheet and the Profit and Loss Statements that are part of the annual accounts. They are presented in the accompanying notes unless the possibility of an outflow of resources embodying economic benefits is remote and minimal. Off-balance-sheet receivables are not included in the Balance Sheet and Profit and Loss Statements that are part of the annual accounts, but are disclosed in the accompanying notes to the financial statements if an inflow of economic benefits is probable.

Contingent Assets

In accordance with IAS 37 standard "Provisions, Contingent Liabilities and Contingent Assets", a contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group.

The Group does not recognize contingent assets in its financial statements, as they do not meet the recognition criteria for assets. Recognition is made only when the inflow of economic benefits is virtually certain. In such cases, the asset is no longer considered contingent and is recognized in accordance with the relevant IFRS requirements.

Where the inflow of economic benefits is probable, the Group discloses the contingent asset in the notes to the financial statements as an off-balance sheet item, in order to provide users of the financial statements with appropriate information regarding potential future financial effects.

Treasury shares reserve

The UBM Holding Nyrt. shares repurchased by the Group are recorded as a reduction of equity in the amount of the value at the time of purchase.

Dividends

Dividends are recognised in the year in which they are approved by the shareholders.

Profit from financial operations

Financial result includes interest and dividend income, interest and other financial expenses, fair value gains and losses on financial instruments and realised and unrealised exchange rate differences.

Government grants

Government grants are recognised when it is probable that the grant will be received and the conditions attached to the grant have been met. When a grant is used to offset a cost, it is charged to the income statement in the period in which the cost to be offset is incurred (among other income items). When a grant relates to the acquisition of an asset, it is recognised as deferred income and charged to profit or loss in equal annual amounts over the useful life of the related asset.

Events after the Balance Sheet date

Events that occurred after the end of the reporting period, which provide additional information about the circumstances (adjusting items) at the end of the Company's reporting period, are presented in the financial statements. Post-year end events that do not change the amounts reported are reported in the notes to the financial statements, when material.

Changes in accounting policies

The Group has prepared its financial statements for the year ended 30 June 2025 in accordance with all standards and interpretations effective as at that date.

Interpretations of existing standards relevant to the preparation of the Group's financial statements and new standards adopted by the Group:

IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and are to be applied retrospectively in accordance with IAS 8. Earlier application is permitted. The aim of the amendments is to clarify the principles of classification of liabilities as current or non-current as stated in IAS 1. The amendments clarify the reporting of the right to defer settlement, the requirement that this right must exist at the end of the reporting period, that management's intention does not affect current or non-current classification, that a counterparty's options that may result in settlement by the transfer of the entity's own equity instruments do not affect current or non-current classification. The amendments also specify that only covenants that the entity is required to meet on or before the reporting date affect the classification of a liability. Additional disclosures are also required for long-term liabilities arising from loan agreements that are subject to a covenant to be performed within twelve months after the reporting period. The application of the standard had no material impact on the consolidated financial statements.

IFRS 16 – Leases: Lease Liability in a Sale and Leaseback (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and earlier application is permitted. The amendments aim to improve the requirements that a seller-lessee applies in measuring a lease liability in a leaseback transaction under IFRS 16, but do not change the accounting for leases not related to leaseback transactions. A seller-lessee is required to determine the "lease payments" or "revised lease payments" in a way that it does not recognise any amount of the gain or loss that relates to the right of use it retains. The new requirements do not prevent a seller-lessee from recognising in profit or loss any gain or loss relating to the partial or full termination of a lease. A seller-lessee applies the amendments retrospectively in

accordance with IAS 8 to sale and leaseback transactions entered into after the date of initial application, which is the beginning of the reporting period in which the entity first applied IFRS 16. The application of the standard had no material impact on the consolidated financial statements.

IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures – Supplier Finance Arrangements (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and earlier application is permitted. The amendments complement current requirements in IFRSs by adding additional disclosure requirements about the terms and conditions of the supplier finance arrangements. In addition, the entities shall disclose at the beginning and end of the reporting period: the carrying amounts of financial liabilities that are part of the arrangement and the associated line item presented, and the carrying amount of financial liabilities for which suppliers have already received payment from the finance providers. Entities shall also disclose the type and effect of non-cash changes in the carrying amounts of the financial liabilities that are part of the arrangement that prevent comparability of the carrying amount of financial liabilities. The amendments add further disclosure requirements about the range of payment due dates of financial liabilities to finance providers and comparable trade payables that are not part of a supplier finance arrangement at the beginning and end of the reporting period. The application of the standard had no material impact on the consolidated financial statements.

Standards issued but not yet in force and not subject to early application

IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of exchangeability (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2025 and earlier application is permitted. The amendments include explicit requirements on how an entity should assess whether a currency is exchangeable and how to determine the spot exchange rate if it is not. A currency is exchangeable into another currency when an entity is able to obtain the other currency within a time frame that allows for a normal administrative delay and through a market or exchange mechanism in which an exchange transaction would create enforceable rights and obligations. An entity shall estimate the spot exchange rate at a measurement date when a currency is not exchangeable into another currency at that date. An entity's objective in estimating the spot exchange rate is to reflect the rate at which an orderly exchange transaction would take place at the measurement date between market participants under prevailing economic conditions. The Amendments note that the entity can either use an observable exchange rate without adjustment or another estimation technique.

Management has assessed the possibility of applying the standard and it is not expected to have any effect on the consolidated financial statements.

Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7

Effective for annual reporting periods beginning on or after 1 January 2026. In May 2024, the IASB issued *Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7)*, which clarify that a financial liability is derecognized on the "settlement date", i.e., when the related obligation is discharged, cancelled, expires or otherwise meets the derecognition criteria. The amendments also introduce an accounting policy option that allows derecognition of financial liabilities settled through an electronic payment system before the settlement date, provided certain specified conditions are met; clarifications have been made regarding the assessment of contractual cash flow characteristics of financial assets with environmental, social and governance (ESG) features and other similar contingent characteristics, as well as the treatment of non-refundable and contractual assets.

The amendments are effective for annual reporting periods beginning on or after 1 January 2026. Entities may early apply the amendments related to the classification of financial assets and the corresponding disclosure requirements, while the remaining amendments may be applied later. The new requirements are to be applied retrospectively, with an adjustment to the opening balance of retained earnings. Comparative

periods need not be restated and restatement is permitted only without the use of hindsight. Entities are required to disclose information about financial assets whose measurement category has changed as a result of the amendments.

The amendment is not expected to have a significant effect on the consolidated financial statements of the Group.

Improvements to International Financial Reporting Standards

The IASB's annual improvement process addresses non-urgent but necessary clarifications and amendments to IFRS Standards. In July 2024, the IASB issued the Annual Improvements to IFRS Accounting Standards covering the following topics:

- IFRS 1 First-time Adoption of International Financial Reporting Standards - hedge accounting by a first-time adopter
- IFRS 7 Financial Instruments: Disclosures - disclosure of gain or loss on derecognition, deferred difference between fair value and transaction price, and credit risk disclosures
- IFRS 9 Financial Instruments - derecognition of lease liabilities, transaction price
- IFRS 10 Consolidated Financial Statements - determination of a 'de facto agent'
- IAS 7 Statement of Cash Flows - cost method

The amendment is not expected to have a significant effect on the consolidated financial statements of the Group.

Weather-Dependent Electricity Contracts – Amendments to IFRS 9 and IFRS 7

Effective for annual reporting periods beginning on or after 1 January 2026. The amendments include: Clarification of the requirements for applying the "own use" exception; permitting hedge accounting when such contracts are designated as hedging instruments; and introducing new disclosure requirements to enable investors to understand the effect of these contracts on the entity's financial performance and cash flows. Early application is permitted but must be disclosed.

The clarifications relating to the own-use requirements shall be applied retrospectively, whereas the guidance permitting hedge accounting shall be applied prospectively to new hedging relationships designated on or after the date of initial application.

The amendment is not expected to have a significant effect on the consolidated financial statements of the Group.

IFRS 18 – Presentation and Disclosure in Financial Statements

Effective for annual reporting periods beginning on or after 1 January 2027. IFRS 18 introduces new categories and subtotals in the statement of profit or loss. It also requires disclosure of management-defined performance measures (as defined in the Standard), and establishes new requirements for the location, aggregation and disaggregation of financial information.

Under IFRS 18, an entity shall classify all income and expenses presented in the profit or loss statements into one of five categories: operating, investing, financing, income taxes and discontinued operations. In addition, IFRS 18 requires entities to present specified subtotals and totals for 'operating profit', 'profit before financing and income taxes' and 'profit or loss'.

Main business activities: To classify income and expenses into the categories required by IFRS 18, an entity must assess whether its 'main business activities' involve investing in assets or providing financing to customers, as specific classification requirements apply to such entities. Determining whether an entity has such a main business activity depends on facts and circumstances and requires judgement. An entity may have more than one main business activity.

Management-defined performance measures: IFRS 18 introduces the concept of a management-defined performance measure (MPM), defined as a subtotal of income and expenses that is used in public communications. Communication outside the financial statements is used to inform users of the management's view of the entity's financial performance as a whole. IFRS 18 requires entities to disclose information about all MPMs in a single note to the financial statements and sets out specific disclosure requirements for each MPM, including how the measure is calculated and a reconciliation to the most directly comparable subtotal specified by IFRS 18 or another IFRS Accounting Standard.

Location, aggregation and disaggregation of information: IFRS 18 distinguishes between information 'presented' in the primary financial statements and information 'disclosed' in the notes; and introduces a principle for determining the location of information based on the defined 'role' of the primary statements and the notes. IFRS 18 requires entities to aggregate and disaggregate information based on shared and differing characteristics.

Consequential amendments to other Standards

The IAS 7 *Statement of Cash Flows* standard was amended with limited-scope amendments to change the starting point for determining operating cash flows under the indirect method from 'profit or loss' to 'operating profit or loss'. The previous optionality for the classification of cash flows from dividends and interest has largely been removed.

The IAS 33 *Earnings per Share* standard was amended to introduce new requirements restricting entities from presenting additional per-share amounts unless the numerator used in the calculation meets specified criteria.

IFRS 18 and the related consequential amendments to other standards are effective for annual reporting periods beginning on or after 1 January 2027 and are to be applied retrospectively. Early application is permitted and must be disclosed.

The Group is currently assessing the potential impact of the new standard on its consolidated financial statements.

IFRS 19 – Subsidiaries Without Public Accountability: Disclosures

Effective for annual reporting periods beginning on or after 1 January 2027. The new Standard allows eligible entities to elect to apply reduced disclosure requirements while continuing to apply the recognition, measurement, and presentation requirements in other IFRS Standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 are not required to comply with disclosure requirements in other IFRS Standards.

An entity applying IFRS 19 must disclose this fact as part of its statement of compliance with IFRS Standards. IFRS 19 requires that an entity whose financial statements comply with IFRS Standards, including IFRS 19, make an explicit and unreserved statement of such compliance.

An entity is eligible to apply IFRS 19 only if, at the end of the reporting period: it is a subsidiary under IFRS 10; it does not have public accountability; and it has a (ultimate or intermediate) parent company that prepares publicly available consolidated financial statements in accordance with IFRS Standards.

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

If an eligible entity elects to apply the Standard early, it must disclose this fact. In the first period (annual or interim) in which the Standard is applied, the entity must reconcile the information disclosed for the comparative period to reflect the IFRS 19 disclosures for the given period, unless IFRS 19 or another IFRS Standard permits or requires otherwise.

The new standard is not expected to have an effect on the consolidated financial statements of the Group.

Significant accounting estimates and assumptions

The application of accounting policies requires the use of estimates and assumptions in determining the amounts of certain assets and liabilities at a given date that cannot be clearly identified from other sources. The estimation process involves judgements and relevant factors based on the latest information available. These significant estimates and assumptions affect the reported amounts of assets and liabilities, revenues and expenses in the financial statements and the disclosure of contingent assets and liabilities in the notes to the financial statements. Actual results may differ from these estimates.

The estimates are continuously updated. Changes in accounting estimates should be taken into account in the period of the change if the change affects only that period, or in the period of the change and future periods if the change affects both periods.

The main areas of estimation uncertainty and critical accounting judgements that have the most significant impact on the amounts recognised in the consolidated financial statements are:

Depreciation and impairment

Property, plant and equipment and intangible assets are recorded at cost and depreciated on a straight-line basis over their useful lives. The useful life of an asset is determined on the basis of historical experience of similar assets and expected technological developments and changes in wider economic or industry factors. The estimated useful life is reviewed on an annual basis.

Hedge accounting

Description of general IFRS requirements

UBM applies the hedge accounting rules for derivatives in accordance with IFRS 9.

Companies are exposed to various risks due to their management and may enter into hedging transactions to offset these risks. As part of a hedge transaction, a company takes on a risk in the opposite direction to its existing position in order to reduce the risk from an open position. In economic terms, the purpose of a hedge is to neutralise two transactions that react in opposite directions to the hedged risk. The extent to which the two transactions together can mitigate the risk is called hedging effectiveness.

For the purposes of these standards, a derivative is a financial instrument or other contract that has all of the following three characteristics:

- The value of the product changes due to changes in certain variables (e.g. the price of a commodity on the stock exchange, exchange rate, price index, etc.)
- The product requires little or no initial net investment compared to other types of contracts that would be expected to respond similarly to changes in market conditions, and
- The value of the product and the contract will be settled at a future date.

Derivatives usually have a nominal value, which determines the amount of the contract. This quantity must be multiplied by the change in the underlying price to determine the value that will be settled upon completion.

Under IFRS, a derivative is initially recognised in the Balance Sheet at fair value at the time of acquisition. Derivatives are subsequently measured at fair value. Changes in the fair value of derivatives are recognised in the income statement as required by IFRS 9, unless the derivative qualifies for hedge accounting.

The purpose of hedge accounting is to ensure that the effects of the hedged items and the hedging instrument are reflected in the profit or loss for the same reporting period, so they are offsetting each other.

The effective portion of hedging transactions (derivatives) is recognised in other comprehensive income, while the ineffective portion is recognised directly in the income statement in the results on financial operations.

Hedge effectiveness is measured in a forward-looking (prospective) way. The measurement should examine whether the expected changes in the fair value of the hedging instrument and the fair value or cash flows of the hedged item adequately offset each other and whether the appropriate economic relationship exists. UBM shall examine the causes of any lack of hedging effectiveness during the audit.

Hedging relationships in the Company's practice are typically cash flow hedges ("CFH").

Description of IFRS requirements for cash flow hedges

Cash flow hedge: a hedge of the exposure to variability in cash flows attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction or a component thereof that could affect profit or loss. A hedging relationship qualifies for hedge accounting only if the hedging relationship meets the following hedge effectiveness criteria:

- I. there is an economic link between the hedged item and the hedging instrument, and
- II. credit risk does not play a dominant role in the changes in value resulting from the economic relationship; and
- III. the hedge ratio is the ratio between the amount of the hedged item actually hedged by the hedging entity and the amount of the hedging instrument actually used by the hedging entity.

The hedged item may be a recognised asset or liability, an unrecognised firm commitment, a forecast transaction or a net investment in a foreign operation. The hedged item may be: (a) an individual item; or (b) a group of items. The hedged item must be reliably measurable. If the hedged item is a forecast transaction (or a component thereof), the transaction must be highly probable.

Item group(s) are eligible as hedged item(s) only if:

- I. items in the group are individually eligible;
- II. the item group is managed on a group basis for risk management purposes.

Hedge accounting can (and should) be discontinued prospectively only when the hedging relationship (or part of it) no longer meets the qualifying criteria (taking into account, where appropriate, the rebalancing of the hedging relationship). This includes cases where the hedging instrument expires or is terminated.

The portion of the gain or loss on the hedging instrument that is designated as an effective hedge (i.e. offset by a change in the cash flow hedging reserve) is recognised in other comprehensive income.

As long as a cash flow hedge meets the qualifying criteria, the hedge relationship shall be accounted for as follows: the amount of the cash flow hedge reserve recognized in other comprehensive income (effective portion) shall be adjusted to the lesser of the following amounts (in absolute terms):

- I. cumulative gain/loss on the hedging instrument from the inception of the hedge; and
- II. cumulative change in the fair value (present value) of the hedged item (whether or not represented as a hypothetical transaction) from the inception of the hedge (i.e. the present value of the cumulative change in the hedged expected future cash flows).

The ineffective portion of the hedging relationship, i.e. the amount of other gains/losses on the hedging instrument due to hedge ineffectiveness (or the gain or loss required to offset the change in the cash flow hedge reserve), is recognised in the income statement.

The cumulative amount of the cash flow hedge reserve shall be accounted for as follows:

- in the case of cash flow hedges, reclassification adjustments from other comprehensive income to profit or loss in the period or periods in which the hedged forecast future cash flows affect profit or loss (for example, in periods when interest income or interest expense is recognised or when the forecast sale occurs);
- if, however, the Company expects that all or part of the loss will not be recovered in one or more future periods, it shall immediately reclassify the amount not expected to be recovered to profit or loss as a reclassification adjustment.

In the income statement, the reclassification of the cash flow hedge reserve shall be recognised in the same lines of the income statement in which the effects on profit or loss of the hedged items are recognised.

If the Company discontinues cash flow hedge accounting, it shall account for the amount accumulated in the cash flow hedge reserve as follows:

- if hedged future cash flows are still expected to occur, the amount remains in the cash flow hedge reserve until the occurrence of certain future cash flow elements or until the reclassification of the amount not expected to be recovered.
- if the hedged future cash flows are no longer expected to occur, the amount shall be reclassified immediately from cash flow hedge reserve to profit or loss as a reclassification adjustment.

Net investment hedge

In order to reduce the risk of exchange rate differences, the UBM Group has entered into forward foreign exchange contracts to hedge its net investments in foreign operations. The purpose of these transactions is to minimise the impact of translation differences arising in foreign subsidiaries operating in a currency other than the Group's functional currency. The effective portion of hedges is recognised in the revaluation surplus on equity, while the ineffective portion is recognised in the financial results for the year.

Description of UBM-specific accounting decisions/accounting methods

The Group makes use of hedge accounting.

The purpose of hedging is to mitigate market risks, and based on its business processes, there are two types of risk for the UBM Group:

- Currency risk: the risk that the fair value or cash flows of financial instruments, inventories, and contracts to be performed in the future will fluctuate because of changes in exchange rates.
- Other price risk: the risk that the fair value or future cash flows of financial instruments, inventories, and contracts to be performed in the future will fluctuate due to changes in commodities (other than those arising from interest rate risk or currency risk). In the case of the UBM Group, this is the case for commodities (including soya, wheat, maize, and rapeseed).

Without hedge accounting, forward/futures transactions are measured at fair value through profit or loss. These forward/futures transactions are entered into by the Company at market price (arm's length market transactions), and therefore the market value of the transactions at inception according to IFRS requirements was zero.

In connection with ineffective CFH, the Company recognizes the effective portion of changes in the fair value of the hedge against other comprehensive income ("OCI") instead of the income statement in order to resolve the temporary accounting inconsistencies resulting from the default measurement of the hedged items and hedging instruments. In this way, the result of forward/futures transactions is recognised in profit or loss at the same rate at which the effect on profit or loss of the hedged risk of the cash flows of the hedged transactions is recognised in the income statement.

The Company reclassifies amounts from fair value differences accumulated in OCI to the income statement using CFH accounting in periods when the hedged expected future cash flows (cash flows from acquisitions or disposals) affect profit or loss (i.e. periods when the sales or consideration for acquisitions result in a foreign exchange gain or loss or a foreign exchange revaluation to the MNB exchange rate). This means that the foreign exchange revaluation effect of forward/futures transactions is "rolled over" through OCI, but is recognised immediately in the profit and loss statements in the same way as the foreign exchange revaluation effect of hedged transactions.

As described above, changes in the fair value of forward/futures contracts relative to their market value at the time of designation are accounted for from the date of designation as follows:

- the amount of the effective portion is recognised as part of equity in OCI,
- and the amount of the ineffective part is recognised in the profit and loss statements,
- the amount of the foreign exchange revaluation for the nominal value of the hedge transaction (and also the hedged items) is returned from equity to the income statement, i.e. the amounts arising from the spot element of the hedging relationship are recognised in the income statement.

The Company records the effective portion of the hedging relationship in the Balance Sheet line "Effect of fair value measurement" in other comprehensive income. The amount of the ineffective portion is recognised in the income statement under "Income/expenses from financial operations".

Rules for accounting for an effective cash flow hedge:

- In the case of hedging transactions related to the purchase of protein stocks, the Company adjusts the value of the stocks by the hedging result until the purchase, therefore the income statement is presented at the cost of goods sold in the case of commercial stocks and at the cost of materials in the case of raw materials.
- The results of hedging transactions affecting revenue are recorded under financial operations.
- The results of hedging transactions involving financial assets (e.g. foreign currency bank accounts) are recorded under financial operations.
- Cash flow hedges of investments adjust the value of tangible assets.

The UBM Group measures its derivative contracts at the relevant spot rate and designates only the spot component in the hedge relationship as the basis for hedge accounting. Forward points are not considered part of the hedging instrument, changes in their fair value are recognized directly in profit or loss.

Real value hierarchy

Financial instruments measured at fair value are classified in a hierarchy for disclosure purposes consisting of three "levels". The levels within the hierarchy reflect the significance of the inputs used in measuring fair value. The Group uses Level 3 for fair value measurements, with the exception of derivative valuations. Derivatives are classified as Level 2 (Valuation techniques based on observable market data).

Share-based payments

Under the Employee Share Ownership Plan (MRP), certain employees of the Group receive share-based payments in the form of equity-settled equity instruments. The official start date (grant date) of the plan is the date on which the parties agree on the essential terms of the plan and the employees accept the conditions of participation.

The Company measures the cost of share-based payments on the basis of the fair market value of the shares transferred to employees, which is measured using the stock market price. The fair value of benefits is allocated pro rata over the vesting period.

The agreed cost is charged to a separate reserve in equity, the "Reserve for share-based payments". This reserve is calculated at the end of the plan when the shares are allocated or if it is found that the conditions of the plan have not been met.

Share-based payments are processed by the Company through the Employee Share Ownership Plan organisation. In presenting the Employee Share Ownership Plan entity, the Company uses the "extended method", i.e. it treats the shares held by the Employee Share Ownership Plan entity in connection with the plan as if it held them directly. As a result, the shares are accounted for as treasury shares in equity.

Cash flow

Operating cash flow is compiled using the indirect method, while investment and financing cash flow is compiled using the direct method.

