

2023 Annual Report WIEDEN s.r.o.



Content

1	INTRODUCTION	3
2	Information about the Company	4
3	Management of the Company.....	4
4	Business Activities of the Company	5
4.1	Product Range.....	5
4.2	Quality Assurance.....	5
4.3	Business Partners.....	5
5	Development of the Company's Financial Performance and Anticipated Development of its Activities	5
6	Significant Post Balance Sheet Events	6
7	Research and Development Activities	6
8	Environmental Activities.....	6
9	Sponsorship, Social Activities	6
10	Labour Relationships.....	7

List of Annexes

Annex 01 - Auditor's Report

Annex 02 - Financial Statements

Annex 03 - Report on Related Party Transactions

1 INTRODUCTION

Ladies and gentlemen,

On behalf of WIEDEN s.r.o., I present to you the annual report of the Company demonstrating results of the financial year 2023.

The year 2023 was again extremely challenging; in the aftermath of the impact of the global pandemic we had to deal with new negative influences related to the military conflict in Ukraine, i.e., among other things, the cooling of the global market, high inflation rate, and the associated rise in input prices of materials, but also post-pandemic impacts, for example, limited labour resources in the market. All these factors yet again brought new challenges to our business, and I am pleased that our Company succeeded in managing this situation with a good result in 2023, despite being forced to restrict and reduce our capacity.

I would like to thank all our customers, partners, and suppliers for their trust and cooperation.

I also thank all our employees who contributed to WIEDEN's result in 2023.

In Prague on 25 March 2024



Milan Nocar | Statutory Executive

2 Information about the Company

Name of the Company:	WIEDEN s.r.o.
Registered Office:	Malodoubská 355, 460 08 Liberec
Corporate ID:	07919981
Tax ID:	CZ07919981
Date of Incorporation:	21 February 2019
Legal Status:	Limited Liability Company
Incorporated:	Regional Court in Ústí nad Labem, Section C, File 43219

The Company initiated its activity on 21 February 2019.

The principal business activities of the Company are:

- Production, trade, and services not specified in Annexes 1 to 3 to the Trade Licensing Act
- Project activities in construction
- Implementation of buildings, their alterations, and removal
- Machining

The Company operates in production facilities at Malodoubská 355, 460 08 Liberec and Do Čertous 2830/2, 193 00 Prague 20.

The Company has a sole owner – FW Group a.s.

The Company issues its annual report and presents its results for the calendar year 2023, which is also the accounting period (1 January 2023-31 December 2023).

3 Management of the Company

Milan Nocar	Chief Executive Officer
Pavel Urban	Chief Financial Officer
Zdeněk Demuth	Chief Operating Officer
Ondřej Šťastný	Chief Technology Officer
Filip Mikeš	Chief Business Officer

4 Business Activities of the Company

4.1 Product Range

WIEDEN is one of the leading Czech suppliers of lightweight building envelopes. It focuses on complex and technically demanding customer solutions.

We are able to offer and provide our customers with a complete supply of glazed facades including additional constructions made of aluminium profiles, wood, and steel structures. Tiling in a variety of materials, the supply of shading technology, automatic shutters, and other constructions as required are an integral part of our supply. The services we offer to the customers range from concept development to the final handover of the work and subsequent service provision.

4.2 Quality Assurance

WIEDEN holds the ČSN EN ISO 9001:2016 certificate, the ČSN EN ISO 14001:2016 certificate, and the ČSN OHSAS 45001:2018 certificate.

We see quality as a fundamental prerequisite for establishing WIEDEN's reputation, building the WIEDEN brand, and strengthening the relationship with our customers. We believe that the precision of our work will make our clients turn to us for their next projects and thus create a long-term relationship.

4.3 Business Partners

The business partners of both of our priority markets, in the Czech Republic and in Sweden, are mainly represented by large construction companies as well as direct developers operating mainly in commercial and residential development.

5 Development of the Company's Financial Performance and Anticipated Development of its Activities

Performance Indicators of WIEDEN s.r.o.:

	(in CZK '000)	
	31 December 2023	31 December 2022
Sales of products and services	448 898	662 960
Staff costs	95 263	161 152
Profit or loss after tax ("+" profit, "-" loss)	15 010	42 414
Company's assets as of the balance sheet date - Net	254 177	445 851

WIEDEN will continue to pursue a strategy to fulfil the Company's vision and build the WIEDEN brand.

We will continue to work on strengthening our market position in Sweden, with priority in Stockholm, Gothenburg, and Malmö.

We will continue to prepare for possible future entry into other markets in Northern Europe.

In the Czech Republic, we want to focus on larger projects with challenging technical solutions as a priority. The aim is to increase the share of the Company's sales generated in the domestic market.

We will continue to place great emphasis on Lean Management and efficiency of company processes.

We will intensively develop the competences of our employees.

We will continue to improve the level of occupational health and safety.

6 Significant Post Balance Sheet Events

Subsequent to the balance sheet date, no events occurred that would have an impact on the financial statements as of 31 December 2023.

7 Research and Development Activities

We are dedicated to new and non-standard solutions in the field of facade systems. We strive to offer our customers innovative solutions that can bring energy savings and improve the environmental aspects of their buildings.

8 Environmental Activities

In our projects, we fully focus on meeting the legislative and environmental requirements of our customers with regard to the raw materials, technologies, and materials used. We are certified according to ISO 14001:2016.

Our clients, both in Sweden and in our home market in the Czech Republic, receive the highest awards and certifications in environmental assessments such as LEED and BREEAM for their buildings. We are happy to contribute to the construction of environmentally friendly buildings through our activities.

9 Sponsorship, Social Activities

We only provide financial donations and sponsorship to projects whose support does not directly or indirectly lead to a violation of the rules of open and fair competition. We ensure that our own and our customers' ethical rules are respected.

We do not provide donations or sponsorships to any political entities or individual politicians.

10 Labour Relationships

The management of WIEDEN is fully aware that a successful operation of the company and the fulfilment of the long-term vision of our shareholders is directly related to a quality and motivated team of people. We create an open and friendly working environment for our employees. We encourage flexibility and creativity in our teams and open transparent communication towards all employees.

At regular intervals, the management transparently informs all employees about the current state of the Company, the economic results, the expected development of the next period and major strategic decisions of the management. The management supports an open-door policy and always provides explanations to all employee queries.

The development and training of our people is an important part of our corporate strategy. We encourage regular expansion of technical knowledge in areas directly related to our business.

In Prague on 25 March 2024



Milan Nocar | Statutory Executive

Annex 01 - Auditor's Report

INDEPENDENT AUDITOR'S REPORT

To the Partner of WIEDEN s.r.o.

Having its registered office at: Malodoubská 355/6, Liberec VIII-Dolní Hanychov, 460 08 Liberec

Opinion

We have audited the accompanying financial statements of WIEDEN s.r.o. (hereinafter also the "Company") prepared on the basis of accounting regulations applicable in the Czech Republic, which comprise the balance sheet as at 31 December 2023, and the profit and loss account, statement of changes in equity and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of WIEDEN s.r.o. as at 31 December 2023, and of its financial performance and its cash flows for the year then ended in accordance with accounting regulations applicable in the Czech Republic.

Basis for Opinion

We conducted our audit in accordance with the Act on Auditors and Auditing Standards of the Chamber of Auditors of the Czech Republic, which are International Standards on Auditing (ISAs), as amended by the related application guidelines. Our responsibilities under this law and regulation are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Act on Auditors and the Code of Ethics adopted by the Chamber of Auditors of the Czech Republic and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information in the Annual Report

In compliance with Section 2(b) of the Act on Auditors, the other information comprises the information included in the Annual Report other than the financial statements and auditor's report thereon. The Statutory Executive is responsible for the other information.

Our opinion on the financial statements does not cover the other information. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. In addition, we assess whether the other information has been prepared, in all material respects, in accordance with applicable law or regulation, in particular, whether the other information complies with law or regulation in terms of formal requirements and procedure for preparing the other information in the context of materiality, i.e. whether any non-compliance with these requirements could influence judgments made on the basis of the other information.

Based on the procedures performed, to the extent we are able to assess it, we report that:

- The other information describing the facts that are also presented in the financial statements is, in all material respects, consistent with the financial statements; and
- The other information is prepared in compliance with applicable law or regulation.

In addition, our responsibility is to report, based on the knowledge and understanding of the Company obtained in the audit, on whether the other information contains any material misstatement of fact. Based on the procedures we have performed on the other information obtained, we have not identified any material misstatement of fact.

Responsibilities of the Company's Statutory Executive for the Financial Statements

The Statutory Executive is responsible for the preparation and fair presentation of the financial statements in accordance with accounting regulations applicable in the Czech Republic and for such internal control as the Statutory Executive determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with the above law or regulation, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

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

In Prague on 25 March 2024

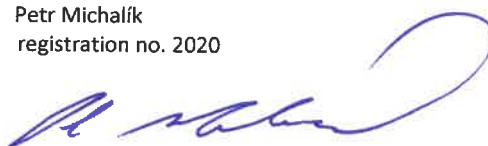
Audit firm:

Deloitte Audit s.r.o.
registration no. 079



Statutory auditor:

Petr Michalík
registration no. 2020



Annex 02 - Financial Statements

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

Name of the Company: WIEDEN s.r.o.
Registered Office: Malodoubská 355/6, Liberec VIII-Dolní Hanychov,
460 08 Liberec
Legal Status: limited liability company
Corporate ID: 079 19 981

Components of the Financial Statements:

Balance Sheet


Profit and Loss Account

Statement of Changes in Equity

Cash Flow Statement

Notes to the Financial Statements

These financial statements were prepared on 25 March 2024.