Liabilities arising from assumption of debt

Transactions in which the consideration payable to suppliers is realised by the supplier through reverse factoring play a significant role in the Company's operations. The substance of the transaction is that the purchase consideration is not paid directly by the Company to the supplier, but by an intermediary financial institution and will be collected from the Company by that financial institution - at a later date. In view of the number and size of such transactions, the Company has decided to separate its liabilities arising from such transactions in the financial statements under current liabilities (Liabilities arising from assumption of debt), and not to recognise them as loans or as trade payables.

The payment terms – even taking into account any grace periods granted by the bank – are in line with normal commercial conditions and therefore the payables remain due within the normal operating cycle. Accordingly, related payments are presented as part of operating cash flows.

The Company recognises interest or interest expense related to the transaction in financial expenses.

6.5 DISCLOSURES ON CONSOLIDATION

Subsidiaries included in the consolidation

Name	Address	Voting shares
UBM Trade Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	100.00%
UBM Grain Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.98%
UBM Agro Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.99%
UBM Feed Kazakhstan Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.94%
UBM Feed Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.94%
UBM Szeleste Zrt.	9622 Szeleste, Kossuth Lajos u. 24/B	99.94%
"AGROMIX" Terményszárító és takarmánykeverő Kft.	4700 Mátészalka, Meggyesi út 0119/24	99.94%
UBM Protein s.r.l.	014126 - Bucuresti, 1st district, 4th Tablítei street, Floor 1-2, Romania	84.99%
UBM Agri Trade s.r.l	014126 - Bucuresti, 1st district, 4th Tablítei street, Floor 1-2, Romania	84.99%
UBM Invest Slovakia s.r.o	04414 Železničná 2., Košice, Slovakia	99.94%
UBM D.o.o	11070 NOVI BEOGRAD, Bulevar Mihaila Pupina 10I/223, Serbia	99.99%
UBM Agrar GmbH	4020 Linz, Bismarckstrasse 02, Austria	80.99%
UBM Feed d.o.o.	11070 NOVI BEOGRAD, Bulevar Mihaila Pupina 10I/223, Serbia	93.29%
UBM Agro Slovakia, s.r.o.	04414 Železničná 2., Košice, Slovakia	99.94%
UBM Italy S.r.l.	20135 Milano, Viale Monte Nero 66., Italy	89.99%

During the reporting period, the following changes occurred within the Group:

- Búzamag Kft. was merged into UBM Feed Zrt. with a reporting date of 31 December 2024.
- UBM Protein S.r.l. was a dormant company prior to acquisition and had not conducted any business activities in the previous years. At the time of acquisition it had a minimal share capital and was acquired at nominal value. Acquisition accounting was not applied, as the transaction did not constitute a business combination.
- UBM Feed Kazakhstan Zrt. became part of the Group by establishment during the period.

Companies included as joint ventures

50% of UBM Consulting Zrt.'s business had been sold during the given period, so UBM Consulting Zrt. has been included as a joint venture for the given period instead of being fully consolidated as before.

Name	Address	Voting shares
UBM Consulting Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	50.00%

Companies as associated companies

Name	Address	Voting shares
MA-KA Kft.	6600 Szentés Bese László utca 5-7	49.00%
Mangal Ilona Sertéshizlalda Kft.	1013 Budapest, Pauler utca 6.	24.90%

The Group announced the sale of its 45% interest in UBM Feed Romania Srl (547550 SAT SANPAUL COM. SANPAUL, NR.6/A, Romania) after the balance sheet date. Accordingly, the company is no longer accounted for as an associate company and has been presented under 'Assets held for sale'.

6.6 PROPERTY, PLANT AND EQUIPMENT

Data in thousands of HUF	Real estate	Plant and equipment	Investments in progress and advances	Total
Gross value				
30 June 2023	5,667,262	8,789,717	667,411	15,124,390
Change in the scope of consolidation	0	0	0	0
Growth and reclassification	142,827	1,004,834	1,394,424	2,542,085
Reduction and reclassification	(3,894)	(79,129)	(1,154,522)	(1,237,545)
Exchange rate impact	122,538	118,341	3,781	244,660
30 June 2024	5,928,733	9,833,763	911,094	16,673,590
Growth and reclassification	143,141	1,179,838	2,696,386	4,019,365
Reduction and reclassification	(79,320)	(278,774)	(1,750,461)	(2,108,555)
Exchange rate impact	14,856	19,506	2,156	36,518
30 June 2025	6,007,410	10,754,333	1,859,175	18,620,918
Accumulated depreciation				
30 June 2023	561,605	2,423,355	-	2,984,960
Change in the scope of consolidation	0	0	-	0
Annual depreciation	209,702	757,267	-	966,969
Decrease	(297)	(83,217)	-	(83,514)
Exchange rate impact	3,731	18,341	-	22,072
30 June 2024	774,741	3,115,746	-	3,890,487
Annual depreciation	209,050	765,219	-	974,269
Decrease	(4,579)	(53,998)	-	(58,577)
Exchange rate impact	1,423	5,911	-	7,334
30 June 2025	980,635	3,832,878	-	4,813,513
Net book value				
30 June 2024	5,153,992	6,718,017	911,094	12,783,103
30 June 2025	5,026,775	6,921,455	1,859,175	13,807,405

The Company has defined the solar plant investment of UBM Feed Zrt. as a qualifying asset. The interest expense incurred on this qualifying asset until capitalisation of the investment loans is recognised as part of costs, which amounted to HUF 1,181 thousand during the given period. No interest expenditure is capitalised in addition to these dedicated loans because no other external financing is used for them.

The most valuable assets included in tangible fixed assets are the feed mixing plants:

Name of the plant	Owning subsidiary
Feed mill in Környe	UBM Feed Zrt.
Premix plant in Környe	UBM Feed Zrt.
Soypreme plant in Környe	UBM Feed Zrt.
Feed mill in Szeleste	UBM Szeleste Zrt.
Feed mill in Mátészalka	"AGROMIX" Kft.
Feed mill in Hernádcsány	UBM Agro Slovakia Sro

The Group has no significant commitment to acquire new tangible assets.

The Group applies the cost model to all its assets. There are no significant assets written down to zero but still in use. The Group's feed mixing plants are collateral for loans from financing banks.

6.7 INTANGIBLE ASSETS

Data in thousands of HUF	Property rights	Intellectual property	Total
Gross value			
30 June 2023	1,050,955	210,530	1,261,485
Change in the scope of consolidation	0	0	0
Growth and reclassification	386,617	92,871	479,488
Reduction and reclassification	-	-	-
Exchange rate impact	6,982	-	6,982
30 June 2024	1,444,554	303,401	1,747,955
Growth and reclassification	192,155	93,131	285,286
Reduction and reclassification	(300,000)	(1,448)	(301,448)
Exchange rate impact	2,421	-	2,421
30 June 2025	1,339,130	395,084	1,734,214
Accumulated depreciation			
30 June 2023	474,206	135,136	609,342
Change in the scope of consolidation	0	0	0
Annual depreciation	129,904	13,118	143,020
Decrease	-	-	-
Exchange rate impact	2,084	-	2,084
30 June 2024	606,194	148,254	754,448
Annual depreciation	174,388	13,119	187,507
Impairment loss	253,064	-	253,064
Decrease	(300,000)	(1,249)	(301,249)
Exchange rate impact	1,129	-	1,129
30 June 2025	734,775	160,124	894,899
Net book value			
30 June 2024	838,360	155,147	993,507
30 June 2025	604,355	234,960	839,315

Among intangible assets, in addition to the software used by the Group, significant value is represented by the exclusive feed supply contracts acquired (gross value HUF 319,323,000; accumulated depreciation HUF 124,247,000; net value HUF 195,076,000) and customer contracts (gross value HUF 243,921,000; accumulated depreciation HUF 110,273,000; net value HUF 133,648,000). The Group reviews annually whether any indicators of impairment exist that would require the recognition of an impairment loss. No such indicators were identified in either the current or the previous year. The Group continues to generate profits from the acquired contract portfolios. The most important software is the IFS ERP system (gross value HUF 344,049,000; accumulated depreciation HUF 250,804,000; net value HUF 93,245,000). The UBM Group considers the three assets mentioned above to be the most significant intangible assets for the Company.

6.8 INVESTMENT PROPERTY

Data in thousands of HUF	Agricultural property	Land plots	Total
Gross value			
30 June 2024	-	-	-
Growth	325,000	96,000	421,000
Reclassification	200,551	0	200,551
30 June 2025	525,551	96,000	621,551
Accumulated depreciation			
30 June 2024	-	-	-
Annual depreciation	-	-	-
Reclassification	-52,860	-	-52,860
30 June 2025	-52,860	-	-52,860
Net book value			
30 June 2024	-	-	-
30 June 2025	472,691	96,000	568,691

Assets that are held not for the Group's own use but primarily for sale purposes are presented as investment property.

Agricultural properties:

- The pig farm in Szank that was acquired close to the balance sheet date, has a cost of HUF 325 million, which, in management's judgement, reasonably approximates its fair value. The asset was acquired from an independent third party, and the purchase price was determined based on a market valuation.
- Feed mill in Tök ceased its production activities during the reporting period, its carrying amount is HUF 147 million. Management estimates the expected selling price to be HUF 285 million, which is considered to reliably approximate its fair value.

The investment property category also includes 12 undeveloped building plots acquired during the 2025 business year, with an aggregate market value of HUF 132 million. The estimated value is supported by the fact that one plot was sold after the balance sheet date for HUF 11 million.

6.9 OTHER LONG-TERM RECEIVABLES

Data in thousands of HUF	30 June 2025	30 June 2024
Company name		
LOANS GRANTED		
S.P.M Hungary Kft.	-	80,891
UBM Feed Romania Srl	-	662,562
Livestock Investment Kft.	418,170	418,169
Other loans	158,675	89,583
OTHER ITEMS		
BARSER Mezőgazdasági Kft.	130,000	119,797
HOLLAND-AGRO Kft.	-	30,031
Other	694	700
Advance to Moldován és Fia Kft.	200,521	0
Total	908,060	1,401,733

Loans granted to related parties

The S.P.M Hungary Kft. loan resulted from the UBM Group's portfolio streamlining, as real estate development activities were separated from UBM's core operation. The annual instalment for the loan is HUF 175 million in the financial year 2025, with an effective interest rate of 4.9%. The loan is due on 31 March 2026; therefore, the entire outstanding balance is presented as a short-term loan receivable.

The member's loan granted to UBM Feed Romania represents the unpaid portion of the own contribution for the feed mill constructed in Kerelőszentpál, Romania. The full amount of the loan was repaid during the 2025 financial year.

The receivables from a related party (Szögedi Gazdaság Kft.) with a total sum of HUF 418 million were sold to Livestock Investment Kft. (related party). Livestock Investment raised the capital in Szögedi Gazdaság Kft. with the receivables purchased and acquired a 76% stake. Pays interest of 7% per annum on outstanding claims against Livestock Investment and repays the claim over 10 years. The receivable is also secured by a guarantee provided by the owners of Livestock Investment.

Other items - related and other parties

The BARSER Mezőgazdasági Kft. (related party) was sold to BARSER Mezőgazdasági Kft. for the purpose of portfolio adjustment the pig-rearing facility in Baracska. Other items include the purchase price instalments due after the year of sale of the property, with the last instalment due in February 2030. The property was sold with retention of title, which remains in effect until the full purchase price is settled.

In December 2020, UBM Trade Zrt. sold its 100% interest in UBM Genetics Kft. to Holland-Agro Kft. The final instalment of the purchase price is due on 8 December 2025, and the total outstanding amount is classified as a current receivable.

Other loans mainly comprise employee loans granted by the Group on market terms.

No impairment is warranted for receivables, the loans are not past due, counterparty risk is low, and there are no signs indicative of other credit losses.

6.10 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

Joint ventures and associates are consolidated using the equity method, and in the year under review the Group's share of their net profit is recognised in the consolidated profit and loss statements.

Data in thousands of HUF	30 June 2025	30 June 2024
Company name		
MA-KA Takarmánykeverő és Forgalmazó Kft.	1,786,584	1,487,184
UBM Feed Romania Srl	0	1,224,789
Mangal Ilona Sertéshizlalda Kft.	284,430	573,203
UBM Consulting Zrt.	2,781	0
Total	2,073,795	3,285,176

The breakdown of the amounts recognised in the income statement is as follows:

Data in thousands of HUF	30 June 2025	30 June 2024
Company name		
MA-KA Takarmánykeverő és Forgalmazó Kft.	299,400	162,592
UBM Feed Romania S.r.l.	507,021	520,390
Mangal Ilona Sertéshizlalda Kft.	(288,774)	450,701
UBM Consulting Zrt.	(490)	0
Total	517,157	1,133,683

Key financial data of the enterprises for the period between 1 July 2024 and 30 June 2025:

Data in thousands of HUF	Mangal Ilona Sertéshizlalda Kft.	MA-KA Kft.	UBM Feed Romania Srl	UBM Consulting Zrt.
Balance Sheet total	8,048,356	11,646,416	11,089,798	5,696
Profit or loss	(790,771)	624,621	1,114,021	(979)
Equity capital	564,251	3,666,404	3,800,129	5,562

UBM Feed Romania Srl. and MA-KA Kft. are profitable, there are no indications of impairment. No impairment is required for the investment in Mangal Ilona Sertéshizlalda Kft., as the loss arose primarily from market volatility. Based on the business plan, the company is expected to operate profitably in the future, and therefore the investment's recoverable amount is still considered justified. The proportional market value of the company exceeds the carrying amount reported.

6.11 OTHER INVESTMENTS

Data in thousands of HUF	30 June 2025	30 June 2024
Company name		
Magyar Szója nonprofit Kft.	1,109	1,109
ÁRPÁD-AGRÁR Zrt.	152,250	152,250
Vegavit '99 Szövetkezet	600	600
Total	153,959	153,959

The UBM Group reports under other participating interests those interests in which the voting rights do not exceed 20%. These equity instruments are measured at fair value through profit or loss in accordance with IFRS 9. No reliable information is available at the Balance Sheet date to determine fair value as the shares of the companies do not have an active market, and therefore the investments are carried at cost as an approximation of the fair value.

6.12 RIGHTS-TO-USE ASSETS

The Group presents its leased assets separately from its tangible assets, and the balances at the end of the financial year were as follows:

Data in thousands of HUF	Real estate	Plant and equipment	Total
Gross value			
30 June 2023	471,901	2,083,353	2,555,254
Change in the scope of consolidation	0	0	0
Growth and reclassification	24,433	688,275	712,708
Reduction and reclassification	(15,862)	(274,295)	(290,157)
Exchange rate impact	-	8,040	8,040
30 June 2024	480,472	2,505,373	2,985,845
Growth and reclassification	148,345	562,718	711,063
Reduction and reclassification	631	(160,574)	(159,943)
Exchange rate impact		(736)	(736)
30 June 2025	629,448	2,906,781	3,536,229
Accumulated depreciation			
30 June 2023	141,925	922,876	1,064,801
Change in the scope of consolidation	0	0	0
Annual depreciation	115,905	484,209	600,114
Decrease	(18,429)	(261,357)	(279,786)
Exchange rate impact	1,069	2,086	3,155
30 June 2024	240,470	1,147,814	1,388,284
Annual depreciation	112,138	543,632	655,770
Decrease	-	(96,990)	(96,990)
Exchange rate impact	386	245	631
30 June 2025	352,994	1,594,701	1,947,695
Net book value			
30 June 2024	240,002	1,357,559	1,597,561
30 June 2025	276,454	1,312,080	1,588,534

Among the real estate, the central office in Pilisvörösvár (gross value HUF 315,749,000; accumulated depreciation HUF 142,991,000; net value HUF 172,758,000) and the transloading facility in Mátészalka (gross value HUF 256,054,000; accumulated depreciation HUF 175,443,000; net value HUF 80,611,000) represent a more significant value. Vehicles and laboratory equipment leased by the Group represent important items within property, plant and equipment.

Leasing liabilities by maturity	30 June 2025	30 June 2024
Within a year	438,074	431,053
Over one year but less than 5 years	552,169	687,465
Over 5 years	-	-
Total	990,243	1,118,518
Presentation of IFRS 16 impact on profit or loss	30 June 2025	30 June 2024
Depreciation of right of use	(488,208)	(440,842)
Interest expenditure related to leasing liabilities	(83,042)	(83,653)
Material expenditures	569,781	488,175
	(1,469)	(36,320)
Presentation of IFRS 16 impact on cash flow	30 June 2025	30 June 2024
Profit before tax	(1,469)	(36,321)
Depreciation	488,208	440,843
Interest expenditure	83,042	83,653
Net CF from operating activities	569,781	488,175
Repayment of leasing liabilities	(490,195)	(402,567)
Interest paid	(79,586)	(82,630)
Net CF from financial activities	(569,781)	(485,197)

Short-term rentals are included in material expenses in the amount of HUF 182,263,000.

6.13 DEFERRED TAX RECEIVABLES

In calculating deferred tax, the Group compares the tax base with the carrying amount by assets and liabilities. If the difference is a temporary difference, i.e. the difference will reverse in the foreseeable future, a deferred tax liability or asset is recognised, as appropriate. When an asset is included, the Company examines the recovery separately.

Based on the Company's assessment, the deferred tax asset recognised is expected to be recovered in the future based on the business plans of the subsidiaries that recognise the asset.

Deferred tax is calculated using the tax rate in the country where the parent company or the subsidiary is residing, as the assets and liabilities become current tax in periods when the tax rate is expected to remain unchanged.

Data in thousands of HUF	30 June 2025	30 June 2024
Differences in valuation of tangible fixed assets	143,199	(179,944)
Discounting of financial assets	-	30
Impairment	15,787	124,852
Provisions	35,640	29,340
Hedge	193,290	57,003
Carried forward losses	371,174	193,627
Other	14,216	1,870
Total	775,296	226,778
Total deferred tax assets	635,230	396,107
Total deferred tax liability	140,066	169,329

6.14 INVENTORIES

Data in thousands of HUF	30 June 2025	30 June 2024
Materials	1,539,827	1,753,798
Finished products	380,541	184,432
Goods	12,640,560	10,469,644
Total	14,560,928	12,407,874

Inventories include raw materials for production, finished goods and commercial goods. No impairment was recognized on inventories, as they were sold after the reporting date at a positive margin. The increase in goods was mainly due to the ramp-up of UBM Italy Srl's operations and its significant amount of stock, beside UBM Grain Zrt. having a higher corn stock than usual.

A significant portion of the Group's inventories is used as collateral for loans granted by financing banks.

6.15 TRADE RECEIVABLES

Trade receivables include receivables from the sale of goods and the provision of services, with the following year-end balance:

Data in thousands of HUF	30 June 2025	30 June 2024
Trade receivables	25,039,480	20,437,381
Trade receivables MA-KA Kft.	490,415	379,713
Trade receivables Mangal Ilona Sertéshizlalda Kft.	884,341	399,507
Trade receivables UBM Feed Romania SRL	1,379,252	1,146,283
Total	27,793,488	22,362,884

Trade receivables do not include a significant financing component.

The primary reason for the increase in trade receivables was the growth in revenue.

The expected loss on trade receivables is determined on the basis of the expected credit loss model (ECL).

Changes in the reported impairment / credit loss:

Data in thousands of HUF	30 June 2025
Opening impairment	580,194
exchange rate effect of opening impairment	-
Impairment in the current year	619,434
Reversal/recognition of impairment for the current year	(448,057)
Closing impairment	751,571

6.16 OTHER RECEIVABLES AND PREPAYMENTS

Other receivables and prepayments include the following items:

Data in thousands of HUF	30 June 2025	30 June 2024
Advances on inventories	794,880	928,941
Advance for investment	44,321	117,857
Other advances	163,907	204,157
Stock exchange deposits	590,124	788,010
Customs	7,911	20,405
Purchased and assigned receivables	584,175	581,166
VAT receivable	614,092	460,778
Foreign VAT receivables	110,463	280,262
Accruals and deferred income	153,361	66,490
Accrued expenses and charges	253,168	265,134
Loans granted	590,743	603,412
Derivatives	22,510	261,125
Other	576,624	541,366
Total	4,506,279	5,119,102

The assigned receivables include trade receivables originally due from producers that have been assigned to the slaughterhouses to which the producers sell the live animals.

The UBM Group reports the fair value differences on cash flow hedges open at the Balance Sheet date in the derivatives line.

UBM Feed Zrt. holds a call option, Moldován és Fia Kft. holds a put option on the additional 25.1% interest in Mangal Ilona Kft. The call option may be exercised until 1 August 2033, and the put option may be exercised within the six months following that date. The Group performed an assessment of the options and determined that their value is close to zero; therefore, no asset or liability is recognized in the financial statements in respect of these options. Based on this assessment, the Group currently expects that the options will not be exercised.

The stock exchange deposits include the balance of the deposit claims paid for open commodity futures, confirmed by the stock exchange brokers as at 30 June 2025. The Company treats these deposits as short term deposits as they are freely available for use after the termination of the deposits required.

Balances with related parties

The most significant of the short-term loans are the current portion of loans granted to Barser Kft. in the amount of HUF 70 million and the loan of HUF 295 million and interest granted to the senior officials (who are at the same time, the majority shareholders) of the UBM Group.

Changes in impairment/loss on loans and advances recognised for other receivables:

Data in thousands of HUF	30 June 2025
Opening impairment	183,621
Impairment in the current year	33,632
Reversal/recognition of impairment for the current year	(46,024)
Closing impairment	171,229

Impaired receivables include assigned trade receivables, for which impairment is determined on the basis of the ECL model.

6.17 CASH AND CASH EQUIVALENTS

Data in thousands of HUF	30 June 2025	30 June 2024
Cash and vouchers	8,261	10,673
Bank deposits	1,790,285	1,140,560
Total	1,798,546	1,151,233

The Group has not recognized expected credit losses on cash and bank deposits, as these are held with reliable, high-credit-quality financial institutions.

6.18 ASSETS HELD FOR SALE

In the balance sheet, the 45% ownership interest in UBM Feed Romania Srl is presented under assets held for sale, with a carrying amount of HUF 1,707,398 thousand. Management has formally approved the sale, the contract was signed after the balance sheet date and the transaction is expected to close no later than 30 November 2025. In accordance with IFRS 5 the asset is measured at the lower of its carrying amount and the fair value (less costs to sell).