Statutory body of the reporting entity:	Signature
Milan Nocar Statutory Executive	

BALANCE SHEET
full version

As of
31.12.2023
(in CZK thousand)

WIEDEN s.r.o.
Corporate ID 079 19 981

Malodoubská 355/6
Liberec VIII-Dolní Hanychov
460 08 Liberec

		31.12.2023			31.12.2022
		Gross	Adjustment	Net	Net
	TOTAL ASSETS	323 035	68 858	254 177	445 851
B.	Fixed assets	132 442	62 665	69 777	75 400
<i>B.I.</i>	<i>Intangible fixed assets</i>	<i>20 379</i>	<i>17 449</i>	<i>2 930</i>	<i>7 187</i>
B.I.1.	Development	7 299	7 299		
B.I.2.	Valuable rights	12 087	10 150	1 937	3 316
B.I.2.1.	Software	11 312	9 667	1 645	2 856
B.I.2.2.	Other valuable rights	775	483	292	460
B.I.5.	Prepayments for intangible fixed assets and intangible fixed assets under construction	993		993	3 871
B.I.5.2.	Intangible fixed assets under construction	993		993	3 871
<i>B.II.</i>	<i>Tangible fixed assets</i>	<i>105 947</i>	<i>45 216</i>	<i>60 731</i>	<i>68 213</i>
B.II.1.	Land and structures	43 411	10 517	32 894	33 796
B.II.1.1.	Land	2 097		2 097	2 097
B.II.1.2.	Structures	41 314	10 517	30 797	31 699
B.II.2.	Tangible movable assets and sets of tangible movable assets	41 317	28 178	13 139	18 472
B.II.3.	Valuation difference on acquired assets	20 592	6 521	14 071	15 444
B.II.5.	Prepayments for tangible fixed assets and tangible fixed assets under construction	627		627	501
B.II.5.2.	Tangible fixed assets under construction	627		627	501
<i>B.III.</i>	<i>Non-current financial assets</i>	<i>6 116</i>		<i>6 116</i>	
B.III.3.	Equity investments in associates	6 116		6 116	
C.	Current assets	187 755	6 193	181 562	363 361
<i>C.I.</i>	<i>Inventories</i>	<i>8 947</i>	<i>6 193</i>	<i>2 754</i>	<i>68 348</i>
C.I.1.	Material	8 947	6 193	2 754	64 186
C.I.2.	Work in progress and semifinished goods				2 690
C.I.5.	Prepayments for inventories				1 472
<i>C.II.</i>	<i>Receivables</i>	<i>138 976</i>		<i>138 976</i>	<i>194 826</i>
C.II.1.	Long-term receivables	44 819		44 819	70 230
C.II.1.1.	Trade receivables	39 111		39 111	61 151
C.II.1.4.	Deferred tax asset	5 442		5 442	8 727
C.II.1.5.	Receivables - other	266		266	352
C.II.1.5.2.	Long-term prepayments made	62		62	148
C.II.1.5.4.	Sundry receivables	204		204	204
<i>C.II.2.</i>	<i>Short-term receivables</i>	<i>94 157</i>		<i>94 157</i>	<i>124 596</i>
C.II.2.1.	Trade receivables	92 307		92 307	103 851
C.II.2.4.	Receivables - other	1 850		1 850	20 745
C.II.2.4.3.	State - tax receivables	796		796	8 052
C.II.2.4.4.	Short-term prepayments made	630		630	1 388
C.II.2.4.5.	Estimated receivables	420		420	690
C.II.2.4.6.	Sundry receivables	4		4	10 615
<i>C.IV.</i>	<i>Cash</i>	<i>39 832</i>		<i>39 832</i>	<i>100 187</i>
C.IV.1.	Cash on hand				18
C.IV.2.	Cash at bank	39 832		39 832	100 169
D.	Other assets	2 838		2 838	7 090
D.1.	Deferred expenses	2 838		2 838	7 090

		31.12.2023	31.12.2022
	TOTAL LIABILITIES & EQUITY	254 177	445 851
A.	Equity	155 342	140 332
A.I.	Share capital	2 000	2 000
A.I.1.	Share capital	2 000	2 000
A.II.	Share premium and capital funds	82 105	82 105
A.II.2.	Capital funds	82 105	82 105
A.II.2.1.	Other capital funds	82 105	82 105
A.IV.	Retained earnings (+/-)	56 227	13 813
A.IV.1.	Accumulated profits or losses brought forward (+/-)	56 227	13 813
A.V.	Profit or loss for the current period (+/-)	15 010	42 414
B.+C.	Liabilities	71 484	127 812
B.	Reserves	26 910	44 351
B.II.	Income tax reserve		7 286
B.IV.	Other reserves	26 910	37 065
C.	Payables	44 574	83 461
C.I.	Long-term payables	1 937	4 542
C.I.4.	Trade payables	1 373	3 098
C.I.9.	Payables - other	564	1 444
C.I.9.3.	Sundry payables	564	1 444
C.II.	Short-term payables	42 637	78 919
C.II.3.	Short-term prepayments received	157	21
C.II.4.	Trade payables	29 593	59 701
C.II.8.	Other payables	12 887	19 197
C.II.8.3.	Payables to employees	2 808	7 184
C.II.8.4.	Social security and health insurance payables	1 621	4 381
C.II.8.5.	State - tax payables and subsidies	422	1 874
C.II.8.6.	Estimated payables	2 081	3 934
C.II.8.7.	Sundry payables	5 955	1 824
D.	Other liabilities	27 351	177 707
D.1.	Accrued expenses		2 128
D.2.	Deferred income	27 351	175 579

PROFIT AND LOSS ACCOUNT
structured by the nature of expense method

WIEDEN s.r.o.
Corporate ID 079 19 981

Year ended
31.12.2023
(in CZK thousand)

Malodoubská 355/6
Liberec VIII-Dolní Hanychov
460 08 Liberec

		Year ended 31.12.2023	Year ended 31.12.2022
I.	Sales of products and services	448 898	662 960
A.	Purchased consumables and services	342 028	475 718
A.2.	Consumed material and energy	189 961	316 097
A.3.	Services	152 067	159 621
B.	Change in internally produced inventory (+/-)	2 690	-23
C.	Own work capitalised (-)	-1 600	-1 438
D.	Staff costs	95 263	161 152
D.1.	Payroll costs	70 941	118 371
D.2.	Social security and health insurance costs and other charges	24 322	42 781
D.2.1.	Social security and health insurance costs	23 271	40 493
D.2.2.	Other charges	1 051	2 288
E.	Adjustments to values in operating activities	-1 345	10 813
E.1.	Adjustments to values of intangible and tangible fixed assets	7 063	7 873
E.1.1.	Adjustments to values of intangible and tangible fixed assets - permanent	7 063	7 873
E.2.	Adjustments to values of inventories	-8 297	3 994
E.3.	Adjustments to values of receivables	-111	-1 054
III.	Other operating income	9 018	9 483
III.1.	Sales of fixed assets	2 966	364
III.2.	Sales of material	160	693
III.3.	Sundry operating income	5 892	8 426
F.	Other operating expenses	2 870	-11 903
F.1.	Net book value of sold fixed assets	2 111	
F.3.	Taxes and charges	1 719	278
F.4.	Reserves relating to operating activities and complex deferred expenses	-10 156	-21 701
F.5.	Sundry operating expenses	9 196	9 520
*	Operating profit or loss (+/-)	18 010	38 124
IV.	Income from non-current financial assets - equity investments		313
IV.1.	Income from equity investments - controlled or controlling entity		313
G.	Costs of equity investments sold		782
VI.	Interest income and similar income	1 858	2 235
VI.2.	Other interest income and similar income	1 858	2 235
J.	Interest expenses and similar expenses	131	156
J.2.	Other interest expenses and similar expenses	131	156
VII.	Other financial income	17 429	22 913
K.	Other financial expenses	17 901	9 521
*	Financial profit or loss (+/-)	1 255	15 002
**	Profit or loss before tax (+/-)	19 265	53 126
L.	Income tax	4 255	10 712
L.1.	Due income tax	970	7 431
L.2.	Deferred income tax (+/-)	3 285	3 281
**	Profit or loss net of tax (+/-)	15 010	42 414
***	Profit or loss for the current period (+/-)	15 010	42 414
*	Net turnover for the current period	477 203	697 904

**STATEMENT OF
CHANGES IN EQUITY**

Year ended
31.12.2023
(in CZK thousand)

WIEDEN s.r.o.
Corporate ID 079 19 981

Malodoubská 355/6
Liberec VIII-Dolní Hanychov
460 08 Liberec

	Share capital	Capital funds	Accumulated profits or losses brought forward	Profit or loss for the current period	TOTAL EQUITY
Balance at 31 December 2021	2 000	81 844	-68 883	82 696	97 657
Distribution of profit or loss			82 696	-82 696	
Gains or losses from the revaluation of assets and liabilities		261			261
Profit or loss for the current period				42 414	42 414
Balance at 31 December 2022	2 000	82 105	13 813	42 414	140 332
Distribution of profit or loss			42 414	-42 414	
Profit or loss for the current period				15 010	15 010
Balance at 31 December 2023	2 000	82 105	56 227	15 010	155 342

**CASH FLOW
STATEMENT**

WIEDEN s.r.o.
Corporate ID 079 19 981

Year ended
31.12.2023
(in CZK thousand)

Malodoubská 355/6
Liberec VIII-Dolní Hanychov
460 08 Liberec

		Year ended 31.12.2023	Year ended 31.12.2022
P.	Opening balance of cash and cash equivalents	100 187	158 364
	<i>Cash flows from ordinary activities (operating activities)</i>		
Z.	Profit or loss before tax	19 265	53 126
A.1.	Adjustments for non-cash transactions	-4 783	-17 331
A.1.1.	Depreciation of fixed assets	7 063	7 873
A.1.2.	Change in provisions and reserves	-18 564	-18 761
A.1.3.	Profit/(loss) on the sale of fixed assets	-855	-364
A.1.5.	Interest expense and interest income	-1 727	-2 079
A.1.6.	Adjustments for other non-cash transactions	9 300	-4 000
A.*	Net operating cash flow before changes in working capital	14 482	35 795
A.2.	Change in working capital	-66 508	-90 427
A.2.1.	Change in operating receivables and other assets	47 729	-45 660
A.2.2.	Change in operating payables and other liabilities	-188 128	-56 507
A.2.3.	Change in inventories	73 891	11 740
A.**	Net cash flow from operations before tax	-52 026	-54 632
A.3.	Interest paid	-131	-156
A.4.	Interest received	1 858	2 235
A.5.	Income tax paid from ordinary operations	-8 356	-1 781
A.***	Net operating cash flows	-58 655	-54 334
	<i>Cash flows from investing activities</i>		
B.1.	Fixed assets expenditures	-3 551	-3 083
B.2.	Proceeds from fixed assets sold	2 966	364
B.***	Net investment cash flows	-585	-2 719
	<i>Cash flow from financial activities</i>		
C.1.	Change in payables from financing	-1 115	-1 124
C.***	Net financial cash flows	-1 115	-1 124
F.	Net increase or decrease in cash and cash equivalents	-60 355	-58 177
R.	Closing balance of cash and cash equivalents	39 832	100 187