6.19 SUBSCRIBED CAPITAL

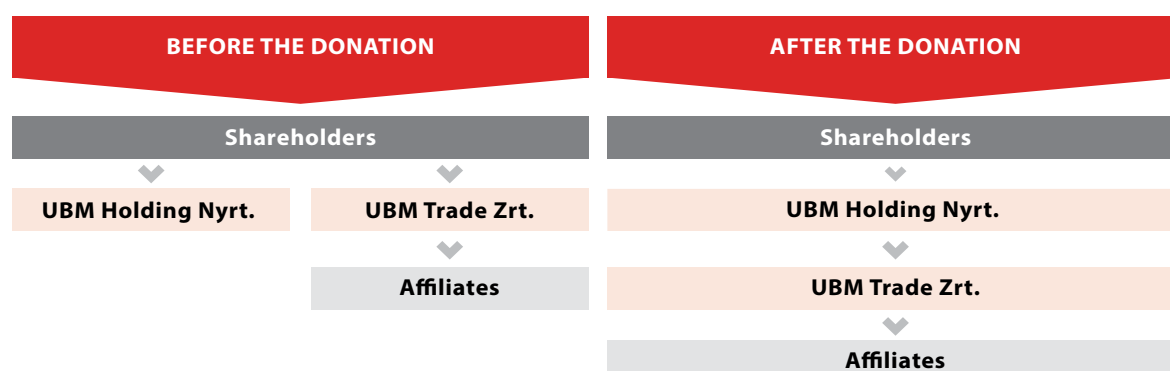
The composition of the share capital is as follows:

Series of shares	Nominal value (HUF/share)	Shares issued (number)	Total nominal value (HUF)
"Series A" (ordinary share)	HUF 5	23,703,700	HUF 118,518,500
Amount of the share capital:			HUF 118,518,500

The General Meeting of UBM Holding Nyrt. held on 5 April 2023 decided on the distribution of the nominal value of the ordinary shares at a ratio of 1:20. Accordingly, the nominal value of the shares was changed from HUF 100 to HUF 5, and the volume of UBM's securities quoted on the stock exchange was increased from 1,185,185 shares to 23,703,700 shares.

Presentation of the donation

As of 1 October 2021, the private owners of UBM Holding Nyrt. donated (without consideration to be paid) 99.82% of their shares in UBM Trade Zrt. to UBM Holding Nyrt. Prior to this donation, UBM Trade Zrt. was the ultimate subsidiary of the UBM Group, which directly or indirectly held the shares and controlled the subsidiaries. After the donation, control rights were transferred to UBM Holding Nyrt. In order to determine the value of the donation, the UBM Group carried out an independent valuation, which resulted in a value of 99.82% of the shares in UBM Trade Zrt. of HUF 20,710 million. The valuation used the DCF approach based on the business plan adopted by the Company. The economic objective of the donation is for UBM Holding Nyrt. to own UBM Trade Zrt. and through it the member companies of the UBM Group in order to enable the raising of capital through the stock exchange for the Group.



Accounting treatment for donations under IFRS

A donation can be considered a common control business combination.

The accounting for business combinations of entities under common control is not regulated by IFRS, and the Company chooses to consolidate the assets and liabilities of its subsidiaries at their carrying amounts in its IFRS consolidated financial statements (in IFRS terminology, the "pooling of interest method").

For capital consolidation, the value of UBM Trade Zrt.'s equity interest recorded at market value in the separate financial statements is higher than the net carrying amount of the assets and liabilities recorded in the consolidated financial statements according to the IFRS, and the resulting difference is recognised against the consolidated equity.

Capital increase in the previous financial year

The share capital of UBM Holding Nyrt. increased from HUF 100,000,000 to HUF 118,518,500 in the previous financial year 2023. The total value of the new shares issued within the framework of the share capital increase was HUF 4,999,995,000. The new shares were created by over-issuance to the series of shares issued with ID number HU0000145990 ISIN and listed on the stock exchange.

The MFB Vállalati Beruházási és Tranzakciós Magántőkealap (MFB Corporate Investment and Transaction Private Equity Fund, registered office: 1027 Budapest, Kapás utca 6-12., hereinafter as MFB VBTM), managed by Hiventures Kockázati Tőkealap-kezelő Zártkörűen Működő Részvénytársaság (Hiventures Venture Capital Fund Management Limited Liability Company, registered office: 1027 Budapest, Kapás utca 6-12.), was assigned to implement this increase in capital. On 29 June 2022, MFB VBTM paid in full the full issue value of the new shares to UBM Holding Nyrt., i.e. HUF 4,999,995,000.

From the day following the last day of the 7th year after the date of the capital increase until 30 June 2031, MFB VBTM as an investor may exercise a put option on the new shares at an Option Exercise Price determined with reference to the market price of the shares, the persons liable to exercise this right being those who were shareholders of the Company on 20 June 2022.

Under the agreement, furthermore, from the date of crediting the new shares to the Investor's Securities Account and for a fixed term ending on the last day of the 7th year following the listing of the new shares on the Budapest Stock Exchange, the existing shareholders at the time of the capital increase shall have a put option to purchase all or part of the newly issued shares at the Option Exercise Price.

Of the amount of the capital increase, an amount of HUF 18,519,000 was transferred as the increase in subscribed capital, while the remaining amount was transferred to the capital reserve after deduction of the costs related to the capital increase. The amount of the premium, taking into account the consultancy and legal costs of HUF 20,030,000, was HUF 4,961,447,000.

Dividends

UBM Holding Nyrt. didn't approve or pay dividends during the given year; therefore, the total dividend amounted to HUF 0.

Reserve for share-based payments

Introduction of the plan and initial recognition

The UBM Group decided to launch an Employee Share Ownership Plan (MRP) on 22 December. The MRP was established on the basis of Articles of Association adopted by the founders, resulting in the creation of the UBM Employee Share Ownership Plan Organisation (registered office: 2085 Pilisvörösvár, Kisvasút utca 1.; hereinafter as: UBM MRP Organisation). The aims of the UBM MRP Organisation are to achieve the economic objectives set out in the MRP remuneration policy and to strengthen the long-term commitment of the employees participating in the program. The authorised capital of UBM MRP Organisation is HUF 829,137, which is provided by UBM Trade Zrt., UBM Feed Zrt. and UBM Grain Zrt.

Under the plan, certain employees of the Company receive share-based payments in the form of equity instruments. The initial recognition of the plan is the grant date, which is the date on which the parties agree on the essential terms of the plan and the employees accept the conditions of participation.

Main parameters of the MRP plan:

UBM MRP I.	
Grant date	31 January 2024
Number of shares	302,092
Fair value of a share at grant date	HUF 1433/share
Total value of the benefit at the date of grant	HUF 263,398,000
Vesting period	2 to 10 years
Vesting conditions	2% increase in equity value
Type of plan	settled in shares

UBM MRP II.	
Grant date	31 January 2025
Number of shares	252,666
Fair value of a share at grant date	HUF 1400/share
Total value of the benefit at the date of grant	HUF 194,678,000
Vesting period	2 to 10 years
Vesting conditions	2% increase in equity value
Type of plan	settled in shares

Determination and recognition of costs

The Group recognises expenses under share-based payment plans based on the fair value of the shares transferred to employees. The Black-Scholes model is used to calculate the fair value on the date of grant. The fair value of shares is allocated pro rata over the vesting period. The calculated cost is charged to the equity share-based payment reserve line. This reserve is released at the end of the plan when the shares are allocated or if it is found that the conditions of the plan have not been met.

Measurement and recognition

Equity instruments are measured at grant date, based on their fair value at that date. Conditions that are not reflected in the determination of fair value, such as service or non-market performance conditions, are estimated for instruments that are expected to meet those conditions. The estimate is reviewed periodically during the vesting period and the resulting costs are accounted for accordingly.

Participants of the plan and activities

Participants of the MRP plans are the employees of UBM Group who are covered by the company's remuneration policy. The participants of the plan acquire an interest in the MRP organisation through UBM Holding shares provided by the "founders of the UBM MRP I. and II. program" and financial instruments.

Treasury share reserve

The subsidiaries of UBM Holding Nyrt., UBM Agro Zrt., UBM Feed Zrt., UBM Trade Zrt., UBM Grain Zrt. and UBM Szeleste Zrt. hold a total number of 1,796,871 dematerialised ordinary shares (hereinafter referred to as "shares"), issued by UBM Holding Nyrt. with ID number HU0000145990 ISIN with a nominal value of HUF 5 each at the Balance Sheet date.

From these treasury shares UBM Feed Zrt. purchased a total number of 274,408 shares at a price of HUF 1,500/share during the 2024 business year, while UBM Grain Zrt. purchased a further 84,783 shares at the price of HUF 1,588/share during the 2025 business year.

The UBM Group accounts for the cost of the repurchased shares as a reduction of equity. The total purchase price paid for the shares is reported in this line and the share capital amount remains unchanged.

Cash flow hedging reserve

The UBM Group recognizes the fair value of derivative transactions directly in equity (OCI – cash flow hedge reserve) against the derivative asset or liability.

The UBM Group has assessed hedge effectiveness as at the reporting date, and only the effective portion, which is the lower of the following two in absolute terms, is shown in the cash flow hedging reserve (OCI):

- The cumulative gain or loss on the hedging instrument (derivative) from the inception of the hedging relationship, and
- The cumulative gain or loss on the hedged expected future cash flows calculated from the inception of the hedging relationship.

The amounts presented in Other Comprehensive Income reflect the fair value of hedge transactions that were still outstanding and not yet settled as of the balance sheet date. During the reporting period, the opening balance of effective hedge transactions that were settled was reclassified from Other Comprehensive Income to profit or loss.

From the cash flow hedge reserve, EUR -1,013,428 thousand relates to foreign currency hedges, while EUR -396,804 thousand relates to commodity hedge transactions.

Translation difference

In the translation differences line, the Group shows the cumulative exchange rate differences arising on the translation of the financial statements of foreign affiliates into HUF. When the related assets are derecognized, the accumulated translation reserve should be recognized in profit or loss in the same period in which the gain or loss on the sold assets is also recognized. To mitigate the foreign currency exposure arising from revaluation, the Group entered into foreign currency hedging transactions as part of a net investment hedge. The foreign exchange forward contracts entered into effectively hedged the financial risk arising from the revaluation of foreign affiliates. The Group's accounting policy is to use the forward exchange rate.

Non-controlling interests

Non-controlling interests are presented at the carrying amount of the Group. The non-controlling interests represent the majority (over 85%) of the NCI attributable to UBM Agri Trade Srl, UBM Agrar GmbH, UBM Italy Srl and UBM Feed Doo (HUF 13,329,000; HUF 103,083,000; HUF -56,646,000 and HUF -24,595,000).

6.20 LONG-TERM LOANS AND BORROWINGS

Loans and borrowings represent a significant proportion of the Group's liabilities, and at the end of the financial year the Group had the following outstanding balances:

Data in thousands of HUF	30 June 2025	30 June 2024
Long-term:		
Investment loans	890,452	1,227,484
General purpose loans	1,478,326	2,264,225
Working capital loans	359,370	911,755
Loans from other enterprises	0	31,874
Total	2,728,148	4,435,338
Short-term:		
Working capital loans	25,802,359	18,623,670
Short-term part of investment loans	1,479,983	593,935
Short-term part of general purpose loans	791,342	842,006
Loans from other contractors	506,478	135,676
Total	28,580,162	20,195,287

During the period under review, loans amounting to HUF 10,395,786,000 were borrowed and loans amounting to HUF 3,718,101,000 were repaid. The working capital loans primarily finance commodity inventories and secured trade receivables, while the investment loans relate to loans obtained for the construction and modernization of the Group's feed mills. The general-purpose loan is not tied to any specific investment or working capital financing and is used by UBM for general group financing purposes. Additional information on qualifying assets is provided in the Property, Plant and Equipment section. Of the short-term loans, HUF 4,364,661,000 is outstanding in euros, and of the long-term loans, HUF 1,342,530,000 is in euros. The interest rate basis is 1- or 3-month BUBOR for forint-denominated loans, and 1- or 3-month EURIBOR for euro-denominated loans, except for subsidized loans, which bear a fixed interest rate.

The expected repayment of loans and borrowings is scheduled as follows for the upcoming financial years:

Repayment plan	30 June 2025
1/7/2025-1/7/2026	28,580,162
2/7/2026-1/7/2027	1,799,204
2/7/2027-30/6/2028	773,976
1/7/2028-30/6/2029	154,968
After 1 July 2029	-
Total	31,308,310

The main guarantees and mortgages related to the loans are:

- For working capital loans, a pledge has been registered over inventories and trade receivables and there is an obligation to take out loan collateral insurance on the trade receivables.
- A mortgage has been registered on the real estate and technical equipment of the Környe feed mill and premix plant, as well as the Szeleste and Mátészalka feed mills.
- Insurance obligation for plants and other assets

The Group has taken out a subsidized loan of HUF 261,125,000 with a fixed interest rate of 6%. The discounted value of the interest rate difference between the market interest rate (3-month BUBOR + market interest rate) and the actual interest rate is recognised as government grants, while HUF 244,332,000 is recognised as working capital loans.

Non-Compliance with Banking Covenants:

As of the reporting date, UBM Szeleste Zrt.'s total borrowings amounted to HUF 6,032 million, of which HUF 5,201 million relates to working capital loans and HUF 831 million to investment loans. Under the terms of the loan agreements, the Company is required to comply with a covenant relating to the interest coverage ratio, based on the amounts reported in the individual financial statements. Based on the individual financial data for the reporting year, the Company was unable to meet the prescribed covenant requirement. Of the total borrowings, HUF 574 million was classified as overdue as of the balance sheet date (of which HUF 362 million matures within 2 years and HUF 212 million within 4 years). During the year, the Company maintained ongoing discussions with the lending bank, informing it in advance of the balance sheet date about the expected risk of covenant breach. The bank acknowledged the underlying reasons and confirmed in writing its acceptance of the situation. However, due to its internal procedures, the bank was unable to issue a statement fully compliant with the requirements of IAS 1, explicitly confirming that it would not demand immediate repayment within at least 12 months from the reporting date and that it would allow time to remedy the covenant breach. Following the reporting date, the bank conducted a review and confirmed that it does not intend to terminate the loan agreements. Based on this, the Group has reclassified the affected HUF 574 million to current borrowings - in accordance with IAS 1. The Group does not expect that the reclassified amount will need to be repaid in the following year. Neither the remainder of the short-term borrowings nor any potential payments arising from this amount threaten the going concern of the entity.

6.21 GOVERNMENT GRANTS

Government grants include the open balances at the end of the financial year of grants received for the development of facilities and capacity expansion. Income from grants is recognised in the Profit and Loss Statements in proportion to the depreciation of the related assets.

Company name	Organisation providing support	Title of financing	30 June 2025
"AGROMIX" Kft.	Ministry of Innovation and Technology - Food Supplier Development Programme	Modernisation of a feed mixing plant	98,300
UBM Feed Zrt.	Ministry of Foreign Affairs and Trade - Competitiveness Enhancement Grant	Grant for the pig feed production plant	252,130
UBM Invest Slovakia SRO	CED Közép-európai Gazdaságfejlesztési Hálózat Nonprofit Kft. - Baross Programme	Expansion of feed mixing plant capacity	430,989
UBM Feed Zrt.	EXIM Bank - Baross Gábor Re-industrialisation Programme	Subsidised loan	16,793
"AGROMIX" Kft.	Ministry of Agriculture	Széchenyi 2020 Program for Development in Rural Areas - Support for the Development of Feed Production Plants	323,042

The Group's affiliate, UBM Feed Zrt., has taken out a HUF 261 million investment loan at a fixed interest rate of 6% under the Baross Gábor Re-industrialisation Programme. The interest rate on the loan is more favourable than financing based on the market-available 3-month BUBOR plus a margin. According to the Group's calculations, the discounted value of the interest rate differential due to the below-market interest rate is HUF 16,793,000, which the UBM Group recognises as government grant.

6.22 LEASING LIABILITIES

The leases due in more than one year are shown in the table below:

Data in thousands of HUF	30 June 2025	30 June 2024
Properties	164,679	128,703
Plant and equipment	760,935	824,918
Total	925,614	953,621

Data in thousands of HUF	30 June 2025	30 June 2024
Short-term parts:		
Properties	142,205	78,438
Plant and equipment	472,883	486,545
Total	615,088	564,983

The breakdown of leasing liabilities by maturity is as follows:

Repayment plan	30 June 2025
1/7/2025-1/7/2026	615,088
2/7/2026-1/7/2027	487,120
2/7/2027-30/6/2028	314,040
1/7/2028-30/6/2029	115,969
After 1 July 2029	8,485
Total	1,540,702

6.23 TRADE PAYABLES

Trade payables relate primarily to the purchase of commercial goods and raw materials for production.

Data in thousands of HUF	30 June 2025	30 June 2024
Trade payables outside the Group	16,119,281	14,568,089
Trade payables - UBM Feed Romania Srl	13,630	6,167
Trade payables – Mangal Ilona Sertéshizlalda Kft.	-	-
Trade payables - MA-KA Kft.	616,872	3,436
Total	16,749,783	14,577,692

The fair value of trade payables approximates their carrying amount.

6.24 PROVISIONS

Data in thousands of HUF	Provision for environmental protection	Total
30 June 2023	326,000	326,000
Activation	-	-
Training	-	-
30 June 2024	326,000	326,000
Activation	-	-
Training	70,000	70,000
30 June 2025	396,000	396,000

UBM Feed Zrt., an affiliate of the UBM Group discovered hydrocarbon contamination at its site located at Tópart utca 1. (Környe Industrial Park). Detailed investigation revealed that the contamination probably originates from four out of service tanks (2 tanks of 25 m³ and 2 tanks of 50 m³) located under the ground or from the pipelines connected to them. The Government Office of the county Komárom-Esztergom has issued a decision with the identification number KE/041/00175- 14/2024 on 2 February 2024 ordering UBM Feed Zrt. and the previous owner of the property to jointly and severally apply remediation technologies and monitoring in order to manage the contamination. The former owner initiated legal proceedings and the Győr Regional Court rendered a final judgment on 8 November 2024, annulling the decision and ordering a new administrative procedure to be conducted. The UBM Group has declared that it did not carry out any activities on the property before or after the acquisition of ownership from which the above contamination could have resulted, nor was it aware of the tanks on the property until the contamination was discovered.

An external expert has estimated the remediation costs at HUF 326 million last year, which has been increased to HUF 396 million based on current calculations. A significant portion of the environmental restoration costs is expected to be incurred in the year following the reporting period, after which only expenditures related to monitoring activities are anticipated. Restoration has started after the balance sheet date.

6.25 INCOME TAX ASSETS AND LIABILITIES

The Group's income tax includes is corporate tax, local business tax and innovation contribution.

Other tax liabilities are included in other short-term liabilities.

Data in thousands of HUF	30 June 2025	30 June 2024
Corporation tax	20,679	369,153
Business tax	36,542	54,796
Innovation contribution	(11,837)	(14,636)
income tax payable by energy providers	(77)	
Total	45,307	409,313
Total income tax receivables	127,849	457,407
Total income tax liabilities	(82,542)	48,094

6.26 OTHER LIABILITIES AND ACCRUALS

Data in thousands of HUF	30 June 2025	30 June 2024
Uninvoiced stocks	311,108	192,451
Advances received from customers	183,102	38,803
Tender advance received	440,745	324,061
Obligations to tax authorities	225,653	158,661
VAT liability	1,211,585	815,720
Obligations to employees	321,914	304,729
Accrued income	13,389	17,776
Accrued costs and charges	342,239	284,810
Derivatives	1,132,045	309,692
Liabilities arising from assumption of debt	5,227,378	5,057,720
Other	345,821	414,582
Total	9,754,979	7,919,005

The significant volume of liabilities arising from assumption of debt was caused by the introduction of a new banking product. This means that the bank pays the supplier invoices instead of UBM Feed Zrt. and UBM Grain Zrt., then the subsidiaries fulfil their obligations to the bank after a short grace period. Despite the grace period granted by the bank, the liabilities remain due within the normal operating cycle and accordingly, the Group classifies them as operating liabilities and presents the related payments within operating cash flows. Assumption of debt can reduce banking costs while improving the efficiency of financial operations. Under the supplier financing agreements, the payment terms granted to the Company typically range from 45 to 60 days from the date of invoice factoring. In contrast, the average payment terms for similar trade payables not covered by these agreements range from 15 to 60 days. By utilizing a reverse factoring arrangement, the Company achieves slightly extended payment terms, which however, remain within the normal commercial conditions.

The UBM Group shows the fair value differences on cash flow hedges open at the Balance Sheet date in the derivatives line.

6.27 SALES REVENUE

Data in thousands of HUF	30 June 2025	30 June 2024
Domestic sales revenue	105,820,115	90,751,358
Export sales	134,113,617	107,915,820
Total	239,933,732	198,667,178

A negligible portion of the sales revenue comes from the provision of services. The increase in sales revenue was primarily driven by expansion in Italy and higher sales volumes.

Export sales by country are shown in the table below.

Percentage distribution of exports	30 June 2025	30 June 2024
Romania	22.31%	29.63%
Italy	34.71%	23.02%
Austria	10.28%	13.83%
Germany	10.94%	13.70%
Serbia	4.78%	4.03%
Croatia	2.58%	3.13%
Slovakia	4.99%	5.15%
Czech Republic	0.08%	1.37%
Slovenia	1.34%	1.42%
Belgium	0.80%	0.71%
The Netherlands	1.98%	0.28%
Poland	1.07%	0.55%
Switzerland	2.50%	1.43%
Other	1.64%	1.75%
Total	100.00%	100.00%

Export sales by country and by segment for the year under review are shown in the table below.

Export amount per business unit	Commodities	Feed
Italy	46,473,076	84,034
Romania	25,728,430	4,195,667
Germany	14,666,271	6,414
Austria	13,791,051	0
Slovakia	1,110,379	5,576,965
Serbia	3,844,004	2,570,970
Croatia	0	3,458,705
Switzerland	3,348,691	0
The Netherlands	2,629,885	21,013
Slovenia	1,700,952	89,715
Poland	0	1,435,016
Bulgaria	1,096,664	9,534
Belgium	1,074,403	0
Other	881,176	320,601
Total	116,344,983	17,768,634

Almost all of the Company's revenue is derived from the sale of goods. Revenue is recognized at the point in time when control of the goods is transferred to the customer. Invoicing to customers is carried out based on contracts that clearly specify the price, nature of the goods or services and the point of transfer. The Company does not have any special contracts (e.g. repurchase agreements, agency agreements, retroactive rebates, significant financing components, sales commissions or contracts) that would incur significant costs to enter into that would justify capitalising these costs as separate assets and amortising them subsequently.