Notes to the Financial Statements for the Year Ended 31 December 2023

Table of Contents

1	General Information	4
	1.1. Incorporation and Description of the Company.....	4
	1.2. Year-on-Year Changes and Amendments to the Register of Companies.....	5
	1.3. Members of the Statutory Body as of the Balance Sheet Date	5
2	Basis of Accounting and General Accounting Principles	5
	2.1 Tangible Fixed Assets.....	5
	2.2 Intangible Fixed Assets.....	6
	2.3 Non-Current Financial Assets.....	7
	2.4 Derivatives	7
	2.5 Inventory.....	7
	2.6 Receivables.....	8
	2.7 Payables.....	8
	2.8 Loans.....	8
	2.9 Reserves.....	8
	2.10 Foreign Currency Translation.....	8
	2.11 Taxation.....	9
	2.11.1 Depreciation of Fixed Assets for Tax Purposes.....	9
	2.11.2 Current Tax Payable	9
	2.11.3 Deferred Tax.....	9
	2.12 Borrowing Costs.....	9
	2.13 Government Grants and Subsidies.....	9
	2.14 Revenue Recognition.....	9
	2.15 Use of Estimates.....	10
	2.16 Subsequent Events.....	10
	2.17 Cash Flow Statement	10
3	Additional Information	11
	3.1 Intangible Fixed Assets (IFA).....	11

3.2	Tangible Fixed Assets (TFA)	13
3.2.1	Fixed Assets Pledged as Security	15
3.3	Non-Current Financial Assets	15
3.3.1	Equity Investments – Associates	15
3.4	Inventory	16
3.5	Long-term Receivables	16
3.6	Short-Term Receivables	16
3.6.1	Short-Term Intercompany Receivables	17
3.7	Equity	17
3.8	Reserves	17
3.9	Long-Term Payables	18
3.9.1	Long-Term Trade Payables	18
3.10	Short-Term Payables	18
3.10.1	Short-Term Intercompany Payables	18
3.11	Bank Loans	18
3.12	Deferred Income	19
3.13	Derivative Financial Instruments	19
3.14	Services	20
3.15	Deferred Income Taxation	21
3.16	Employees, Management and Statutory Bodies	21
3.17	Other Operating Income and Expenses	21
3.17.1	Grant	21
3.17.2	Subsidy	22
3.18	Related Party Transactions	22
3.19	Litigations	22
3.20	Off-Balance Sheet Commitments	22
3.21	Post Balance Sheet Events	22

1 General Information

1.1. Incorporation and Description of the Company

WIEDEN s.r.o. (hereinafter the "Company") was formed by a Deed of Incorporation as a limited liability company on 21 February 2019 and was incorporated following its registration in the Register of Companies held by the Court in Ústí nad Labem on 21 February 2019 under the business name Fenestra Wieden Prague s.r.o.

On the basis of the merger project dated 11 November 2019, which was approved on 17 December 2019, the merger was effected as of 1 January 2020, whereby WIEDEN s.r.o. (formerly Fenestra Wieden Prague s. r.o.), with its registered office at Malodoubská 355/6, Liberec VIII-Dolní Hanychov, 460 08 Liberec, corporate ID.: 079 19 981, as the successor company, assumed the assets of the dissolving company FENESTRA WIEDEN s.r.o., with its registered office at Malodoubská 355/6, Liberec VIII-Dolní Hanychov, 460 08 Liberec, corporate ID: 442 23 161.

The Company's principal activities include:

- Production, trade and services not specified in Annexes 1 to 3 to the Trade Licensing Act,
- Project activities in construction,
- Implementation of buildings, their alterations and removal,
- Machining.

The following table shows legal entities with an equity interest greater than 20 percent and the amount of their equity interest:

Shareholder / Owner	Ownership percentage
FW Group a.s.	100%

The Company has a sole owner, namely FW Group a.s., with its registered office at 28. října 767/12, Prague 1, which is its parent company.

The entity's equity interest in companies greater than 20 percent:

Name of the Company – Subsidiaries	Legal status
WIEDEN WOOD s.r.o., Malodoubská 355/6, Liberec VIII-Dolní Hanychov, 460 08 Liberec	s.r.o.

1.2. Year-on-Year Changes and Amendments to the Register of Companies

On 30 May 2023, Pavel Wieden was removed from the position of a Statutory Executive.

1.3. Members of the Statutory Body as of the Balance Sheet Date

Position	Name
Statutory Executive	Milan Nocar

2 Basis of Accounting and General Accounting Principles

The Company's accounting books and records are maintained and the financial statements were prepared in accordance with Accounting Act 563/1991 Coll., as amended; Regulation 500/2002 Coll. which provides implementation guidance on certain provisions of the Accounting Act for reporting entities that are businesses maintaining double-entry accounting records, as amended; and Czech Accounting Standards for Businesses, as amended.

The accounting records are maintained in compliance with general accounting principles, specifically the historical cost valuation basis (unless stated otherwise), the accruals principle, the prudence concept and the going concern assumption. In the preparation of the financial statements, the entity has not identified any circumstances that would contradict this assumption.

The Company's financial statements have been prepared as of the balance sheet date, i.e. 31 December 2023.

These financial statements are presented in thousands of Czech crowns (CZK '000), unless stated otherwise.

These financial statements are statutory financial statements and have not been prepared for any particular purpose, transaction or user. Users should not rely solely on these financial statements in making decisions and should conduct other appropriate inquiries before making decisions.

2.1 Tangible Fixed Assets

Tangible fixed assets include land, structures and tangible assets with an estimated useful life greater than one year and an acquisition cost greater than CZK 40 thousand on an individual basis.

Purchased tangible fixed assets are stated at cost less accumulated depreciation and any recognised impairment losses. The cost includes the purchase cost and indirect acquisition costs, without which the assets could not be used.

The cost of fixed asset improvements exceeding CZK 40 thousand for the taxation period increases the acquisition cost of the related tangible fixed asset.

Tangible fixed assets developed internally are valued at direct costs attributable to the internal production.

Depreciation is charged so as to write off the cost of tangible fixed assets, other than land and assets under construction, over their estimated useful lives, using the straight-line method so that the cost is accrued over the period over which the Company expects the tangible fixed assets to generate economic benefits.

The depreciation plan is presented in the following table:

	Depreciation method (straight-line)	Number of years
Buildings	straight-line	50-60
Other buildings	straight-line	30-40
Other properties (connections, fencing)	straight-line	20-30
Valuation difference on acquired assets	straight-line	15
Manufacturing machinery	straight-line	5-10
Computers	straight-line	3
Vehicles	straight-line	5-6
Furniture and fixtures	straight-line	3-6

The gain or loss arising on the sale or disposal of an asset is determined as the difference between the sales proceeds and the net book value of the asset at the sale date and is recognised through the profit and loss account.

2.2 Intangible Fixed Assets

Intangible fixed assets primarily include intangible assets arising from development, valuable rights and software with an estimated useful life greater than one year and an acquisition cost greater than CZK 60 thousand on an individual basis.

Intangible assets arising from development and software are capitalised only if utilised for trading. Intangible assets arising from development and software generated internally for the Company's internal needs are not capitalised. Internally generated intangible assets are stated at the lower of internal production costs and replacement cost.

Purchased intangible fixed assets are stated at cost less accumulated amortisation and any recognised impairment losses. Acquisition cost includes the purchase cost and indirect acquisition costs, without which the assets could not be used.

Expenditure on research activities is recognised as an expense in the period in which it is incurred.

The cost of fixed asset improvements exceeding CZK 40 thousand for the taxation period increases the acquisition cost of the related intangible fixed asset.

Amortisation of intangible fixed assets is recorded on a straight-line basis over their estimated useful lives so that the cost is accrued over the period over which the Company expects the intangible fixed assets to generate economic benefits.

The amortisation plan is presented in the following table:

	Amortisation method	Number of years
Development	straight-line	3
Software, valuable rights	straight-line	3

2.3 Non-Current Financial Assets

Investments in companies in which the Company has the power to control the financial and operating policies so as to obtain benefits from their operations are classified as 'Equity investments – controlled entity.

Investments in the subsidiary WIEDEN WOOD s.r.o. (renamed from the original WIEDEN SERVIS s.r.o.) increased as follows: a cash deposit from FW Group a.s. in the amount of CZK 10,000 thousand and an intangible asset investment from the Company in the amount of CZK 6,896 thousand. This ratio is also valid for equity investments.

2.4 Derivatives

The Company uses forward currency hedging derivatives. Trading derivatives are carried at fair value at the balance sheet date. In determining fair value, the Company has referred to the bank valuation.

All financial derivatives having positive fair values are reported as assets, derivatives with negative values are reported as liabilities. Fair value changes in respect of trading derivatives are recognised as part of profit or loss for the current period.

2.5 Inventory

Purchased inventory is valued at acquisition costs. Acquisition cost includes the purchase cost and indirect acquisition costs such as freight and packaging costs.

Internally developed inventory is valued at the cost of producing the inventory, which primarily consists of the direct costs of production or any other activity.

Inventory is issued out of stock using costs determined by the weighted arithmetic average method.