6.28 OTHER OPERATING REVENUE

Data in thousands of HUF	30 June 2025	30 June 2024
Profit on tangible assets sold	47,450	34,353
Compensation	243,362	132,748
Inventory difference	33,143	57,167
Discounts received	25,292	19,942
Other revenue	233,136	275,078
Grants received	72,946	24,031
Wash-out revenue	595,322	241,221
Default interest received	269,882	294,252
Total	1,520,533	1,078,792

A wash-out is an agreement used in the grain and soybean trading sector to deal with situations where the parties agree to buy crops in the future at a predetermined price, but later agree to settle at the difference between the market price at the time of the contract and the current market price on the day of termination, rather than physically buying the crops.

6.29 CAPITALISED OWN PERFORMANCE

The value of the capitalised own performance in the year under review was HUF 311,388,000, while in the previous year it was HUF 95,511,000. The increase was primarily attributable to the capacity expansion of the premix plant and the low base effect resulting from the production stoppage at the end of the previous year; in addition, production volumes have also increased significantly.

6.30 COST OF GOODS AND SERVICES SOLD

The UBM Group reports the cost of goods sold and indirect transport costs as part of the cost of goods and services sold.

6.31 MATERIAL EXPENDITURES

Data in thousands of HUF	30 June 2025	30 June 2024
Cost of raw materials and other related materials for production	48,991,119	45,568,634
Utility charges	1,187,468	1,305,119
Fuel costs	505,974	549,587
Maintenance materials	297,165	305,496
Other material costs	88,511	82,200
Transport costs	5,471,792	4,763,473
Storage and related costs	1,270,604	1,329,293
Service costs and overhead	129,691	129,922
Rental fees	182,263	104,500
Maintenance costs	197,028	234,210
Other services used	736,476	441,069
Marketing costs	64,709	91,766
Travel and accommodation costs	86,219	60,757
Internet, telephone, post	56,596	57,082
Other expert fees (accountancy, tax advice, audit, lawyer)	184,649	230,479
Consultancy fees	365,762	388,660
Commission paid	609,384	539,086
Laboratory, R&D, quality control costs	452,125	504,779
IT costs	126,120	150,294
Fees and charges to authorities	60,479	57,620
Bank charges, stock exchange commission	386,206	359,459
Insurance	360,415	423,186
Total	61,810,755	57,676,671

The significant decrease in utility charges was caused by the significant drop in energy prices.
Of the material expenditure, HUF 119.9 million relates to research and development.

6.32 PERSONNEL EXPENDITURES

Data in thousands of HUF	30 June 2025	30 June 2024
Wage costs	4,690,793	4,332,070
Payments to personnel	377,669	399,607
Social security contributions	723,819	668,183
Total	5,792,281	5,399,860

The average number of employees in the UBM Group was 423 in the year under review (previous year: 408).
Of the personnel costs, HUF 181.9 million relates to research and development.

6.33 OTHER OPERATING COSTS AND EXPENDITURES

Data in thousands of HUF	30 June 2025	30 June 2024
Wash-out expenditure	441,036	63,616
Compensation paid	73,646	64,247
Profit on tangible assets sold	23,547	-
Result of tangible fixed assets discarded and derecognised	210	55
Inventory difference	26,784	43,355
Carrying amount of receivables released	3,386	1,134
Allowances and grants to compensate for expenses	19,023	24,105
Write-off of irrecoverable debts	7,718	32,123
Retroactive rebates	52,555	51,799
Provisions for expected liabilities	-	-
Impairment loss	253,065	-
Other expenditure	41,711	66,230
Late payment surcharge, default penalty, tax penalty, self-audit surcharge	90,097	37,821
Taxes on vehicles and buildings	19,639	9,215
NÉBIH fee, environmental product charge, environmental pollution charge	183,484	218,302
Total	1,235,901	612,002

The content of the wash-out agreements is detailed in Section 6.28. The impairment loss relates to an intangible asset representing an exclusive feed supply contract, which was written off due to the cessation of the customer's operations.

6.34 REVENUES FROM FINANCIAL OPERATIONS

Data in thousands of HUF	30 June 2025	30 June 2024
Other interests received (due)	253,599	229,561
Profit on hedging	991,228	824,617
Realised exchange rate gains	1,999,381	1,686,366
Unrealised exchange rate gains	85,839	367,477
Other	-	3,305
Total	3,330,047	3,111,326

6.35 EXPENDITURES ON FINANCIAL OPERATIONS

Data in thousands of HUF	30 June 2025	30 June 2024
Loss on hedging transactions	1,009,129	559,815
Realised exchange rate losses	1,736,549	1,593,664
Unrealised exchange rate losses	346,727	241,770
Discount paid	3,110	15,333
Total	3,095,515	2,410,582

6.36 INTEREST EXPENDITURE

Data in thousands of HUF	30 June 2025	30 June 2024
Interests payable to financial institutions	3,363,585	4,396,336
Interests payable to other enterprises	243,578	154,571
Total	3,607,163	4,550,907

The Group's loans for financing are mainly in the form of floating rate loans, and the declining interest rate environment has led to a significant decrease in interest expenses in the year under review.

6.37 INCOME TAX EXPENSE

Data in thousands of HUF	30 June 2025	30 June 2024
Deferred tax	(157,173)	(40,667)
Income tax expense	723,435	543,752
Total	566,262	503,085

Data in thousands of HUF	30 June 2025	30 June 2024
Innovation contribution	55,127	50,888
Local business tax	311,752	304,515
Corporation tax	356,479	188,349
income tax payable by energy providers	77	
Total	723,435	543,752

6.38 EARNINGS PER SHARE

In calculating basic earnings per share, the profit after tax attributable to ordinary shareholders is taken into account, together with the weighted average number of ordinary shares outstanding during the year, excluding treasury shares.

Data in thousands of HUF	30 June 2025	30 June 2024
Profit after tax	(501,930)	1,364,618
Earnings per share (HUF)		
Basic	(22.90)	61.45
Diluted	(22.48)	61.45

The Company's earnings per share were diluted as a result of potential ordinary shares related to the Employee Share Ownership Plan (MRP).

6.39 SEGMENT REPORT

The Group's management has identified three distinct operating segments, which can be separated in terms of legal structure, organisational operations and financial reporting:

Commodity trading segment: classic trading activities in wheat, maize, barley, oilseeds, soybean meal, soybeans and mid-proteins. Commodity trading operates mainly in a regional operational framework, targeting markets in the geographical areas of the individual trading offices (Hungary, Romania, Austria, Serbia), as well as Italy, Germany, Slovakia - both in terms of buying and selling activities. In commodity trading there is a strong cooperation between the individual trading offices on both the buying and selling side. Approximately 13% to 15% of the total trading volume is used by the UBM Group factories.

Feed manufacturing and feed materials trading segment: feed manufacturing includes the production of compound feeds for poultry, pig and ruminant livestock for the Hungarian, Slovak, Romanian and Serbian markets, as well as premix production and research and development activities to service and develop these manufacturing activities. The feed materials trading unit is engaged in the procurement and trading of raw materials, other than grain crops, required for the production of feed, in particular vitamins, amino acids and trace elements. In view of UBM's large pool of partners, we also sell raw materials directly to our livestock partners.

Livestock segment: Swine production activities are carried out in a subsidiary accounted for using the equity method. The performance of the Livestock investment is regularly monitored by decision-makers, with separate financial information, the result of the segment is the profit or loss of the associated company for the current year attributable to the parent company, accounted for using the equity method. The amount of interest in the Associate company accounted for using the equity method is HUF 573 million at the Balance Sheet date.

30 June 2025	Commodities	Feed	Livestock	Other	Between segments
Sales revenue	176,500,530	79,253,297	-	-	(15,820,095)
Other operating revenue	1,036,247	534,411	-	-	(50,125)
Total operating revenue	177,536,777	79,787,708	-	-	(15,870,220)
Capitalised own performance	-	306,970	-	-	4,418
Costs of goods and services sold	165,385,388	18,101,592	-	-	(15,782,245)
Materials expenditure	7,936,582	53,846,915	-	41,794	(14,536)
Personnel expenditures	1,503,406	4,270,329	-	18,546	-
Depreciation	197,219	1,623,148	-	866	-
Impairment	36,758	553,243	-	172	-
Other operating costs and expenses	727,454	546,026	-	17,042	(54,621)
Total operating costs	175,786,807	78,941,253	-	78,420	(15,851,402)
Earnings before interest and tax (EBIT)	1,749,970	1,153,425	-	(78,420)	(14,400)
Revenues from financial transactions	2,174,252	1,557,358	-	194,699	(596,262)
Expenditures on financial transactions	2,113,242	999,508	-	161,585	(178,820)
Interest expenditure	1,564,011	2,182,672	-	292,322	(431,842)
Share of profit of associates and joint ventures	-	805,930	(288,773)	-	-
Profit from financial operations	(1,503,001)	(818,892)	(288,773)	(259,208)	14,400
Profit before tax	246,969	334,533	(288,773)	(337,628)	-
Deferred tax	(119,698)	(37,145)	-	(330)	-
Income tax expense	469,916	215,158	-	38,361	-
Profit after tax	(103,249)	156,520	(288,773)	(375,659)	-

30 June 2024	Commodities	Feed	Livestock	Other	Between segments
Sales revenue	144,885,535	74,057,360	-	-	(20,275,717)
Other operating revenue	666,240	678,456	-	-	(265,904)
Total operating revenue	145,551,775	74,735,816	-	-	(20,541,621)
Capitalised own performance	-	85,270	-	-	10,241
Costs of goods and services sold	134,621,693	15,364,153	-	-	(20,256,639)
Materials expenditure	6,834,506	50,782,658	-	63,207	(3,700)
Personnel expenditures	1,267,386	4,090,330	-	42,144	-
Depreciation	167,839	1,532,742	-	708	-
Impairment	93,836	(23,574)	-	286	-
Other operating costs and expenses	279,594	588,763	-	9,549	(265,904)
Total operating costs	143,264,854	72,335,072	-	115,894	(20,526,243)
Earnings before interest and tax (EBIT)	2,286,921	2,486,014	-	(115,894)	(5,137)
Revenues from financial transactions	1,998,419	1,474,586	-	206,327	(568,006)
Expenditures on financial transactions	1,507,457	1,009,838	-	160,103	(266,816)
Interest expenditure	2,043,100	2,405,327	-	408,807	(306,327)
Share of profit of associates and joint ventures	-	682,981	450,702	-	-
Profit from financial operations	(1,552,138)	(1,257,598)	450,702	(362,583)	5,137
Profit before tax	734,783	1,228,416	450,702	(478,477)	-
Deferred tax	(22,444)	(15,748)	-	(2,475)	-
Income tax expense	248,111	255,891	-	39,750	-
Profit after tax	509,116	988,273	450,702	(515,752)	-

The UBM Group does not have any customers that account for 10% of total sales revenue.

The breakdown of key balance sheet items by segment is as follows, no balance sheet data for the Livestock segment.

30 June 2025	Commodities	Feed	Other
Property, plant and equipment	438,677	13,207,788	160,940
Inventories	9,538,144	5,008,699	14,085
Trade receivables	12,673,207	15,100,948	19,333
Long-term loans and borrowings	-	1,249,822	1,478,326
Short-term loans and borrowings	10,774,334	16,908,912	896,916
Trade payables	10,287,259	6,248,804	213,720

30 June 2024	Commodities	Feed	Other
Property, plant and equipment	404,439	12,220,567	155,517
Inventories	7,032,822	4,337,464	-
Trade receivables	8,181,493	13,097,577	76,738
Long-term loans and borrowings	-	2,171,113	2,264,225
Short-term loans and borrowings	7,538,331	11,195,004	924,827
Trade payables	9,005,630	5,515,922	56,140

6.40 EBITDA

Application and definition of EBITDA: the Group has chosen to include this commonly used measure in view of widespread industry practice and the Group's belief that its disclosure is useful and informative to users of its financial statements.

Calculation of EBITDA	30 June 2025	30 June 2024
Depreciation	1,821,233	1,701,289
Interest expenditure	3,607,163	4,550,907
Profit before tax	(44,899)	1,935,424
Calculated EBITDA	5,383,497	8,187,620

For ease of interpretation, the method of calculation is set out below:

- +/- Profit before tax
- -/+ Elimination of interest expenses
- -/+ Elimination of depreciation and amortisation

The Group adjusts profit before tax attributable to owners of the parent company for the following items:

Interest expenses: the Group adjusts the net result by the amount of interest expenses for all items included in the financial result.

Depreciation and amortisation: depreciation and amortisation of assets subject to IAS 16, IAS 40 and IAS 38, as well as depreciation and amortisation of assets under operating leases recognised as assets by the Group, are excluded from the calculation of this indicator. Impairment losses on such assets are also readjusted by the Group. (Impairment losses on other assets, e.g. financial instruments, are not adjusted in the calculation of the indicator.)

6.41 OFF-BALANCE SHEET ITEMS

The UBM Group did not have any contingent liabilities on either 30 June 2025 or 30 June 2024.

The Group's financing bank for the protein business provides a bank guarantee of USD 2,500,000 to a soy supplier. The expiry date of this bank guarantee is 31 August 2026.

In previous periods, the UBM Group has not incurred any liabilities due to guarantees and the management does not expect to incur any significant liabilities in the future.

Some of the loans used by UBM Agri Trade S.r.l. and UBM Agro Slovakia S.r.o. were taken out by the legal entity UBM Agro Zrt. from its financing bank and then passed on to UBM Agri Trade Srl and UBM Agro Slovakia Sro. These loans are backed by UBM Agri Trade S.r.l. and UBM Agro Slovakia S.r.o. as obligors.

The Group has 24.9% ownership in Mangal Ilona Sertéshizlalda Kft. Under the provisions of the Articles of Association, the Group is entitled to 50% of the dividend determined from the profit for the reporting year, regardless of its actual ownership interest. The timing and amount of dividend payments are uncertain and depend solely on the Company's future profitability, the decisions of the shareholders, and the Company's cash flow position. Accordingly, the determination of any additional dividend actually attributable to the Group is not within the Group's control and is not recognized in the statement of financial position until the inflow of economic benefits is virtually certain (until a formal decision on the dividend has been made). If the inflow of any additional dividends expected in the future becomes probable, the Group discloses it in the notes to the financial statements as an off-balance-sheet item. Management estimates that, based on currently available information, the amount of dividends expected to be redirected in the future will be close to zero over the next three financial years, representing a reasonably foreseeable period. The Group reviews this assessment at each reporting date and, if necessary, updates the disclosures based on the most recent available information.

6.42 TRANSACTIONS WITH RELATED PARTIES

Interests received from individual related parties; the interest rate used is the base rate of the Central Bank + 5%.

Individual	Interest income in thousands of HUF
Botos Andor	4,996
László Bustyaházai	3,793
Mihály Fekete	1,353
Péter Horváth	4,410
Szabolcs Szalontai	1,372
Ákos Varga	4,545
Gábor Varga	3,140
Total	23,609

Individual	Open balance in thousands of HUF
Botos Andor	61,544
László Bustyaházai	46,750
Mihály Fekete	15,589
Péter Horváth	33,529
Szabolcs Szalontai	31,957
Ákos Varga	53,246
Gábor Varga	35,604
Total	278,219

Business transactions with associates and joint ventures

30 June 2025	MA-KA Kft.	UBM Feed Romania SRL	Mangal Ilona Sertéshizlalda Kft.	Total
Trade and other receivables	490,415	1,379,252	123,434	3,104,008
Short-term loans granted	400,904	-	-	400,904
Trade payables	616,872	13,630	-	630,502
Sales revenue	9,839,090	7,888,958	4,525,554	22,253,602

30 June 2024	MA-KA Kft.	UBM Feed Romania SRL	Mangal Ilona Sertéshizlalda Kft.	Total
Trade and other receivables	379,710	1,271,632	1,276,767	2,928,109
Long-term loans	-	526,514	-	526,514
Trade payables	3,007	2,871	-	5,878
Sales revenue	11,440,232	1,882,836	7,728,800	21,051,868

Transactions with related parties were as follows. Related party transactions were carried out subject to market terms and appropriate approvals.

Transactions in the current year	BARSER Kft.	Fuchs Agrár Kft.	LIVER-LAND Kft.	Livestock Investment Kft.	S.P.M. Hungary Kft.	SZÖGEDI-GAZDASÁG Kft.
Sales revenue	85	124,554	9,799	-	632	491,256
Service requested	-	3,600	-	-	-	-
Interest receivable	4,237	-	-	33,059	-	939

Transactions in the previous year	BARSER Kft.	Flumen Vitae Kft.	LIVER-LAND Kft.	Fuchs Tojás Kft.	S.P.M. Hungary Kft.	Equicom Equine Performance Kft.	Fuchs Agrár Kft.	SZÖGEDI-GAZDASÁG Kft.
Sales revenue	176	-	320,809	362	-	624	126,688	15,474
Service requested	9,165	12,000	-	-	-	17,903	900	-
Interest receivable	-	-	-	-	6,325	-	-	-

Open balances with related parties in the current and previous year:

Open balances 30 June 2025	BARSER Kft.	Fuchs Agrár Kft.	Fuchs Tojás Kft.	LIVER-LAND Kft.	Livestock Investment Kft.	Naptáp Kft.	S.P.M. Hungary Kft.	SZÖGEDI-GAZDASÁG Kft.
Trade receivables	144,542	73,842	0	149,568	0	0	0	432,244
Trade payables	0	0	71	0	0	635	0	0
Loans granted and interests	70,331	762	0	0	516,617	162	60,000	0

Open balances 30 June 2024	BARSER Kft.	Flumen Vitae Kft.	LIVER-LAND Kft.	S.P.M. Hungary Kft.	Equicom Equine Performance Kft.	Fuchs Agrár Kft.	SZÖGEDI-GAZDASÁG Kft.	Livestock Investment Kft.
Trade receivables	154,466	0	199,819	-	5	22,726	435,996	464,634
Trade payables	0	1,270	-	-	1,651	381	-	-
Loans granted and interests	66,094	0	-	234,891	-	-	-	-

6.43 RISK MANAGEMENT

The Company's assets include cash, trade and other receivables and other assets, excluding taxes. The Company's liabilities include loans and borrowings, trade and other payables, excluding taxes and gains and losses arising from the revaluation of financial liabilities at fair value.

The Company is exposed to the following financial risks:

- credit risk
- liquidity risk
- market risk

This chapter describes the above risks of the Company, the Company's objectives, policies, process measurement and risk management, and the Company's management capital. Management has overall responsibility for the establishment, oversight and risk management of the Company.

The Company's risk management policy is designed to identify and investigate the risks faced by the Company, to set up appropriate controls and to monitor the risks. The risk management policy and system will be reviewed to reflect changing market conditions and the Company's activities.

Capital Markets

The Company's policy is to maintain a level of share capital sufficient to sustain investor and creditor confidence in its future development.

The Company's capital consists of the net debt and the Company's equity (the latter includes subscribed capital and provisions).

Credit risk

Credit risk is the risk that a debtor or counterparty will default on its contractual obligations, resulting in a financial loss to the Company. Financial assets that are exposed to credit risk may be long-term or short-term investments, cash and cash equivalents, accounts receivable and other receivables.

The carrying amount of financial assets represents the maximum exposure to risk. The table below shows the Company's maximum exposure to credit risk:

	30 June 2025	30 June 2024
Other long-term receivables	908,060	1,401,733
Trade receivables	27,793,488	22,362,884
Other receivables and accrued income	4,506,279	5,119,103
Cash and cash equivalents	1,798,546	1,151,233
Total	35,006,373	30,034,953

Market risk

Market risk is the risk that changes in market prices, such as exchange rates, interest rates and investment fund prices, will affect the Company's results or the value of its investments in financial instruments. The objective of market risk management is to manage and control exposures to market risk within acceptable limits while optimising profits.

Assessment of climate protection risks

- UBM Group has assessed risks associated with climate protection and has accounted for their effect in the estimations for preparing the report (impairments, recoverable amounts).
- UBM Group has not identified impairment indicators for any of its non-financial assets related to climate protection and sustainability activities.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company's approach to liquidity management is to ensure, as far as possible, that it always has sufficient liquidity to meet its obligations as they fall due, both in normal and stressed circumstances, without incurring unacceptable losses or risking the Company's reputation.