Provisioning

The Company recognised provisions against inventory whose impairment is not deemed permanent by reference to project perspective, where the provision is calculated as a specified percentage of the inventory purchased and consumed for the project in progress, where the percentage of provisioning is determined based on the Company's experience from previous projects. Upon completion of the project, the inventory for the project is evaluated and if inventory is retained on the books, such inventory is provisioned in full.

2.6 Receivables

Upon origination, receivables are stated at their nominal value as subsequently reduced by appropriate provisions for doubtful and bad amounts. Receivables acquired for consideration or through an investment are stated at cost less provisions for doubtful and bad amounts.

Provisioning:

The provision is recognised based on an individual analysis of each receivable in terms of the status of the legal proceedings and the debtor's economic situation.

2.7 Payables

Payables are stated at their nominal value.

2.8 Loans

Loans are stated at their nominal value. The portion of long-term loans maturing within one year from the balance sheet date is included in short-term loans.

2.9 Reserves

Reserves are intended to cover liabilities and expenditure the nature of which is clearly defined, and which are either likely to be incurred or certain to be incurred as of the balance sheet date but uncertain as to their amount or as to the date on which they will arise.

The Company creates reserves for:

- Warranty repairs for individual cases in the amount of the estimated risk in specific cases;
- Warranty repairs arising from revenues generated from services provided - the reserve is created in the amount of a specified percentage of the value of the revenues of the respective project, where the percentage of creation is determined on the basis of the Company's experience from previous periods;
- Staff costs related, for instance, to project bonuses, outstanding vacation, employee litigation and severance pay; and
- Corporate income tax (see Note 4.11.2).

2.10 Foreign Currency Translation

Transactions denominated in foreign currencies during the year are translated using the exchange rate of the Czech National Bank prevailing on the date of the transaction.

At the balance sheet date, the relevant assets and liabilities are translated at the Czech National Bank's exchange rate prevailing as of that date.

2.11 Taxation

2.11.1 Depreciation of Fixed Assets for Tax Purposes

Depreciation of fixed assets is calculated using the straight line method for tax purposes.

2.11.2 Current Tax Payable

Management of the Company has recognised a tax payable, and a tax charge based on its tax calculation which follows from its understanding of the interpretation of Czech tax legislation valid at the financial statements date and believes that the amount of tax is correct in compliance with the effective Czech tax regulations. Since various interpretations of tax laws and regulations by third parties, including state administrative bodies, exist, the income tax payable reported in the Company's financial statements may change based on the ultimate opinion of the tax authorities. The Company accounts for a reserve for income tax less the amount of income tax prepayments made. If the tax prepayments made exceed the expected tax payable, the Company recognises the difference as a receivable under C.II.2.4.3. State – tax receivables.

2.11.3 Deferred Tax

Deferred tax is accounted for using the balance sheet liability method.

The carrying amount of deferred tax assets is reviewed at the balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the asset to be recovered.

Deferred tax is charged or credited to the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the related deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset and reported on an aggregate net basis in the balance sheet, except when partial tax assets cannot be offset against partial tax liabilities.

2.12 Borrowing Costs

All other borrowing costs are recognised in the profit and loss account in the period in which they are incurred.

2.13 Government Grants and Subsidies

Grants and subsidies received to offset costs are recognised as other operating and financial income over the period necessary to match them with the related costs.

2.14 Revenue Recognition

Revenue is measured at the value of the consideration received or receivable and represents amounts receivable for goods and services provided in the normal course of business, net of discounts, value added tax and other sales related taxes.

Revenue from the sale of goods and services for projects where invoicing precedes incurring the costs of projects in progress is recognised based on the calculation of the percentage of completion of the project. The difference between this revenue calculated through the percentage of completion and the invoicing to the customer, if the invoice is higher, is reported in deferred income.

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established.

2.15 Use of Estimates

The presentation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period. Management of the Company has made these estimates and assumptions on the basis of all the relevant information available to it. Nevertheless, pursuant to the nature of estimates, the actual results and outcomes in the future may differ from these estimates.

2.16 Subsequent Events

The impact of events that occurred between the balance sheet date and the date of the preparation of the financial statements is recognised in the financial statements if those events provided additional information about the facts that existed at the balance sheet date.

Where significant events occur between the balance sheet date and the date of the preparation of the financial statements that reflect events that occurred subsequent to the balance sheet date, the consequences of those events are described in the notes to the financial statements but are not recognised in the financial statements.

2.17 Cash Flow Statement

The cash flow statement is prepared using the indirect method. Cash equivalents include current liquid assets which are easily convertible into cash in an amount agreed in advance and not expected to be subject to material fluctuations in value over time.

Cash and cash equivalents can be analysed as follows:

	(CZK '000)	
	31 December 2023	31 December 2022
Cash on hand and cash in transit	0	18
Cash at bank	39 832	100 169
Total cash and cash equivalents	39 832	100 187

Cash flows from operating, investment and financial activities presented in the cash flow statement are not offset.