The Group's liquidity plan is as follows:

30 June 2025	Due within 1 year	1-2 years	2-3 years	Due after 3 years	Total
Other long-term receivables	-	73,025	58,050	776,985	908,060
Trade receivables	27,793,488	-	-	-	27,793,488
Income tax receivable	127,849	-	-	-	127,849
Other receivables and accrued income	4,506,279	-	-	-	4,506,279
Cash and cash equivalents	1,798,546	-	-	-	1,798,546
Financial assets	34,226,162	73,025	58,050	776,985	35,134,222
Long-term loans and borrowings	-	1,799,204	773,976	154,968	2,728,148
Long-term finance lease liabilities	-	487,121	314,040	124,453	925,614
Short-term loans and borrowings	28,580,162	-	-	-	28,580,162
Trade payables	16,749,783	-	-	-	16,749,783
Other liabilities and accruals	9,754,979	-	-	-	9,754,979
Short-term finance lease liabilities	615,088	-	-	-	615,088
Income tax liability	82,542	-	-	-	82,542
Financial liabilities	55,782,554	2,286,325	1,088,016	279,421	59,436,316

30 June 2024	Due within 1 year	1-2 years	2-3 years	Due after 3 years	Total
Other long-term receivables	-	848,918	74,734	478,081	1,401,733
Trade receivables	22,362,884	-	-	-	22,362,884
Income tax receivable	457,407	-	-	-	457,407
Other receivables and accrued income	5,119,103	-	-	-	5,119,103
Cash and cash equivalents	1,151,233	-	-	-	1,151,233
Financial assets	29,090,627	848,918	74,734	478,081	30,492,360
Long-term loans and borrowings	-	1,858,722	1,678,522	898,094	4,435,338
Long-term finance lease liabilities	-	492,796	293,000	167,825	953,621
Short-term loans and borrowings	20,195,287	-	-	-	20,195,287
Trade payables	14,577,692	-	-	-	14,577,692
Other liabilities and accruals	7,919,005	-	-	-	7,919,005
Short-term finance lease liabilities	564,983	-	-	-	564,983
Income tax liability	48,094	-	-	-	48,094
Financial liabilities	43,305,061	2,351,518	1,971,522	1,065,919	48,694,020

6.44 EFFICIENCY ANALYSIS

Interest rate sensitivity analysis result (as a percentage of interest rate change). For continuing operations:

With actual interest	30 June 2025	30 June 2024
Profit before tax - excluding interest expenses	3,308,665	6,256,770
Net interest expense	(3,353,564)	(4,321,346)
Profit before tax	(44,899)	1,935,424
1%		
Profit before tax - excluding interest expenses	3,308,665	6,256,770
Net interest expense	(3,387,100)	(4,364,559)
Profit before tax	(78,435)	1,892,211
Change in profit before tax	(33,536)	(43,213)
Change in profit before tax (%)	74.69%	-2.23%
5%		
Profit before tax - excluding interest expenses	3,308,665	6,256,770
Net interest expense	(3,521,242)	(4,537,413)
Profit before tax	(212,577)	1,719,357
Change in profit before tax	(167,678)	(216,067)
Change in profit before tax (%)	373.46%	-11.16%
10%		
Profit before tax - excluding interest expenses	3,308,665	6,256,770
Net interest expense	(3,688,920)	(4,753,481)
Profit before tax	(380,255)	1,503,289
Change in profit before tax	(335,356)	(432,135)
Change in profit before tax (%)	746.91%	-22.33%
-1%		
Profit before tax - excluding interest expenses	3,308,665	6,256,770
Net interest expense	(3,320,028)	(4,278,133)
Profit before tax	(11,363)	1,978,637
Change in profit before tax	33,536	43,213
Change in profit before tax (%)	-74.69%	2.23%
-5%		
Profit before tax - excluding interest expenses	3,308,665	6,256,770
Net interest expense	(3,185,886)	(4,105,279)
Profit before tax	122,779	2,151,491
Change in profit before tax	167,678	216,067
Change in profit before tax (%)	-373.46%	11.16%
-10%		
Profit before tax - excluding interest expenses	3,308,665	6,256,770
Net interest expense	(3,018,208)	(3,889,211)
Profit before tax	290,457	2,367,559
Change in profit before tax	335,356	432,135
Change in profit before tax (%)	-746.91%	22.33%

Foreign exchange change sensitivity test results (as a percentage of the change in the exchange rate):

Exchange rate	30 June 2025	30 June 2024
Profit before tax - excluding exchange rate effects	(46,843)	1,717,015
Net exchange rate effect	1,944	218,409
Profit before tax	(44,899)	1,935,424
1%		
Profit before tax - excluding exchange rate effects	(46,843)	1,717,015
Net exchange rate effect	1,963	220,593
Profit before tax	(44,880)	1,937,608
Change in profit before tax	19	2,184
Change in profit before tax (%)	-0.04%	0.11%
5%		
Profit before tax - excluding exchange rate effects	(46,843)	1,717,015
Net exchange rate effect	2,041	229,329
Profit before tax	(44,802)	1,946,344
Change in profit before tax	97	10,920
Change in profit before tax (%)	-0.22%	0.56%
10%		
Profit before tax - excluding exchange rate effects	(46,843)	1,717,015
Net exchange rate effect	2,138	240,250
Profit before tax	(44,705)	1,957,265
Change in profit before tax	194	21,841
Change in profit before tax (%)	-0.43%	1.13%
-1%		
Profit before tax - excluding exchange rate effects	(46,843)	1,717,015
Net exchange rate effect	1,925	216,225
Profit before tax	(44,918)	1,933,240
Change in profit before tax	(19)	(2,184)
Change in profit before tax (%)	0.04%	-0.11%
-5%		
Profit before tax - excluding exchange rate effects	(46,843)	1,717,015
Net exchange rate effect	1,847	207,489
Profit before tax	(44,996)	1,924,504
Change in profit before tax	(97)	(10,920)
Change in profit before tax (%)	0.22%	-0.56%
-10%		
Profit before tax - excluding exchange rate effects	(46,843)	1,717,015
Net exchange rate effect	1,750	196,568
Profit before tax	(45,093)	1,913,583
Change in profit before tax	(194)	(21,841)
Change in profit before tax (%)	0.43%	-1.13%

The result of the exchange rate sensitivity analysis (as a percentage of the change in the exchange rate):

With current exchange rates	30 June 2025	30 June 2024
Non-monetary assets and assets denominated in HUF	53,742,337	44,774,066
Foreign currency assets	17,430,594	17,335,581
Liabilities denominated in HUF	42,186,339	29,547,966
Foreign currency liabilities	18,885,182	19,105,603
Net assets	10,101,410	13,456,078
		1%
Non-monetary assets and assets denominated in HUF	53,742,337	44,774,066
Foreign currency assets	17,604,900	17,508,937
Liabilities denominated in HUF	42,186,339	29,547,966
Foreign currency liabilities	19,074,034	19,296,659
Net assets	10,086,864	13,438,378
Change in net assets	(14,546)	(17,700)
Change in net assets (%)	-0.14%	-0.13%
		5%
Non-monetary assets and assets denominated in HUF	53,742,337	44,774,066
Foreign currency assets	18,302,124	18,202,360
Liabilities denominated in HUF	42,186,339	29,547,966
Foreign currency liabilities	19,829,441	20,060,883
Net assets	10,028,681	13,367,577
Change in net assets	(72,729)	(88,501)
Change in net assets (%)	-0.72%	-0.66%
		10%
Non-monetary assets and assets denominated in HUF	53,742,337	44,774,066
Foreign currency assets	19,173,654	19,069,139
Liabilities denominated in HUF	42,186,339	29,547,966
Foreign currency liabilities	20,773,700	21,016,163
Net assets	9,955,952	13,279,076
Change in net assets	(145,458)	(177,002)
Change in net assets (%)	-1.44%	-1.32%
		-1%
Non-monetary assets and assets denominated in HUF	53,742,337	44,774,066
Foreign currency assets	17,256,288	17,162,225
Liabilities denominated in HUF	42,186,339	29,547,966
Foreign currency liabilities	18,696,330	18,914,547
Net assets	10,115,956	13,473,778
Change in net assets	14,546	17,700
Change in net assets (%)	0.14%	0.13%
		-5%
Non-monetary assets and assets denominated in HUF	53,742,337	44,774,066
Foreign currency assets	16,559,064	16,468,802
Liabilities denominated in HUF	42,186,339	29,547,966
Foreign currency liabilities	17,940,923	18,150,323
Net assets	10,174,140	13,544,579
Change in net assets	72,729	88,501
Change in net assets (%)	0.72%	0.66%
		-10%
Non-monetary assets and assets denominated in HUF	53,742,337	44,774,066
Foreign currency assets	15,687,535	15,602,023
Liabilities denominated in HUF	42,186,339	29,547,966
Foreign currency liabilities	16,996,664	17,195,043
Net assets	10,246,869	13,633,080
Change in net assets	145,458	177,002
Change in net assets (%)	1.44%	1.32%

6.45 FINANCIAL INSTRUMENTS

Financial instruments include current assets, such as loans granted and cash and cash equivalents, and borrowings, loans and trade payables and derivative transactions.

30 June 2025	Declared value	Real value
Financial assets		
Valued at fair value against profit or loss		
Other investments	153,959	153,959
Valued at fair value against other comprehensive income		
Positive fair value of derivative assets	22,510	22,510
<i>from which</i>		
Currency hedge	394	394
Commodity hedge	22,116	22,116
Loans and receivables carried at amortised cost		
Other long-term receivables	908,060	908,060
Trade receivables	27,793,488	27,793,488
Other receivables	1,174,299	1,174,299
Loans granted	590,743	590,743
Cash and cash equivalents	1,798,546	1,798,546
Financial liabilities		
Valued at fair value against other comprehensive income		
Negative fair value of derivatives (Liability)	1,132,045	1,132,045
<i>from which</i>		
Currency hedge	855,981	855,981
Commodity hedge	276,064	276,064
Liabilities carried at amortised cost		
Long-term loans and borrowings	2,728,148	2,728,148
Short-term loans and borrowings	28,580,162	28,580,162
Other liabilities	5,538,486	5,538,486
Lease liabilities	1,540,702	1,540,702
Trade payables	16,749,783	16,749,783

30 June 2024	Declared value	Real value
Financial assets		
Valued at fair value against profit or loss		
Other investments	153,959	153,959
Valued at fair value against other comprehensive income		
Positive fair value of derivative assets	261,125	261,125
<i>from which</i>		
<i>Currency hedge</i>	193,324	193,324
<i>Commodity hedge</i>	67,801	67,801
Loans and receivables carried at amortised cost		
Other long-term receivables	1,401,733	1,401,733
Trade receivables	22,362,884	22,362,884
Other receivables	1,946,421	1,946,421
Loans granted	603,412	603,412
Cash and cash equivalents	1,151,233	1,151,233
Financial liabilities		
Valued at fair value against other comprehensive income		
Negative fair value of derivatives (Liability)	309,692	309,692
<i>from which</i>		
<i>Currency hedge</i>	2,263	2,263
<i>Commodity hedge</i>	307,429	307,429
Liabilities carried at amortised cost		
Long-term loans and borrowings	4,435,338	4,435,338
Short-term loans and borrowings	20,195,287	20,195,287
Other liabilities	5,308,207	5,308,207
Lease liabilities	1,518,604	1,518,604
Trade payables	14,577,692	14,577,692

Financial instruments measured at fair value are classified in a hierarchy for disclosure purposes consisting of three "levels". The levels within the hierarchy reflect the significance of the inputs used in measuring fair value. The Group uses Level 3 for fair value measurements, with the exception of derivative valuations. Derivatives are classified as Level 2 (Valuation techniques based on observable market data). For other investments, fair value approximates carrying value.

6.46 HEDGING INSTRUMENTS

The Group uses cash flow hedging instruments to mitigate price and foreign exchange risks related to its anticipated future sales and purchases. The hedging instruments primarily consist of exchange-traded commodity futures contracts (e.g., grains, oilseeds; MATIF, CBOT) and bank foreign exchange forward contracts (EUR/HUF, USD/HUF), which are used to reduce the volatility of future cash flows and stabilize margins.

The effectiveness of hedging relationships is assessed based on the economic relationship between the hedged cash flows and the hedging instruments; effectiveness is ensured through the alignment of critical terms. The hedge ratio is typically close to 100%, with rebalancing applied when necessary.

The hedged items include only the price and foreign exchange components; the Group does not hedge logistics or credit risk factors. Hedging transactions typically have a 6–12 month term and are renewed on a rolling (“roll-over”) basis aligned to the timing of the physical cash flows.

The carrying amounts, fair values, and notional amounts of the hedging instruments are presented in the notes to the financial statements by risk category (commodity, foreign exchange).

Hedge ineffectiveness may primarily arise from basis differences between exchange-traded and physical prices, as well as from timing differences between the hedged cash flows and the hedging instruments. Hedge ineffectiveness was not significant during the reporting year, any immaterial ineffective portion was recognized in the financial income and expenses in the profit and loss statement.

The gains or losses on cash flow hedging instruments are reclassified from Other Comprehensive Income (OCI) to profit or loss when the hedged transactions are realized. During the reporting period, all forecasted transactions were realized, therefore, no significant reclassification from Other Comprehensive Income (OCI) to profit or loss occurred.

6.47 EVENTS AFTER THE BALANCE SHEET DATE

Important issuer disclosures after the reporting date were as follows.

- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. have established the affiliate UBM Nutrition Central Asia LLP on 30 July 2025 in Almaty (Kazakhstan), with a share capital of KZT 51,716,000. The authorities have registered the affiliate on 9 July 2025. The new affiliate has been established to operate the premix plant that the Group is planning to establish in Kazakhstan with the involvement of a minority shareholder that has in-depth knowledge of the local market and has experience in livestock breeding.
- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. signed a cooperation agreement with AsiaAgroFood JSC, a member of the KazFoodProducts Group on 5 August 2025. The parties will establish and operate the premix plant with a planned annual capacity of 48,000 tons in the Almaty region of Kazakhstan as the first step of the local investment program of the UBM Group. The investment will be carried out by UBM Nutrition Central Asia LLP, with the UBM Group holding a 70%, and KazFoodProducts Group a 30% ownership stake.
- On 14 August 2025 UBM Trade Zrt. concluded a share transfer agreement through which it sold its shares representing 45% of the share capital of UBM Feed Romania Srl with a nominal value of 1.233.900 RON. According to the agreement, the transaction shall be concluded by 30 November 2025 at the latest.
- The share purchase agreement signed by UBM Grain Zrt. on 4 July 2025 was successfully concluded on 3 September 2025 and resulted in the transfer of a total of 2.303 ordinary shares with a nominal value of HUF 100,000 each, representing 100% of the share capital of Agrifirm Magyarország Zrt. to UBM Grain Zrt.
- On 8 September 2025 internal transfers of shares were executed within the UBM Group: UBM Feed Zrt. transferred a total of 106.223, while UBM Szeleste Zrt. transferred a total of 115.860 dematerialised ordinary registered shares issued by the Issuer with ID number HU0000207543 ISIN with a nominal value of HUF 5 each to UBM Trade Zrt. in an OTC transaction.
- On 9 September 2025 UBM Trade Zrt. sold a total of 224.803, UBM Feed Zrt. sold a total of 63.289, while UBM Grain Zrt. sold a total of 12.000 dematerialised ordinary registered shares issued by the Issuer with ID number HU0000207543 ISIN with a nominal value of HUF 5 each to the UBM Employee Share Ownership Plan Organisation. Following the above transactions, the total number of treasury shares held by the Issuer's subsidiaries decreased to 1.496.779, their ratio to the share capital decreased to 6.31%.

6.48 REMUNERATION OF THE BOARD OF DIRECTORS

The amount of compensation for key management personnel is shown in the table below.

Data in thousands of HUF	30 June 2025	30 June 2024
Short-term employee benefits	290,702	271,763
Post-employment benefits	-	-
Other long-term benefits	-	-
Severance payments	-	-
Share-based payments	-	-
Total	290,702	271,763

Key management personnel include all members of the Board of Directors.

6.49 GOING CONCERN

In the context of the effects of the war in Ukraine, and after considering other market and liquidity risks, the Company has assessed and made estimates as to whether there is any material uncertainty as to its ability to continue as a going concern and concluded that it is appropriate to assume that it will continue as a going concern for the foreseeable future and that there is no material uncertainty.

6.50 RESPONSIBLE CORPORATE GOVERNANCE

The Company has a Responsible Corporate Governance Report and Statement and reviews its corporate governance system each year and makes changes where necessary. At the Annual General Meeting, shareholders vote to approve the Company's Corporate Governance Report and the Company publishes the Corporate Governance Statement after the meeting.

- The Corporate Governance Report is available at www.ubm.hu, www.bet.hu and www.kozzetetelek.hu.
- The Company prepares its Corporate Governance Report and Statement based on the Corporate Governance Recommendations published by the Budapest Stock Exchange.
- The Corporate Governance Report is adopted by the Board of Directors and approved by the General Meeting. The Corporate Governance Report contains the BSE recommendations and the details of and reasons for any deviation from them.
- The Corporate Governance Report contains the reasons for the practice outside the requirements of the legislation.
- The Corporate Governance Report contains the main features of the Company's internal control and risk management practices.

6.51 PERSONS AUTHORISED TO SIGN THE FINANCIAL STATEMENTS

Péter Horváth is individually authorized to sign the financial statements on behalf of the Company.

6.52 APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The financial statements were discussed and approved for disclosure in this form by the Board of Directors of the Company at its meeting on 10 October 2025.

Pilisvörösvár, 10 October 2025.

Péter Horváth
member of the Board

DECLARATION

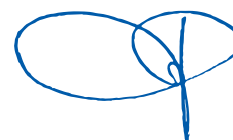
The consolidated financial statements give a true and fair view of the assets, liabilities, financial position and profit or loss of UBM Holding Nyrt. and the entities included in the consolidation to the best of the Company's knowledge, and the Consolidated Management (Business) Report gives a true and fair view of the state of affairs, development and performance of UBM Holding Nyrt. and the entities included in the consolidation, together with a description of the principal risks and uncertainties.

The Issuer declares that the (consolidated) annual financial statements give a true and fair view of the development and performance of the Company, that its data and statements are accurate and do not omit any fact material to the assessment of the Issuer's position.

Pursuant to Section 57(1) of the Act on the Capital Market, the Issuer shall be liable for compensation for any damage caused by the non-disclosure or misleading content of regulated information.

I accept responsibility for the financial information in this consolidated Financial Report for the year ended on 30 June 2025 and for the accuracy of the analyses and conclusions.

Pilisvörösvár, 10 October 2025.



Péter Horváth
member of the Board

UBM Holding Nyrt.

Standalone Financial Statements

based on International Financial Reporting Standards (IFRS)
adopted by the EU

30 June 2025

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1. STATEMENT OF FINANCIAL POSITION

figures in thousands of HUF, unless otherwise indicated

	Annex	30 June 2025	30 June 2024
ASSETS			
Non-current assets			
Intangible assets	7	1,335	1,101
Long-term receivables from related parties	8	132,462	-
Permanent participations in affiliated entities	9	25,709,995	25,709,995
Total non-current assets		25,843,792	25,711,096
Current assets			
Receivables from related parties	11	34,036	36,576
Other current receivables	12	18,178	16,493
Income tax receivables	10	88	118
Dividends receivable	13	35,000	201,462
Cash and cash equivalents	14	11,694	5,631
Total current assets		98,996	260,280
Total assets		25,942,788	25,971,376
LIABILITIES			
Equity			
Share capital	15	118,519	118,519
Capital reserve	15	25,671,447	25,671,447
Retained earnings	15	125,314	157,748
Total equity:		25,915,280	25,947,714
Current liabilities			
Trade payables	16	14,824	4,729
Amounts to be paid to related parties		-	-
Other liabilities	17	1,334	1,333
Income tax liabilities		-	-
Accruals	18	11,350	17,600
Total current liabilities		27,508	23,662
Total liabilities and equity		25,942,788	25,971,376

The annexes on pages 108 to 135 form an integral part of these accounts.

2. STATEMENT OF COMPREHENSIVE INCOME

figures in thousands of HUF, unless otherwise indicated

	Annex	30 June 2025	30 June 2024
Sales revenue	19	26,800	28,800
Other operating revenue	20	-	-
Material expenditures		-	-
Goods and services sold		-	-
Services requested	21	(41,758)	(63,207)
Personnel expenditures	22	(16,034)	(16,024)
Depreciation and impairment	7	(866)	(708)
Other operating expenses	23	-	-
Earnings before interest and tax (EBIT)		(31,858)	(51,139)
Revenues from financial transactions	24	-	36
Expenditures on financial transactions	25	-	-
Profit before tax		(31,858)	(51,103)
Tax liability	26	(576)	(619)
Deferred tax expense	26	-	-
Net result		(32,434)	(51,722)
Other comprehensive income		-	-
Total comprehensive income		(32,434)	(51,722)
Earnings per share (HUF) *			
Basic	27	(1.37)	(2.2)
Diluted	27	(1.37)	(2.2)
EBITDA	28	(30,992)	(50,395)

The annexes on pages 108 to 135 form an integral part of these accounts.

3. STATEMENT OF CHANGES IN EQUITY

figures in thousands of HUF, unless otherwise indicated

	Annex	Share capital	Capital reserve	Retained earnings	Total equity
30 June 2023		118,519	25,671,447	209,470	25,999,436
Profit for the period	15			(51,722)	(51,722)
30 June 2024		118,519	25,671,447	157,748	25,947,714
Profit for the period	15			(32,434)	(32,434)
30 June 2025		118,519	25,671,447	125,314	25,915,280

The annexes on pages 108 to 135 form an integral part of these accounts.

4. CASH FLOW STATEMENT

figures in thousands of HUF, unless otherwise indicated

	Annex	30 June 2025	30 June 2024
Cash flow from operating activities			
Profit before tax	15	(31,858)	(51,103)
Corrections:			
Depreciation in the current year	7	866	708
Deferred tax	10	-	-
Tax liability	26	(576)	(619)
Dividends paid		-	-
Changes in working capital			
Change in amounts due from related parties	11	2,540	(12,092)
Change in trade and other receivables	10.12	(1,655)	(4,091)
Change in dividends receivable	8.13	34,000	73,000
Change in trade payables	16	10,095	(977)
Other current liabilities and accruals	17	1	(327)
Changes in accrued liabilities	18	(6,250)	(4,200)
Net cash flow from operating activities		7,163	299
Cash flow from investing activities			
Purchase of tangible and intangible fixed assets	7	(1,100)	(1,050)
Loans granted		-	-
Capital increase in a subsidiary		-	-
Net cash flow from investing activities		(1,100)	(1,050)
Cash flow from financing activities			
Capital payment		-	-
Dividends paid		-	-
Loans received		-	-
Net cash flow from financing activities		-	-
Net change in cash and cash equivalents	14	6,063	(751)
Effect of exchange rate changes on foreign currency balances	14	-	-
Cash and cash equivalents at the beginning of the year	14	5,631	6,382
Year-end cash and cash equivalents		11,694	5,631

The annexes on pages 108 to 135 form an integral part of these accounts.

5. GENERAL SECTION

Presentation of the Company

UBM HOLDING Nyrt. - hereinafter referred to as the "Company" - was established on 8 February 2016, its main activities are asset management and internal audit and controlling.

The registered office of the Company is 2085 Pilisvörösvár, Kisvasút utca 1.

Owners of UBM HOLDING Nyrt. on 30 June 2024:

Owner	Ownership share (%)
<i>Andor Ágoston Botos</i>	13.47%
<i>Ákos Varga</i>	12.63%
<i>Imre Varga</i>	11.57%
<i>Péter Horváth</i>	8.72%
<i>Gábor Varga</i>	8.77%
<i>László Bustyaházai</i>	8.76%
<i>UBM Agro Zrt.</i>	3.92%
<i>UBM Feed Zrt.</i>	1.82%
<i>UBM Trade Zrt.</i>	1.00%
<i>UBM Szeleste Zrt.</i>	0.49%
<i>UBM Grain Zrt.</i>	0.36%
<i>MFB Vállalati Beruházási és Tranzakciós Magántőkealap</i>	15.41%
<i>Public domain</i>	13.08%
Total	100.00%

Voting shares	Share of the vote (%)
<i>Andor Ágoston Botos</i>	14.58%
<i>Ákos Varga</i>	13.67%
<i>Imre Varga</i>	12.51%
<i>Péter Horváth</i>	9.44%
<i>Gábor Varga</i>	9.49%
<i>László Bustyaházai</i>	9.48%
<i>MFB Vállalati Beruházási és Tranzakciós Magántőkealap</i>	16.67%
<i>Public domain</i>	14.16%
Total	100.00%

The gross salary paid to key management personnel in the year under review was HUF 2,544,000.

The Company's related parties are:

List of companies belonging to the UBM Group (subsidiaries)

Name	Address	Voting shares
UBM Trade Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	100.00%
UBM Grain Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.98%
UBM Agro Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.99%
UBM Feed Kazakhstan Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.94%
UBM Feed Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	99.94%
UBM Szeleste Zrt.	9622 Szeleste, Kossuth Lajos u. 24/B	99.94%
"AGROMIX" Terményszárító és takarmánykeverő Kft.	4700 Mátészalka, Meggyesi út 0119/24	99.94%
UBM Protein s.r.l.	014126 - Bucuresti, 1st district, 4th Tablitei street, Floor 1-2, Romania	84.99%
UBM Agri Trade s.r.l	014126 - Bucuresti, 1st district, 4th Tablitei street, Floor 1-2, Romania	84.99%
UBM Invest Slovakia s.r.o	04414 Železničná 2., Košice, Slovakia	99.94%
UBM D.o.o	11070 NOVI BEOGRAD, Bulevar Mihaila Pupina 10I/223, Serbia	99.99%
UBM Agrar GmbH	4020 Linz, Bismarckstrasse 02, Austria	80.99%
UBM Feed d.o.o.	11070 NOVI BEOGRAD, Bulevar Mihaila Pupina 10I/223, Serbia	93.29%
UBM Agro Slovakia, s.r.o.	04414 Železničná 2., Košice, Slovakia	99.94%
UBM Italy S.r.l.	20135 Milano, Viale Monte Nero 66., Italy	89.99%

List of joint venture companies in the UBM Group

Name	Address	Voting shares
UBM Consulting Zrt.	2085 Pilisvörösvár, Kisvasút utca 1.	50.00%

List of joint venture companies in the UBM Group

Name	Address	Voting shares
MA-KA Kft.	6600 Szentes Bese László utca 5-7	49.00%
Mangal Ilona Sertéshizlalda Kft.	1013 Budapest, Pauler utca 6.	24.90%

The Group announced the sale of its 45% interest in UBM Feed Romania Srl (547550 SAT SANPAUL COM. SANPAUL, NR.6/A, Romania) after the balance sheet date. Accordingly, the company is no longer accounted for as an associate company and has been presented under 'Assets held for sale'.

During the reporting period, there were no companies under the control or significant influence of related parties with which the Company had business transactions.

List of individual related parties:

Name	Address
Ákos Varga	2081 Piliscsaba, Domb utca 8.
László Bustyaházai	2481 Venice, Enyedi utca 11.
Péter Horváth	2081 Piliscsaba, József liget utca 36.
Gábor Varga	2081 Piliscsaba, Kilátó utca 5.
Andor Ágoston Botos	2081 Piliscsaba, Csokonai utca 10.
Mihály Fekete	2074 Perbál, Petőfi utca 10.
Janositz Balázs Ferenc	2081 Piliscsaba, Szent István király útja 110.
Szabolcs Szalontai	8000 Székesfehérvár, Iglói utca 19.

Consolidated accounts

The consolidated financial statements of the Group are prepared by UBM Holding Nyrt. in accordance with IFRS international standards, for which the affiliates provide data. The consolidated accounts are publicly available. They are available at www.ubm.hu and www.bet.hu and at the office of UBM Holding Nyrt., Kisvasút utca 1, 2085 Pilisvörösvár, Hungary.

Basis for the preparation of the Financial Statements

i) Acceptance and declaration of compliance with International Financial Reporting Standards

All financial statements were approved by the Board of Directors on 10 October 2025. These financial statements have been prepared in accordance with International Financial Reporting Standards, as published and incorporated by regulation in the Official Journal of the European Union (EU). IFRS are standards and interpretations issued by the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (IFRIC).

These financial statements are presented in Hungarian Forints, rounded to the nearest thousands, unless otherwise indicated.

ii) Basis for the preparation of the accounts

All financial statements have been prepared in accordance with standards and IFRIC interpretations issued and in force until 1 July 2024. These financial statements have been prepared under the historical cost convention, except where IFRS requires the use of a different measurement basis than that disclosed in the accounting policies. The Company has changed its fiscal year to 30 June beginning from 2021 onwards.

iii) Basis of measurement

For financial statements, the measurement basis is the original cost, except for assets and liabilities that are financial instruments to be valued at fair value.

The preparation of financial statements in conformity with IFRSs requires management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities, income and expenses and the accounting policies used. Estimates and related assumptions are based on historical experience and a number of other factors that are believed to be reasonable under the circumstances, the results of which form the basis for estimating the carrying amounts of assets and liabilities that are not readily determinable from other sources. Actual results may differ from these estimates.

Estimates and basic assumptions are regularly reviewed. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only the current year, and in the period of the revision and future periods if the revision affects both current and future years.

6. ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of the financial statements are set out below. Accounting policies have been consistently applied to the periods covered by these financial statements. The principal accounting policies applied in the preparation of the financial statements are as follows:

SIGNIFICANT ACCOUNTING POLICIES

Presentation currency and foreign currency balances

Given the content and circumstances of the underlying economic events, the Group's functional currency is the Hungarian Forint.

Foreign exchange transactions denominated in currencies other than HUF were initially recorded at the exchange rate established for the date of execution of such transactions. Receivables and payables in foreign currencies were translated into HUF at the exchange rate prevailing at the Balance Sheet date, irrespective of whether the return on the asset was considered doubtful or not. The resulting exchange differences are recognised in the Profit and Loss Statements under financial income or expenses.

Financial statements are presented in Hungarian Forint (HUF), rounded to the nearest thousands, except where otherwise indicated.

Transactions in foreign currencies are recorded in the functional currency, using the exchange rate between the reporting currency and the foreign currency at the date of the transaction for the amount in the foreign currency. In the Comprehensive Income Statement, exchange differences arising on the settlement of monetary items, on initial recognition during the period, or arising from the use of an exchange rate different from that used in the previous financial statements, are recognised as income or expense in the period in which they arise.

Monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate of the functional currency at the end of the reporting period. Foreign currency items measured at fair value are translated at the exchange rate at the date when the fair value was determined. Exchange differences on trade receivables and trade payables are included in the results of operations, while exchange differences on loans are included in the income or expense from financial operations.

Sales revenue

Revenue from sales transactions is recognised when the conditions of the contracts are met. Sales revenue excludes value added tax. All income and expenses are recognised in the appropriate period using the principle of matching.

The basic principle of IFRS 15 is that companies should recognise revenue according to the amount of goods or services provided to their customers, which reflects the consideration (i.e. payment) to which the company expects to be entitled in exchange for those goods or services. The new standard has resulted in a more detailed presentation of revenue, and it provides guidance for transactions that were previously not clearly covered (e.g. revenue from services and contract amendments) and new guidance for multi-element agreements.

The standard has led to the development of a new model, the so-called 5-step model, in which important steps include the identification of the contract(s), the identification of individual performance obligations, the determination of the transaction price, the allocation of the transaction price between individual elements and the recognition of the revenue allocated to each obligation.

Performance obligations

When concluding a contract, the Company is required to identify which goods or services it has promised to provide to the buyer, i.e. what performance obligation it has undertaken. The Company may recognise revenue when it has fulfilled its obligations by delivering the promised goods or rendering the promised service. Obligations are met when the buyer has obtained control of the asset (service), which is indicated by signs such as:

- The Company has the right to receive consideration for the asset,
- Ownership title has passed to the buyer,
- The Company has physically transferred the asset,
- The buyer has significant risk and profit potential from owning the asset,
- The buyer has accepted the asset.

Determination of the transaction price

When a contract is performed, the Company is required to recognize the revenue associated with the performance, which is the transaction price assigned to the performance obligation. The transaction price is the amount that the Company expects to receive in exchange for the sale of goods and services. The elements of variable consideration (rebates and discounts) should also be taken into account in determining the transaction price. An expected value has been calculated to estimate the variable consideration, weighted by the Company using probability factors.

Property, plant and equipment

Fixed assets are stated at cost less accumulated depreciation. This accumulated depreciation includes depreciation charges recognised for the depreciation of assets incurred in the continuing use and operation of the asset and for the extraordinary depreciation of assets as a result of unforeseen extraordinary circumstances, including significant damage or loss of assets.

The cost of a tangible asset includes the cost of its acquisition and, in the case of an investment in its own enterprises, the cost of materials and labour and other direct costs incurred. Interest recognised on credits for capital expenditure on tangible assets increases the cost of the asset until the asset is ready for its intended use.

The carrying amount of tangible fixed assets is reviewed at regular intervals to determine whether the carrying amount does not exceed the fair value of the asset, in which case a write-down to fair value is required. The fair market value of the asset is the higher of the selling price and the value in use of the asset. Value in use is the discounted value of the future cash flows generated by the asset.

The discount rate includes the corporate pre-tax interest rate, taking into account the time value of money and the impact of other risk factors associated with the asset. If no future cash flows can be attributed to the asset individually, the cash flows of the entity of which the asset is a part are used as the basis. Any impairment loss or write-down so determined is recognised in the Profit and Loss Statements.

The cost of repair and maintenance of fixed assets and the replacement of spare parts are charged to maintenance expenditures. Value-adding investments and renovations are capitalised. The cost and accumulated depreciation of unused assets sold or written off at zero are written off. Any gain or loss arising in this way is included in the profit or loss for the year.

The Company depreciates the value of its assets over their useful lives using the straight-line method.

Lifetime by asset groups:

Assets	Depreciation rate
Properties	2.00% - 8.00%
Technical machinery and equipment	4% - 14.50%
Office equipment	14.50 %; 33.00 %
IT equipment	33.00%
Other equipment	14.50%
Vehicles	20.00%

Assets with an individual purchase price of less than HUF 200,000 are depreciated immediately in one lump sum upon acquisition.

Useful lives and depreciation methods are reviewed at least annually on the basis of the actual economic benefits provided by the assets. If necessary, the adjustment is recognised against the profit or loss for the year.

Impairment of non-financial assets

At the end of each reporting period, the Company assesses whether there has been any change in the carrying amount of any assets that might be impaired. If such a change has occurred, the Company estimates the expected recovery value of the asset. The expected recovery value of an asset or cash-generating unit is its fair value less costs to sell and its value in use, whichever is higher. The Company recognises an impairment loss in profit or loss when the expected recovery value of an asset is less than its carrying amount. The Company makes the necessary calculations based on appropriate discounting of long-term future cash flow projections.

Intangible assets

Intangible assets acquired individually and in a business combination are recorded at cost and at fair value at the date of acquisition, respectively. Recognition is made when there is evidence that the use of an asset will generate future economic benefits and its cost can be clearly determined.

After inclusion, the cost model is used for intangible assets. The useful lives of these assets can be either finite or indefinite. Assets with finite useful lives are amortised using the straight-line method based on the best estimate of their useful lives. The amortisation period and the amortisation method are reviewed annually at the end of the financial year. Internally generated intangible assets, other than development costs, are not capitalised but are charged to profit or loss in the year in which they are incurred. Intangible assets are reviewed annually for impairment, either individually or at the level of the cash-generating unit.

The acquisition costs of trademarks, licences, assets subject to industrial property rights and software are capitalised and amortised using the straight-line method over their estimated useful lives:

Intangible goods	Depreciation rate
Intellectual property and other rights and software	16.6-33%

Interests (in subsidiaries, joint ventures and associates)

UBM Holding Nyrt. does not meet the definition of an investment entity as defined in IFRS 10. It has elected to measure its investments at cost in accordance with Section 10 of IAS 27 as regards the valuation of the interests. Initial cost is the fair value of the investment.

The subsequent measurement is determined in accordance with IAS 36 Impairment of Assets. An indication of impairment may arise, for example, if an adverse significant change in the technological, market, economic or legal environment in which the investment is held has occurred during the period or is expected to occur in the near future.

If the above circumstances indicate that the investment in a subsidiary may have fallen below cost, the recovery value of the investment should be determined.

If the recovery value is less than the cost, an impairment loss is recognised.

Inventories

Inventories are presented at cost less any write-down for excess stocks or idle stocks or at net realisable value, whichever is lower. The value of inventories is determined at actual cost.

Receivables

Receivables are stated at nominal value less an appropriate allowance for estimated losses. An estimate of bad debts has been made on the basis of a full review of the amounts still to be received at the end of the year.

Financial instruments

Financial instruments within the scope of IFRS 9 fall into three measurement categories: those measured at amortised cost on initial recognition, those measured at fair value through other comprehensive income (FVOCI) on initial recognition, and those measured at fair value through profit or loss (FVPL) on initial recognition.

The classification into a valuation group depends on the characteristics of the cash flows associated with a financial instrument. For debt financial instruments that the Company intends to measure at amortised cost or fair value through other comprehensive income, the cash flows of the financial instrument are assessed to determine whether they meet the requirement of Solely Payments of Principal and Interest (SPPI) under IFRS 9. The principal is the fair value of the financial instrument at initial recognition. Interest primarily reflects the time value of money of the outstanding principal and the credit risk over a period of time, in addition to other basic credit risks and charges and a profit margin.

When the SPPI requirement is met, the Company assesses whether the cash flows arising from the contract are consistent with the underlying loan agreements in the denominated currency of the financial instrument.

To assess whether contractual cash flows include solely payments of principal and interest, the Company examines the contractual terms of the financial instrument. The assessment also considers whether the financial instrument contains contractual terms that would cause the amount or timing of the contractual cash flows to change such that the financial instrument no longer meets the SPPI requirement.

All other debt instruments are measured at fair value through profit or loss (FVTPL).

All equity instruments are measured at fair value in the Balance Sheet and the effect of changes in fair value is recognised directly in profit or loss, except for equity instruments where the enterprise has elected the Other Comprehensive Income (FVOCI) option. The Company does not use the FVTOCI option.

The Company offsets financial assets and financial liabilities and recognises a net amount in the Balance Sheet if, and only if, the Company has a legally enforceable right to set off the amounts and intends to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Lending losses on financial assets

Based on changes in credit risk, the impairment should be reviewed at each reporting date and an assessment made as to whether the impairment should be recognised up to the amount of the lifetime expected credit loss or the 12-month expected credit loss. If it is not possible to assess at the level of an individual financial instrument whether its credit risk has increased significantly, it should be assessed on a group basis.

The simplified and general approaches to impairment assessment and recognition should apply.

1. Simplified approach

All financial instruments valued using the simplified approach are valued at the lifetime expected credit loss. The simplified approach is used for receivables from customers.

2. General approach

Based on the expected credit loss model, financial instruments are classified into three categories. This classification into the three categories is based on changes in the credit risk of the financial instrument. The relative credit risk model is used to assess the elevated credit risk. The increase in credit risk from the initial recognition is reflected in the transfer of the financial instruments between headings.

Based on the expected credit loss model, impairment can be divided into three categories: impairment calculated on the basis of expected credit loss over 12 months / impairment calculated on the basis of expected credit loss over lifetime / impairment calculated using the effective interest rate method.

This general approach is applied to other financial receivables and loans granted.

An enterprise should use the simplified practical approach to estimate expected credit losses if they follow the principles of the standard. For the valuation of trade receivables, it may be appropriate to use empirical tables, taking into account future expectations, where specified percentages of losses are determined by maturity group.

In the case of receivables with a small amount per buyer and debtor, the amount of the impairment is determined as a percentage of the book value of these receivables, based on the combined classification of buyers and debtors.

Expected credit loss based on group-level data	
Not expired	0.03%
Between 1-30 days	0.05%
Between 31-60 days	0.48%
Between 61-180 days	1.60%
Between 181-360 days	14.00%
Beyond 361 days	51.47%

The reversal shall not result in a carrying amount of the financial asset that exceeds what the amortised cost would have been had the impairment not been recognised at the date the impairment is reversed. The amount of the reversal shall be recognised in profit or loss.

Financial assets are derecognised only when the rights to the cash flows from the investment have expired or are transferred, and the entity has transferred all substantial risks and rewards of ownership.

Our expectations of expected credit losses on related receivables are based on past experience. Over the past 27 years, the Group has incurred minimal losses on receivables arising from loans and other financing (e.g. customer financing) to related parties, resulting from the write-off of receivables in the liquidation of UBM RUS, a Russian subsidiary. These facts support the expectation that the recognition of an impairment loss on related receivables is not warranted. The Group companies have significant positive equity and/or significant positive cash flow generating capacity, with the parent company increasing the capital or making additional contributions to companies operating at a loss to comply with the law. For these reasons, there is no doubt about the realisability of the related receivables.

Financial liabilities

The Company's Statement of Financial Position includes the following financial liabilities: payables and other short-term payables, loans, borrowings, bank overdrafts. These are disclosed and measured in the relevant sections of the accompanying notes to the financial statements as follows:

The Company initially measures all financial liabilities at fair value. In the case of loans, it even takes into account transaction costs that are directly attributable to the acquisition of the financial liability.

Financial liabilities within the scope of IFRS 9 fall into two measurement categories: those measured at amortised cost on initial recognition and those measured at fair value through profit or loss (FVPL) on initial recognition. The classification of each financial liability is determined by the Company on acquisition.

Loans and borrowings are stated at amortised cost using the effective interest method in the Statement of Financial Position. Gains and losses related to loans and borrowings are recognized in the Statement of Income through amortization using the effective interest method and on derecognition of the financial liability. Amortisation is recognised in the Statement of Income as a financial expense.

Provisions

The Company recognises provisions for obligations (legal or constructive) as a result of past events that are probable that the Company will be required to settle when the amount of the obligation can be measured reliably.

The amount recognised as a provision is the best estimate of the expenditure required to settle an existing obligation at the Balance Sheet date, taking into account the risks and uncertainties specific to the obligation. Where the expected cash flows required to settle an existing obligation are used to measure the provision, the carrying amount of the provision is the current value of those cash flows.

Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, the receivable is recognised as an asset if it is virtually certain that the entity will receive reimbursement and the amount of the receivable can be measured reliably.

Existing commitments arising from unfavourable contracts are recognised as provisions. The Company classifies a contract as an unfavourable contract when the unavoidable costs of meeting the obligations under the contract exceed the financial benefits expected from the contract.

A provision for restructuring is recognised when the Company has prepared a detailed formal plan for the restructuring and, by starting to implement the plan or by announcing the main features of the plan to stakeholders, has created a legitimate expectation that it will carry out the restructuring. A provision for restructuring includes only direct costs incurred in connection with the restructuring that are necessarily incidental to the restructuring and not related to the continuing operations of the entity.

Income taxes

The rate of corporate tax is based on the tax liability determined by the Law on Corporate and Dividend Tax and the Ordinance on Local Business Tax, adjusted by the deferred tax. The corporate tax liability includes current and deferred tax elements. The Company also includes the amount of the subsidy paid for spectator sports in the corporate tax line, as it is considered as income tax in substance.

The tax liability for the current year is determined on the basis of the taxable profit for the current year. The taxable profit differs from the profit before tax shown in the accounts because of non-taxable profits and losses and items that are included in the taxable profit of other years. The current tax liability of the Company is determined using the tax rate that has been in force or enacted (if enactment is equivalent to being in force) on the Balance Sheet date. Deferred tax is calculated using the liability method.

Deferred tax arises when there is a timing difference between the recognition of an item in the annual accounts and the recognition of an item under the Tax Act. Deferred tax assets and liabilities are measured using the tax rates applicable to taxable income for the years in which the timing differences are expected to be recovered. The amount of the deferred tax liability and asset reflects the Company's estimate at the Balance Sheet date of how the tax assets and liabilities will be recovered or settled.

A deferred tax asset is recognised for deductible temporary differences, carried forward tax benefits and tax losses only if it is probable that the Company will realise a taxable profit in the future against which the deferred tax asset can be utilised.

At each Balance Sheet date, the Company takes into account deferred tax assets not recognised in the Balance Sheet and the carrying amount of recognised tax assets. It recognizes the portion of receivables not previously recognised in the Balance Sheet that is expected to be recovered through a reduction in future income taxes. Conversely, it reduces the Company's deferred tax asset to the extent that no taxable profit is expected to be available to recover this amount.

Current and deferred tax is charged directly to equity when it relates to items that were also charged to equity in the same or a different period, including adjustments to the opening balance of reserves due to retrospective changes in accounting policies.

Deferred tax assets and liabilities can be offset if the Company has a legal right to offset its current tax assets and liabilities with the same tax authority and the Company intends to settle these assets and liabilities on a net basis.

Leasing

Under IFRS 16 Leases, a lessee is required to recognise and measure a right to use an asset and a liability simultaneously on the Balance Sheet. The right to use assets is treated in the same way as other non-financial assets and depreciation is recognised accordingly. The initial measurement of the lease liability is based on the present value of the lease payments over the lease term, calculated using the implicit interest rate, if that rate can be determined precisely. If this rate is not available or is difficult to determine, the lessee may then use the incremental borrowing rate for discounting.

Off-balance sheet items

Off-balance-sheet liabilities are not included in the Balance Sheet and the Profit and Loss Statements that are part of the annual accounts. They are presented in the accompanying notes unless the possibility of an outflow of resources embodying economic benefits is remote and minimal. Off-balance-sheet receivables are not included in the Balance Sheet and Profit and Loss Statements that are part of the annual accounts, but are disclosed in the accompanying notes to the financial statements if an inflow of economic benefits is probable.

Dividends

Dividends are recognised in the year in which they are approved by the shareholders.

Profit from financial operations

Financial result includes interest and dividend income, interest and other financial expenses, fair value gains and losses on financial instruments and realised and unrealised exchange rate differences.

Government grants

Government grants are recognised when it is probable that the grant will be received and the conditions attached to the grant have been met. When a grant is used to offset a cost, it is charged to the income statement in the period in which the cost to be offset is incurred (among other income items). When a grant relates to the acquisition of an asset, it is recognised as deferred income and charged to profit or loss in equal annual amounts over the useful life of the related asset.

Events after the Balance Sheet date

Events that occurred after the end of the reporting period, which provide additional information about the circumstances (adjusting items) at the end of the Company's reporting period, are presented in the financial statements. Post-year end events that do not change the amounts reported are reported in the notes to the financial statements, when material.

Changes in accounting policies

The Group has prepared its financial statements for the year ended 30 June 2025 in accordance with all standards and interpretations effective as at that date.

Interpretations of existing standards relevant to the preparation of the Group's financial statements and new standards adopted by the Group:

IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and are to be applied retrospectively in accordance with IAS 8. Earlier application is permitted. The aim of the amendments is to clarify the principles of classification of liabilities as current or non-current as stated in IAS 1. The amendments clarify the reporting of the right to defer settlement, the requirement that this right must exist at the end of the reporting period, that management's intention does not affect current or non-current classification, that a counterparty's options that may result in settlement by the transfer of the entity's own equity instruments do not affect current or non-current classification. The amendments also specify that only covenants that the entity is required to meet on or before the reporting date affect the classification of a liability. Additional disclosures

are also required for long-term liabilities arising from loan agreements that are subject to a covenant to be performed within twelve months after the reporting period. The application of the standard had no material impact on the consolidated financial statements.

IFRS 16 – Leases: Lease Liability in a Sale and Leaseback (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and earlier application is permitted. The amendments aim to improve the requirements that a seller-lessee applies in measuring a lease liability in a leaseback transaction under IFRS 16, but do not change the accounting for leases not related to leaseback transactions. A seller-lessee is required to determine the “lease payments” or “revised lease payments” in a way that it does not recognise any amount of the gain or loss that relates to the right of use it retains. The new requirements do not prevent a seller-lessee from recognising in profit or loss any gain or loss relating to the partial or full termination of a lease. A seller-lessee applies the amendments retrospectively in accordance with IAS 8 to sale and leaseback transactions entered into after the date of initial application, which is the beginning of the reporting period in which the entity first applied IFRS 16. The application of the standard had no material impact on the consolidated financial statements.

IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures – Supplier Finance Arrangements (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and earlier application is permitted. The amendments complement current requirements in IFRSs by adding additional disclosure requirements about the terms and conditions of the supplier finance arrangements. In addition, the entities shall disclose at the beginning and end of the reporting period: the carrying amounts of financial liabilities that are part of the arrangement and the associated line item presented, and the carrying amount of financial liabilities for which suppliers have already received payment from the finance providers. Entities shall also disclose the type and effect of non-cash changes in the carrying amounts of the financial liabilities that are part of the arrangement that prevent comparability of the carrying amount of financial liabilities. The amendments add further disclosure requirements about the range of payment due dates of financial liabilities to finance providers and comparable trade payables that are not part of a supplier finance arrangement at the beginning and end of the reporting period. The application of the standard had no material impact on the consolidated financial statements.

Standards issued but not yet in force and not subject to early application

IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of exchangeability (Amendments)

The amendments are effective for annual reporting periods beginning on or after 1 January 2025 and earlier application is permitted. The amendments include explicit requirements on how an entity should assess whether a currency is exchangeable and how to determine the spot exchange rate if it is not. A currency is exchangeable into another currency when an entity is able to obtain the other currency within a time frame that allows for a normal administrative delay and through a market or exchange mechanism in which an exchange transaction would create enforceable rights and obligations. An entity shall estimate the spot exchange rate at a measurement date when a currency is not exchangeable into another currency at that date. An entity’s objective in estimating the spot exchange rate is to reflect the rate at which an orderly exchange transaction would take place at the measurement date between market participants under prevailing economic conditions. The Amendments note that the entity can either use an observable exchange rate without adjustment or another estimation technique.

Management has assessed the possibility of applying the standard and it is not expected to have any effect on the consolidated financial statements.

Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7

Effective for annual reporting periods beginning on or after 1 January 2026. In May 2024, the IASB issued Classification and Measurement of Financial Instruments (Amendments to IFRS 9 and IFRS 7), which clarify that a financial liability is derecognized on the “settlement date”, i.e., when the related obligation is discharged, cancelled, expires or otherwise meets the derecognition criteria. The amendments also introduce an accounting policy option that allows derecognition of financial liabilities settled through an electronic payment system before the settlement date, provided certain specified conditions are met; clarifications have been made regarding the assessment of contractual cash flow characteristics of financial assets with environmental, social and governance (ESG) features and other similar contingent characteristics, as well as the treatment of non-refundable and contractual assets.

The amendments are effective for annual reporting periods beginning on or after 1 January 2026. Entities may early apply the amendments related to the classification of financial assets and the corresponding disclosure requirements, while the remaining amendments may be applied later. The new requirements are to be applied retrospectively, with an adjustment to the opening balance of retained earnings. Comparative periods need not be restated and restatement is permitted only without the use of hindsight. Entities are required to disclose information about financial assets whose measurement category has changed as a result of the amendments.

The amendment is not expected to have a significant effect on the consolidated financial statements of the Group.

Improvements to International Financial Reporting Standards

The IASB’s annual improvement process addresses non-urgent but necessary clarifications and amendments to IFRS Standards. In July 2024, the IASB issued the Annual Improvements to IFRS Accounting Standards covering the following topics:

- IFRS 1 First-time Adoption of International Financial Reporting Standards - hedge accounting by a first-time adopter
- IFRS 7 Financial Instruments: Disclosures - disclosure of gain or loss on derecognition, deferred difference between fair value and transaction price, and credit risk disclosures
- IFRS 9 Financial Instruments - derecognition of lease liabilities, transaction price
- IFRS 10 Consolidated Financial Statements - determination of a ‘de facto agent’
- IAS 7 Statement of Cash Flows - cost method

The amendment is not expected to have a significant effect on the consolidated financial statements of the Group.

Weather-Dependent Electricity Contracts – Amendments to IFRS 9 and IFRS 7

Effective for annual reporting periods beginning on or after 1 January 2026. The amendments include: Clarification of the requirements for applying the “own use” exception; permitting hedge accounting when such contracts are designated as hedging instruments; and introducing new disclosure requirements to enable investors to understand the effect of these contracts on the entity’s financial performance and cash flows. Early application is permitted but must be disclosed.

The clarifications relating to the own-use requirements shall be applied retrospectively, whereas the guidance permitting hedge accounting shall be applied prospectively to new hedging relationships designated on or after the date of initial application.

The amendment is not expected to have a significant effect on the consolidated financial statements of the Group.

IFRS 18 – Presentation and Disclosure in Financial Statements

Effective for annual reporting periods beginning on or after 1 January 2027, IFRS 18 introduces new categories and subtotals in the statement of profit or loss. It also requires disclosure of management-defined performance measures (as defined in the Standard), and establishes new requirements for the location, aggregation and disaggregation of financial information.

Under IFRS 18, an entity shall classify all income and expenses presented in the profit or loss statements into one of five categories: operating, investing, financing, income taxes and discontinued operations. In addition, IFRS 18 requires entities to present specified subtotals and totals for 'operating profit', 'profit before financing and income taxes' and 'profit or loss'.

Main business activities: To classify income and expenses into the categories required by IFRS 18, an entity must assess whether its 'main business activities' involve investing in assets or providing financing to customers, as specific classification requirements apply to such entities. Determining whether an entity has such a main business activity depends on facts and circumstances and requires judgement. An entity may have more than one main business activity.

Management-defined performance measures: IFRS 18 introduces the concept of a management-defined performance measure (MPM), defined as a subtotal of income and expenses that is used in public communications. Communication outside the financial statements is used to inform users of the management's view of the entity's financial performance as a whole. IFRS 18 requires entities to disclose information about all MPMs in a single note to the financial statements and sets out specific disclosure requirements for each MPM, including how the measure is calculated and a reconciliation to the most directly comparable subtotal specified by IFRS 18 or another IFRS Accounting Standard.

Location, aggregation and disaggregation of information: IFRS 18 distinguishes between information 'presented' in the primary financial statements and information 'disclosed' in the notes; and introduces a principle for determining the location of information based on the defined 'role' of the primary statements and the notes. IFRS 18 requires entities to aggregate and disaggregate information based on shared and differing characteristics.

Consequential amendments to other Standards

The IAS 7 *Statement of Cash Flows* standard was amended with limited-scope amendments to change the starting point for determining operating cash flows under the indirect method from 'profit or loss' to 'operating profit or loss'. The previous optionality for the classification of cash flows from dividends and interest has largely been removed.

The IAS 33 *Earnings per Share* standard was amended to introduce new requirements restricting entities from presenting additional per-share amounts unless the numerator used in the calculation meets specified criteria.

IFRS 18 and the related consequential amendments to other standards are effective for annual reporting periods beginning on or after 1 January 2027 and are to be applied retrospectively. Early application is permitted and must be disclosed.

The Group is currently assessing the potential impact of IFRS 18 on its consolidated financial statements.

IFRS 19 – Subsidiaries Without Public Accountability: Disclosures

Effective for annual reporting periods beginning on or after 1 January 2027. The new Standard allows eligible entities to elect to apply reduced disclosure requirements while continuing to apply the recognition, measurement, and presentation requirements in other IFRS Standards. Unless otherwise specified, eligible entities that elect to apply IFRS 19 are not required to comply with disclosure requirements in other IFRS Standards.

An entity applying IFRS 19 must disclose this fact as part of its statement of compliance with IFRS Standards. IFRS 19 requires that an entity whose financial statements comply with IFRS Standards, including IFRS 19, make an explicit and unreserved statement of such compliance.

An entity is eligible to apply IFRS 19 only if, at the end of the reporting period: it is a subsidiary under IFRS 10; it does not have public accountability; and it has a (ultimate or intermediate) parent company that prepares publicly available consolidated financial statements in accordance with IFRS Standards.

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

If an eligible entity elects to apply the Standard early, it must disclose this fact. In the first period (annual or interim) in which the Standard is applied, the entity must reconcile the information disclosed for the comparative period to reflect the IFRS 19 disclosures for the given period, unless IFRS 19 or another IFRS Standard permits or requires otherwise.

The new standard is not expected to have an effect on the consolidated financial statements of the Group.

Significant accounting estimates and assumptions

The application of accounting policies requires the use of estimates and assumptions in determining the amounts of certain assets and liabilities at a given date that cannot be clearly identified from other sources. The estimation process involves judgements and relevant factors based on the latest information available. These significant estimates and assumptions affect the reported amounts of assets and liabilities, revenues and expenses in the financial statements and the disclosure of contingent assets and liabilities in the notes to the financial statements. Actual results may differ from these estimates.

The estimates are continuously updated. Changes in accounting estimates should be taken into account in the period of the change if the change affects only that period, or in the period of the change and future periods if the change affects both periods.

The main areas of estimation uncertainty and critical accounting judgements that have the most significant impact on the amounts recognised in the consolidated financial statements are:

Depreciation and impairment

Property, plant and equipment and intangible assets are recorded at cost and depreciated on a straight-line basis over their useful lives. The useful life of an asset is determined on the basis of historical experience of similar assets and expected technological developments and changes in wider economic or industry factors. The estimated useful life is reviewed on an annual basis.

7. INTANGIBLE ASSETS

	30 June 2025	30 June 2024
Gross value	3,650	2,550
Depreciation in the current year	(866)	(708)
Accumulated depreciation	(2,315)	(1,449)
Net value	1,335	1,101

Intangible assets include software purchased in the previous year.

8. PERMANENT PARTICIPATIONS IN AFFILIATED ENTITIES

	30 June 2025	30 June 2024
Shareholding in UBM Trade Zrt.	25,709,995	25,709,995
Total	25,709,995	25,709,995

The 100% shareholding in UBM Trade Zrt. is shown under participations. The opening cost of the shares was their fair value at the date of the donation, which was HUF 20,710,000 thousand according to an independent expert opinion. During the previous financial year, UBM Holding Nyrt. increased the capital of its subsidiary by HUF 4,999,995 thousand, which was accounted for as an increase in the shareholding.

The Company carries the recognised investment in this subsidiary at cost in accordance with IAS 27. At the Balance Sheet date, the Company had not identified any indications of impairment of the investment.

To support the UBM Group's valuation, an annual valuation calculation is prepared based on the current short-term business plan for the following year, using the capitalization rate method. The model and the business plan uses conservative assumptions, including a Beta value reflecting market risk and a weighted average cost of capital (WACC). 10.04%). These parameters ensure that the calculations reflect the true financial position of the Group. Based on the results of the model, the recoverable amount of the group (UBM Trade) is significantly higher than its carrying amount, so no impairment is warranted.

9. LONG-TERM RECEIVABLES FROM RELATED PARTIES

	30 June 2025	30 June 2024
Long-term receivables from related parties	132,462	-
Total	132,462	-

This line item presents the dividend receivable from UBM Trade Zrt., which is expected to be collected beyond one year. This portion of the dividend was determined according to a schedule aligned with the Group's financing requirements.

10. DEFERRED TAX ASSETS

In calculating deferred tax, the Group compares the tax base with the carrying amount by assets and liabilities. If the difference is a temporary difference, i.e. the difference will reverse in the foreseeable future, a deferred tax liability or asset is recognised, as appropriate. When an asset is included, the Company examines the recovery separately.

The Company accounts for deferred tax using a tax rate of 9% because the assets and liabilities become current tax in periods when the tax rate is expected to remain unchanged.

The Company would be entitled to recognize a deferred tax asset of HUF 14,161,000 in the current period based on the loss carry forwards from previous years. As the Company's individual level of operations and unforeseen factors may have a significant impact on the Company's tax base, the accuracy of the individual-level plans for the future cannot be guaranteed, therefore, due to the uncertainty of the future, the Company does not recognise a deferred tax asset.

11. RECEIVABLES FROM RELATED PARTIES

	30 June 2025	30 June 2024
Trade receivables	34,036	36,576
Total	34,036	36,576

The breakdown of outstanding related trade receivables is as follows:

	30 June 2025
UBM Agro Zrt.	1,094
UBM Feed Zrt.	11,797
UBM Grain Zrt.	12,722
UBM Szeleste Zrt.	5,247
UBM Trade Zrt.	3,176
Total trade receivables	34,036

There were no reasons to recognise impairment losses or credit losses on related receivables. The receivables are not overdue and were collected after the Balance Sheet date.

12. OTHER CURRENT RECEIVABLES

	30 June 2025	30 June 2024
VAT receivable	18,173	16,493
Other	5	0
Total	18,178	16,493

VAT receivable includes deductible VAT relating to transactions in the current year, which are settled after the Balance Sheet date.

13. DIVIDENDS RECEIVABLE

	30 June 2025	30 June 2024
Dividends receivable	35,000	201,462
Total	35,000	201,462

Dividends receivable are presented under current assets, representing the portion of the dividend due for the financial year from UBM Trade Zrt. that is expected to be collected within one year.

14. CASH AND CASH EQUIVALENTS

	30 June 2025	30 June 2024
Bank account	11,694	5,631
Fixed term deposits	-	-
Total	11,694	5,631

The Group has not recognized expected credit losses on cash and bank deposits, as these are held with reliable, high-credit-quality financial institutions.

15. SHARE CAPITAL, RETAINED EARNINGS AND CAPITAL RESERVE

The composition of the share capital is as follows:

Series of shares	Nominal value (HUF/share)	Shares issued (number)	Total nominal value (HUF)
"Series A" (ordinary share)	HUF 5	23,703,700	HUF 118,518,500
Amount of the share capital:			HUF 118,518,500

The General Meeting of UBM Holding Nyrt. held on 5 April 2023 decided on the distribution of the nominal value of the ordinary shares at a ratio of 1:20. Accordingly, the nominal value of the shares was changed from HUF 100 to HUF 5, and the volume of UBM's securities quoted on the stock exchange was increased from 1,185,185 shares to 23,703,700 shares.

The share capital of UBM Holding Nyrt. increased from HUF 100,000,000 to HUF 118,518,500 in the previous financial year 2023. The total value of the new shares issued within the framework of the share capital increase was HUF 4,999,995,000. The new shares were created by over-issuance to the series of shares issued with ID number HU0000145990 ISIN and listed on the stock exchange.

The MFB Vállalati Beruházási és Tranzakciós Magántőkealap (MFB Corporate Investment and Transaction Private Equity Fund, registered office: 1027 Budapest, Kapás utca 6-12., hereinafter as MFB VBTM), managed by Hiventures Kockázati Tőkealap-kezelő Zártkörűen Működő Részvénytársaság (Hiventures Venture Capital Fund Management Limited Liability Company, registered office: 1027 Budapest, Kapás utca 6-12.), was assigned to implement this increase in capital. On 29 June 2022, MFB VBTM paid in full the full issue value of the new shares to UBM Holding Nyrt., i.e. HUF 4,999,995,000.

From the day following the last day of the 7th year after the date of the capital increase until 30 June 2031, MFB VBTM as an investor may exercise a put option on the new shares at an Option Exercise Price determined with reference to the market price of the shares, the persons liable to exercise this right being those who were shareholders of the Company on 20 June 2022.

Under the agreement, furthermore, from the date of crediting the new shares to the Investor's Securities Account and for a fixed term ending on the last day of the 7th year following the listing of the new shares on the Budapest Stock Exchange, the existing shareholders at the time of the capital increase shall have a put option to purchase all or part of the newly issued shares at the Option Exercise Price.

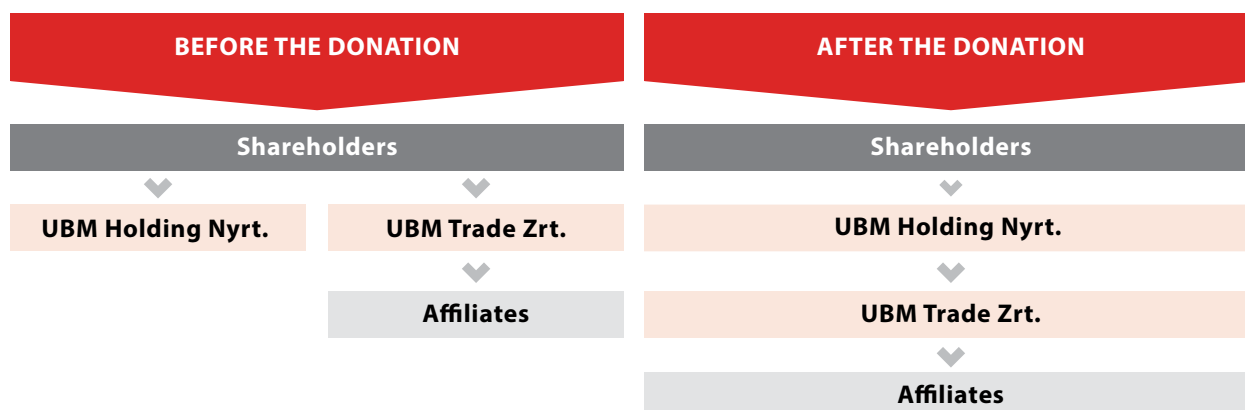
Of the amount of the capital increase, an amount of HUF 18,519,000 was transferred as the increase in subscribed capital, while the remaining amount was transferred to the capital reserve after deduction of the costs related to the capital increase. The amount of the premium, taking into account the consultancy and legal costs of HUF 20,030,000, was HUF 4,961,447,000.

Dividends

The Company didn't pay dividends in the given period.

Capital reserve – Presentation of the donation

As of 1 October 2021, the private owners of UBM Holding Nyrt. donated (without consideration to be paid) 99.82% of their shares in UBM Trade Zrt. to UBM Holding Nyrt. Prior to this donation, UBM Trade Zrt. was the ultimate subsidiary of the UBM Group, which directly or indirectly held the shares and controlled the subsidiaries. After the donation, control rights were transferred to UBM Holding Nyrt. In order to determine the value of the donation, the UBM Group carried out an independent valuation, which resulted in a value of 99.82% of the shares in UBM Trade Zrt. of HUF 20,710 million. The valuation used the DCF approach based on the business plan adopted by the Company. The economic objective of the donation is for UBM Holding Nyrt. to own UBM Trade Zrt. and through it the member companies of the UBM Group in order to enable the raising of capital through the stock exchange for the Group.



Accounting treatment for donations under IFRS

The donation of shares in UBM Trade is an ownership transaction, therefore it should be recorded as a movement in equity, with the amount of the donation recorded as an increase in capital reserve.

Equity correlation table:

The correlation table below shows - in accordance with the provisions of Section 114/B of Act C of 2000 on accounting in force in Hungary ("the Act") - the correspondence between equity components as determined in accordance with Section 114/B (4) a) of the Act C and equity components as reported in the separate financial statements under EU IFRS. The correspondence consists, on the one hand, of the allocation of the equity components under EU IFRS to the equity components under the Act and, on the other hand, of the derivation of the differences between the two types of equity.

Data in thousands of HUF	30 June 2025	30 June 2024
Share capital	118,519	118,519
Capital subscribed but not yet paid up	-	-
Treasury shares reserve	-	-
Capital reserve	25,671,447	25,671,447
Retained earnings	157,748	209,470
Valuation reserve	-	-
Committed reserve	-	-
Profit after tax	(32,434)	(51,722)
114/B (4) (a) Equity under IFRS (4) a) Equity under IFRS	25,915,280	25,947,714
Subscribed capital as defined in the Articles of Incorporation, if it is an equity instrument	118,519	118,519
114/B. (4) (b) Subscribed capital under IFRS	118,519	118,519
114/B (4) c) Capital subscribed but not yet paid up	-	-
The amount of all equity elements that do not meet the IFRS definition of subscribed capital, subscribed but not paid-in capital, retained earnings, valuation reserve, profit for the year or retained earnings	25,915,280	25,895,992
114/B (4) (a) Equity under IFRS (4) (d) Capital reserve	25,671,447	25,671,447
Profit accumulated in prior years and not distributed to owners, recognised in the IFRS financial statements	157,748	209,470
114/B (4) (a) Equity under IFRS (4) e) Retained earnings	157,748	209,470
114/B (4) (a) Equity under IFRS (4) (h) Committed reserve	-	-
Profit for the year in the profit and loss section of the comprehensive income statement or in the separate income statement	(32,434)	(51,722)
114/B. (4) g) Profit/loss for the year under review	(32,434)	(51,722)
Profit reserve available for dividend payments		
IFRS profit and loss reserve	125,314	157,748
Less: cumulative unrealised gains on fair value gains recognised in accordance with IAS 40 Investment Property	-	-
Plus: cumulative amount of income tax recognised under related IAS 12 Income Taxes	-	-
Profit reserve available for dividend payments	125,314	157,748
dividends received (receivable) accounted for up to the date of authorisation for publication	-	-
Retained earnings available for dividend payments + dividends received and payable after the current year	125,314	157,748

16. TRADE PAYABLES

	30 June 2025	30 June 2024
Trade payables	14,824	4,729
Total	14,824	4,729

17. OTHER LIABILITIES

	30 June 2025	30 June 2024
Revenue Recognition	851	851
Contributions	483	482
Total	1,334	1,333

18. ACCRUALS

	30 June 2025	30 June 2024
Accrued costs	11,350	17,600
Total	11,350	17,600

Accrued costs include audit fees.

19. NET SALES REVENUE

The amount of internal audit fees and cost re-invoices invoiced to related entities during the financial year is shown as net sales revenue.

	30 June 2025	30 June 2024
Internal audit and controlling services	26,800	28,800
Total	26,800	28,800

From recognised sales revenue from an associated company:

	30 June 2025	30 June 2024
UBM Agro Zrt.	862	926
UBM Feed Zrt.	9,289	9,982
UBM Grain Zrt.	10,017	10,765
UBM Szeleste Zrt.	4,131	4,440
UBM Trade Zrt.	2,501	2,687
Total sales revenue	26,800	28,800

20. OTHER OPERATING REVENUE

	30 June 2025	30 June 2024
Other revenue	0	0
Total	0	0

21. SERVICES REQUESTED

	30 June 2025	30 June 2024
Accounting, tax advice, auditing	(18,700)	(17,600)
Consultancy fees	(2,975)	(18,007)
Lawyer's fees	(3,000)	(2,700)
Fees to authorities	(10,931)	(10,795)
Bank charges	(5,107)	(14,078)
Other	(1,045)	(27)
Total	(41,758)	(63,207)

22. PERSONNEL EXPENDITURES

	30 June 2025	30 June 2024
Wage costs	(14,534)	(14,526)
Contributions	(1,500)	(1,498)
Total	(16,034)	(16,024)

The average number of employees of the Company in the financial year 2025 was 0, wage costs include the remuneration of the members of the Supervisory Board and the wages of part-time employees.

23. OTHER OPERATING EXPENSES

	30 June 2025	30 June 2024
Write-off of VAT receivables from previous periods	-	-
Self-revision interest	-	-
Other	-	-
Total	-	-

24. REVENUES FROM FINANCIAL OPERATIONS

	30 June 2025	30 June 2024
Interest received	0	36
Dividends received	0	0
Total	0	36

25. EXPENDITURES ON FINANCIAL OPERATIONS

	30 June 2025	30 June 2024
Interest paid	-	-
Exchange rate loss	-	-
Total	-	-

26. INCOME TAXES

Expenses related to income taxes consist of:

	30 June 2025	30 June 2024
Tax liability	(576)	(619)
Deferred tax income (expense)	-	-
Total	(576)	(619)

The corporation tax of HUF 75,000 in the year under review was determined on the basis of the company's tax base, with a tax rate of 9%.

	30 June 2025	30 June 2024
Profit before tax	(31,858)	(51,103)
Tax liability calculated at the current tax rate 9%	2,867	4,599
Dividends received	-	-
Non-reverting margin	51	55
Impairment / reversion of deferred tax asset	-	-
Activation of loss carried forward	(2,918)	(4,654)
Business tax and innovation contribution	(576)	(619)
Net result	(32,434)	(51,722)

Derivation of the corporate tax base

	30 June 2025
Profit before tax	(31,858)
Increasing items	
Other	-
Reducing items	
Business tax and innovation contribution	(576)
Dividends received	-
Carried forward losses	-
Tax base	(32,434)

27. EARNINGS PER SHARE

In calculating basic earnings per share, the profit after tax attributable to ordinary shareholders is taken into account, together with the weighted average number of ordinary shares outstanding during the year, excluding treasury shares.

	30 June 2025	30 June 2024
Profit after tax distributable to shareholders (th HUF)	(32,434)	(51,722)
Weighted average number of ordinary shares issued	23,704	23,704
Earnings per share (basic) (HUF)	(1.37)	(2.2)

There are no factors in either 2024 or 2025 that would dilute earnings per share.

28. EBITDA

Application and definition of EBITDA: the Group has chosen to include this commonly used measure in view of widespread industry practice and the Group's belief that its disclosure is useful and informative to users of its financial statements.

For ease of interpretation, the method of calculation is set out below:

- +/- Profit before tax
- -/+ Elimination of interest expenses
- -/+ Elimination of depreciation and amortisation

The Group adjusts profit before tax attributable to owners of the parent company for the following items:

Interest expenses: the Group adjusts the net result by the amount of interest expenses for all items included in the financial result.

Depreciation and amortisation: depreciation and amortisation of assets subject to IAS 16, IAS 40 and IAS 38, as well as depreciation and amortisation of assets under operating leases recognised as assets by the Group, are excluded from the calculation of this indicator. Impairment losses on such assets are also readjusted by the Group. (Impairment losses on other assets, e.g. financial instruments, are not adjusted in the calculation of the indicator.)

29. RISK MANAGEMENT

The Company's assets include cash, trade and other receivables and other assets, excluding taxes. The Company's liabilities include loans and borrowings, trade and other payables, excluding taxes and gains and losses arising from the revaluation of financial liabilities at fair value.

The Company is exposed to the following financial risks:

- credit risk
- liquidity risk
- market risk

This chapter describes the above risks of the Company, the Company's objectives, policies, process measurement and risk management, and the Company's management capital. Management has overall responsibility for the establishment, oversight and risk management of the Company.

The Company's risk management policy is designed to identify and investigate the risks faced by the Company, to set up appropriate controls and to monitor the risks. The risk management policy and system will be reviewed to reflect changing market conditions and the Company's activities.

Capital Markets

The Company's policy is to maintain a level of share capital sufficient to sustain investor and creditor confidence in its future development.

The Company's capital consists of the net debt and the Company's equity (the latter includes subscribed capital and provisions).

Credit risk

Credit risk is the risk that a debtor or counterparty will default on its contractual obligations, resulting in a financial loss to the Company. Financial assets that are exposed to credit risk may be long-term or short-term investments, cash and cash equivalents, accounts receivable and other receivables.

The carrying amount of financial assets represents the maximum exposure to risk. The table below shows the Company's maximum exposure to credit risk:

	30 June 2025	30 June 2024
Trade receivables	34,036	36,576
Loans granted	0	0
Other receivables	18,178	16,493
Cash and cash equivalents	11,694	5,631
Total	63,908	58,700

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company's approach to liquidity management is to ensure, as far as possible, that it always has sufficient liquidity to meet its obligations as they fall due, both in normal and stressed circumstances, without incurring unacceptable losses or risking the Company's reputation.

Market risk

Market risk is the risk that changes in market prices, such as exchange rates, interest rates and investment fund prices, will affect the Company's results or the value of its investments in financial instruments. The objective of market risk management is to manage and control exposures to market risk within acceptable limits while optimising profits.

30. FINANCIAL INSTRUMENTS

Financial instruments include current assets, such as loans granted and cash and cash equivalents, and borrowings, loans and trade payables.

30 June 2025	Book value
Financial assets	
Assets carried at amortised cost	
Dividends receivable	35,000
Long-term receivables from related parties	132,462
Related trade receivables	34,036
Cash and cash equivalents	11,694
Financial liabilities	
Liabilities carried at amortised cost	
Trade and other payables	14,824
Amounts to be paid to related parties	

30 June 2024	Book value
Financial assets	
Assets carried at amortised cost	
Dividends receivable	201,462
Related trade receivables	36,576
Cash and cash equivalents	5,631
Financial liabilities	
Liabilities carried at amortised cost	
Trade and other payables	4,729
Amounts to be paid to related parties	

Financial assets are not impaired and no expected credit loss has been recognised in relation to them, as the Company expects a full recovery on both related receivables and cash.

The fair values of financial instruments measured at amortised cost approximate their carrying amounts in both years.

31. INFORMATION ON THE SEGMENT

The whole company represents one segment, so no separate segment information is published. Customer sales in excess of 10% are disclosed in Section 18.

32. REMUNERATION OF THE BOARD OF DIRECTORS

The members of the Board of Directors received remuneration from the Company amounting to HUF 2,544,000 in the year under review. The remuneration received from the other members of the Group is disclosed in the Remuneration Report and in the Consolidated Notes to the Financial Statements.

33. CONTINGENT LIABILITIES

The Company has not recorded any contingent liabilities on 30 June 2025 or 30 June 2024.

34. EVENTS AFTER THE BALANCE SHEET DATE

There were no significant events after the Company's Balance Sheet date.

35. PROPOSAL FOR THE APPROPRIATION OF PROFIT AFTER TAX

The Board does not propose to pay dividends in 2025.

36. GOING CONCERN

In the context of the effects of the war in Ukraine, and after considering other market and liquidity risks, the Company has assessed and made estimates as to whether there is any material uncertainty as to its ability to continue as a going concern and concluded that it is appropriate to assume that it will continue as a going concern for the foreseeable future and that there is no material uncertainty.

37. IMPACT OF THE RUSSIAN-UKRAINIAN CONFLICT

The prolonged Russia-Ukraine conflict primarily affects the Group's business continuity indirectly through raw material (commodity) markets and the energy sector.

Commodity purchases and sales adapted extremely quickly to the new situation: all market participants - including UBM - promptly implemented the EU import regulations introduced in response to Ukrainian imports. In light of favorable global and regional crop forecasts, the Russia-Ukraine conflict has not had a significant effect on UBM's procurement or sales activities to date.

The Group's energy position remained stable throughout the reporting period, no exceptional challenges were encountered. Electricity and natural gas are procured through long-term agreements - a so called e'vergreen contract' for electricity and a three-year term agreement for gas - with international trading partners. These long-term price agreements provide effective protection against short-term price fluctuations.

38. IMPACT OF THE COVID PANDEMIC

The COVID pandemic of previous years has had no impact on the current financial year.

39. AUDIT AND ACCOUNTING SERVICES

The compliance, reliability and veracity of the accounts for the year under review have been audited by:

CMT Consulting Korlátolt Felelősségű Társaság

The Independent Auditor's Report is signed by Zsuzsanna Freiszberger, registered auditor, member of the Chamber of Hungarian Auditors, with registration number 007229. The audit fee for individual and consolidated financial statements for the year 2025 is HUF 18,700,000.

The person responsible for the management of the tasks falling within the scope of IFRS accounting services is Dávid Bagosi (registration number: 205339).

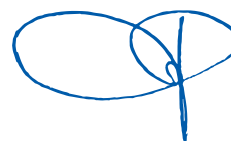
40. PERSONS AUTHORISED TO SIGN THE FINANCIAL STATEMENTS

Péter Horváth is individually authorized to sign the financial statements on behalf of the Company.

41. AUTHORISATION OF FINANCIAL STATEMENTS FOR DISCLOSURE

The financial statements were discussed and approved for disclosure in this form by the Board of Directors of the Company at its meeting on 10 October 2025.

Pilisvörösvár, 10 October 2025.



Péter Horváth
member of the Board

UBM Holding Nyrt.
Standalone
Management Report

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1. PRESENTATION OF THE ACTIVITIES AND RESULTS OF THE PERIOD COVERED BY THE FINANCIAL REPORT

UBM Holding Nyrt. operated at a loss in the period under review due to the fact that it did not realise dividend income this year, which would have offset the costs of the holding activity. The decline in revenue was attributable to lower service-related income. The company ended the year with an EBIT result comparable to the previous year, while dividend income expected next year is expected to cover the current losses.

UBM Group has further strengthened its position in both domestic and international markets in the business year 2024/2025 - despite the unfavourable economic environment.

Financial performance

- The Company's annual revenue amounted to HUF 239.9 billion, representing an increase of 20.1% compared to the previous business year.
- EBITDA amounted to HUF 5.383 billion, 34.2% lower compared to the previous year and fell significantly below the planned amount.
- Profit before tax amounted to HUF -45 million, representing a negative result previously not experienced at the consolidated Group level.

The main reasons for the decline:

- weaker-than-expected performance of certain foreign affiliates (particularly the Italian and Serbian offices),
- impairment resulting from the insolvency of a significant customer,
- price volatility and weaker performance in the livestock segment,
- the increase in working capital exceeded the growth in revenue, which negatively affected the financial ratios.

Volume and Segment Performance

- Production in the feed business increased by 6% to 481 thousand tonnes, while revenue amounted to HUF 79 billion.
- The commodity segment recorded substantial increases in both sales volumes and revenue, driven notably by the international offices; profitability, however, showed considerable variation (e.g. the Hungarian protein business delivered strong results, the grain segment underperformed and the international offices reported losses).

Investments and Strategic Developments

- The acquisition of Agrifirm Magyarország Zrt. was completed, the company now operates under the name UBM Nutrition Zrt., the acquisition expanded capacities with three additional feed mills.
- The 4000 kW solar power plant has been technically commissioned and successfully integrated into the power system of UBM.
- Export revenue reached 56% of total sales, with new target markets including Kazakhstan and Greece, preparatory work is underway for an investment project in Kazakhstan and an acquisition in Greece.

ESG and sustainability

- UBM had published its first ESG report in 2023, followed by the report in a standardised GRI format in 2024.
- Environmental protection goal: Reducing Scope 1-2 emissions by 20% and reducing Scope 3 emissions by 15% until 2030.
- The Group has established an ESG Committee and introduced an Ethics Code and Procurement Policy to strengthen responsible corporate governance.

Summary

In the 2024/25 financial year UBM Holding Nyrt. succeeded in increasing its revenue and market presence; however, EBITDA and profitability fell significantly short of expectations. As a result, management is reviewing the medium term strategy, with particular focus on improving the performance of international affiliates, enhancing working capital efficiency and continuing export-oriented expansion.

2. GENERAL INTRODUCTION OF UBM HOLDING NYRT. AND INTRODUCTION OF OUR SITES

Introduction of our establishments

The following production sites belong to UBM Group:

Address	Activity
2851 Környe, Tópart utca 1.	Feed mill, premix plant and Soypreme plant in Környe
9622 Szeleste, Kossuth Lajos u. 24/B	Feed mill in Szeleste
4700 Mátészalka, Meggyesi út 0119/24	Feed mill in Mátészalka
044 14 Čaňa, Železničná 2., Slovakia	Feed mill in Hernádcsőny
547550 SAT SANPAUL COM. SANPAUL, NR.6/A, Romania	Feed mill in Kerelőszentpál
6600 Szentes, Bese László utca 5-7	Feed mill in Szentes

The trade activities of UBM Group are managed from the following offices

Address	Activity
2085 Pilisvörösvár, Kisvasút utca 1.	Hungarian commercial centre and back-office
014126 - Bucuresti, 1st district, 4th Tablítei street, Floor 1-2, Romania	Romanian trade office and back-office
4020 Linz, Bismarckstrasse 02, Austria	Austrian trade office
11070 NOVI BEOGRAD, Bulevar Mihaila Pupina 10I/223, Serbia	Serbian trade office
20135 Milano Viale Monte Nero N 66.	Italian trade office

3. MARKET ENVIRONMENT

The activities of the UBM Group and the market environment are shown in the following figure:

	Commodity trade, processors	Production and sales of feed additives	Premix production	Feed production, specialty feed production	Distribution	Animal production	Slaughterhouses, feed industry
							
Companies active in a specific element of an integration (specialists)	 	  	  	 		  	   
Companies active in multiple segments of the food value chain (integrators)	   			 		 	 

4. EMPLOYMENT POLICY, EQUAL OPPORTUNITIES AND CSR

Workforce structure:

The number of people employed by UBM Nyrt. is zero. Group level data are presented in the Consolidated Management (Business) Report

5. ENVIRONMENTAL PROTECTION AND WASTE MANAGEMENT

Environmental protection

UBM Holding Nyrt. has no activities related to environmental protection. Environmental activities relevant at the Group level are presented in the consolidated management report.

6. RESEARCH AND DEVELOPMENT

UBM Holding Nyrt. has no activities related to research and development. Environmental activities relevant at the Group level are presented in the consolidated management report.

7. QUANTITATIVE AND QUALITATIVE MEASUREMENTS AND INDICATORS OF PERFORMANCE

The UBM Group's performance is measured mainly through financial indicators, of which EBITDA, net debt/EBITDA and Debt service coverage ratio (DSCR) can be highlighted, with only EBITDA meaningful in the case of UBM Holding Nyrt.

EBITDA: Profit before tax + Interest expenditure + Depreciation and amortisation

Calculation of EBITDA	
Depreciation	866
Interest expenditure	0
Profit before tax	(31,858)
Calculated EBITDA	(30,992)

8. INFORMATION ON SHARES

The share capital of the Company is HUF 118,518,500, consisting of 23,703,700 dematerialised ordinary registered shares with a nominal value of HUF 5 each, giving equal rights. The shares are freely transferable and the transfer of the issued shares is not restricted. There are no shares with special management rights and no voting rights are restricted.

The 9 private owners of UBM Holding Nyrt. and the MFB Vállalati Beruházási és Tranzakciós Magántőkealap (MFB Corporate Investment and Transaction Private Equity Fund) have agreed that the dominant owner of the UBM Holding as of 30 June 2022 will be maintained until the ownership of the Investor is held. The Private Owners undertake a "lock-up" commitment that their combined ownership in the Issuer will not fall below 75%.

Following an increase in the share capital, a change in the ownership of the Issuer is only possible with the prior approval of the Investor and the MFB Corporate Investment and Transaction Private Equity Fund may not unreasonably refuse to do so. An exception to this is if the combined ownership of the private equity holders does not fall below 75%.

The shares of the Company were listed on the Budapest Stock Exchange on 3 March 2017.

We are not aware of any shareholder agreement on management rights, and no agreement shall enter into force, be amended or terminated as a result of a change in the Company's management following a takeover bid.

There is no agreement between the Company and any executive officer or employee that provides for indemnification in the event of that officer's or employee's resignation or illegal termination, or the termination of employment as a result of a takeover bid.

9. OTHER PRESENTATION OBLIGATIONS PROVIDED FOR IN THE ACT ON ACCOUNTING

The UBM Group discloses information on financial instruments and risk management in the Consolidated Financial Statements.

We also disclose information about investors that have a significant direct or indirect interest in the equity of UBM Holding Nyrt.:

Owner	Ownership share (%)
<i>Andor Ágoston Botos</i>	13.47%
<i>Ákos Varga</i>	12.63%
<i>Imre Varga</i>	11.57%
<i>Péter Horváth</i>	8.72%
<i>Gábor Varga</i>	8.77%
<i>László Bustyaházai</i>	8.76%
<i>UBM Agro Zrt.</i>	3.92%
<i>UBM Feed Zrt.</i>	1.82%
<i>UBM Trade Zrt.</i>	1.00%
<i>UBM Szeleste Zrt.</i>	0.49%
<i>UBM Grain Zrt.</i>	0.36%
<i>MFB Vállalati Beruházási és Tranzakciós Magántőkealap</i>	15.41%
<i>Public domain</i>	13.08%
Total	100.00%

Events after the Balance Sheet date:

- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. have established the affiliate UBM Nutrition Central Asia LLP on 30 July 2025 in Almaty (Kazakhstan), with a share capital of KZT 51,716,000. The authorities have registered the affiliate on 9 July 2025. The new affiliate has been established to operate the premix plant that the Group is planning to establish in Kazakhstan with the involvement of a minority shareholder that has in-depth knowledge of the local market and has experience in livestock breeding.
- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. signed a cooperation agreement with AsiaAgroFood JSC, a member of the KazFoodProducts Group on 5 August 2025. The parties will establish and operate the premix plant with a planned annual capacity of 48,000 tons in the Almaty region of Kazakhstan as the first step of the local investment program of the UBM Group. The investment will be carried out by UBM Nutrition Central Asia LLP, with the UBM Group holding a 70%, and KazFoodProducts Group a 30% ownership stake.
- On 14 August 2025 UBM Trade Zrt. concluded a share transfer agreement through which it sold its shares representing 45% of the share capital of UBM Feed Romania Srl with a nominal value of 1.233.900 RON. According to the agreement, the transaction shall be concluded by 30 November 2025 at the latest.
- The share purchase agreement signed by UBM Grain Zrt. on 4 July 2025 was successfully concluded on 3 September 2025 and resulted in the transfer of a total of 2.303 ordinary shares with a nominal value of HUF 100,000 each, representing 100% of the share capital of Agrifirm Magyarország Zrt. to UBM Grain Zrt.
- On 8 September 2025 internal transfers of shares were executed within the UBM Group: UBM Feed Zrt. transferred a total of 106.223, while UBM Szeleste Zrt. transferred a total of 115.860 dematerialised ordinary registered shares issued by the Issuer with ID number HU0000207543 ISIN with a nominal value of HUF 5 each to UBM Trade Zrt. in an OTC transaction.

- On 9 September 2025 UBM Trade Zrt. sold a total of 224.803, UBM Feed Zrt. sold a total of 63.289, while UBM Grain Zrt. sold a total of 12.000 dematerialised ordinary registered shares issued by the Issuer with ID number HU0000207543 ISIN with a nominal value of HUF 5 each to the UBM Employee Share Ownership Plan Organisation. Following the above transactions, the total number of treasury shares held by the Issuer's subsidiaries decreased to 1.496.779, their ratio to the share capital decreased to 6.31%.
- UBM Feed Kazakhstan Zrt. and UBM Grain Zrt. have established a new affiliate with the name UBM Kazakh Investment LLP on 18 September 2025 in Kazakhstan, with a share capital of KZT 51,716,000. The registered office of the company is in Almaty.

Decisions on issues related to shares and buybacks are at the discretion of the Board of Directors.

In UBM Holding Nyrt. there is no governance mechanism provided for by an employee share ownership scheme in which control rights are not directly exercised by employees.

The General Assembly also has the power to elect and recall members of the Board of Directors and to amend the Articles of Association.

Corporate governance rules are published in the responsible corporate governance code.

DECLARATION

The separate annual financial statements prepared in accordance with applicable accounting standards give a true and fair view of the liabilities, financial position and profit or loss of UBM Holding Nyrt. to the best of the Company's knowledge, and the Management Report gives a true and fair view of the development and performance of UBM Holding Nyrt., with a description of the principal risks and uncertainties.

The Issuer declares that the separate annual financial statements give a true and fair view of the development and performance of the Company, that its data and statements are accurate and do not omit any fact material to the assessment of the Issuer's position.

Pursuant to Section 57(1) of the Act on the Capital Market, the Issuer shall be liable for compensation for any damage caused by the non-disclosure or misleading content of regulated information.

I accept responsibility for this Financial Report for the year ended on 30 June 2025 and for the accuracy of the analyses and conclusions.

Pilisvörösvár, 10 October 2025.



Péter Horváth
member of the Board

UBM HOLDING NYRT. ANNUAL REPORT

30 June 2025



UBM Group •

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