3 Additional Information

3.1 Intangible Fixed Assets (IFA)

Cost

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance
Development	7 299	0	0	0	7 299
Software	11 312	0	0	0	11 312
Other valuable rights	775	0	0	0	775
Intangible FA under construction	3 871	3 056	-5 934	0	993
Total in 2023	23 257	3 056	-5 934	0	20 379

Provisions and Accumulated Amortisation

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance	Provisions	Net book value
Development	-7 299	0	0	0	-7 299	0	0
Software	-8 456	-1 211	0	0	-9 667	0	1 645
Other valuable rights	-315	-168	0	0	-483	0	292
Intangible FA under construction	0	0	0	0	0	0	993
Total in 2023	-16 070	-1 379	0	0	-17 449	0	2 930

Cost

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance
Development	7 299	0	0	0	7 299
Software	8 021	0	0	3 291	11 312
Other valuable rights	564	0	0	211	775
Intangible FA under construction	4 597	3 156	-380	-3 502	3 871
Total in 2022	20 481	3 156	-380	0	23 257

Provisions and Accumulated Amortisation

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance	Provisions	Net book value
Development	-7 299	0	0	0	-7 299	0	0
Software	-7 537	-919	0	0	-8 456	0	2 856
Other valuable rights	-156	-159	0	0	-315	0	460
Intangible FA under construction	0	0	0	0	0	0	3 871
Total in 2022	-14 992	-1 078	0	0	-16 070	0	7 187

The Company records Project F1 (Utility Model for Technical Solution) as development. Software for the Company principally includes licenses for programmes used mainly for design activities. Other valuable rights include a second-level domain name "wieden.cz." and the Company's registered trademark.

3.2 Tangible Fixed Assets (TFA)

Cost

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance
Land	2 097	0	0	0	2 097
Buildings	41 314	0	0	0	41 314
Individual tangible movable assets and their sets	46 328	0	5 011	0	41 317
Valuation difference	20 592	0	0	0	20 592
Tangible FA under construction	501	126	0	0	627
Total in 2023	110 832	126	-5 011	0	105 947

Provisions and Accumulated Depreciation

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance	Provisions	Net book value
Land	0	0	0	0	0	0	2 097
Buildings	-9 615	-902	0	0	-10 517	0	30 797
Individual tangible movable assets and their sets	-27 856	-5 333	5 011	0	-28 178	0	13 139
Valuation difference	-5 148	-1 373	0	0	-6 521	0	14 071
Tangible FA under construction	0	0	0	0	0	0	627
Total in 2023	-42 619	-7 608	5 011	0	-45 216	0	60 731

Cost

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance
Land	2 097	0	0	0	2 097
Buildings	41 044	0	0	270	41 314
Individual tangible movable assets and their sets	46 690	362	724	0	46 328
Valuation difference	20 592	0	0	0	20 592
Tangible FA under construction	305	558	92	-270	501
Total in 2022	110 728	920	816	0	110 832

Provisions and Accumulated Depreciation

(CZK '000)

	Opening balance	Additions	Disposals	Transfers	Closing balance	Provisions	Net book value
Land	0	0	0	0	0	0	2 097
Buildings	-8 738	-877	0	0	-9 615	0	31 699
Individual tangible movable assets and their sets	-24 035	-4 524	703	0	-27 856	0	18 472
Valuation difference	-3 775	-1 373	0	0	-5 148	0	15 444
Tangible FA under construction	0	0	0	0	0	0	501
Total in 2022	-36 548	-6 774	703	0	-42 619	0	68 213

Under tangible movable assets, the Company recognises production machinery and other related items associated with the Company's operations.

The Company recognises the valuation difference on the acquired assets under tangible fixed assets, which represents the difference between the purchase price for the business plant and the assumed accounting valuation of assets and liabilities from Skanska a.s. The positive valuation difference is amortised over 180 months in accordance with accounting legislation.

3.2.1 Fixed Assets Pledged as Security

All land and buildings are pledged for the benefit of the bank under a loan agreement.

3.3 Non-Current Financial Assets

Cost

	Opening balance	Additions	Disposals	Revaluation at 31 Dec 2023	Balance at 31 Dec 2023
Equity investments - associates	0	6 116	0	0	6 116

(CZK '000)

3.3.1 Equity Investments – Associates

As of 31 December 2023

Name of the entity	Registered office	Ownership percentage	Equity*	Profit or loss*
WIEDEN WOOD s.r.o.	Malodoubská 355/6, Liberec VIII – Dolní Hanychov, 460 08 Liberec, ID: 087 43 134	41%	16 652	-244

(CZK '000)

* Figures from the **unaudited** financial statements for the year ended 31 December 2023.

In the period under review, the Company renamed WIEDEN SERVIS s.r.o. to WIEDEN WOOD s.r.o. and invested an intangible assets – refer to Note 4.3.

As of 31 December 2022

Name of the entity	Registered office	Ownership percentage	Equity*	Profit or loss*
WIEDEN SERVIS s.r.o.**	Malodoubská 355/6, Liberec VIII – Dolní Hanychov, 460 08 Liberec, ID: 087 43 134	100%	0	0

(CZK '000)

* Figures from the **unaudited** financial statements for the year ended 31 December 2022.

** Due to the insignificant amount of the financial investment, the acquisition cost of CZK 1 was used for valuation purposes.

In the period under review, the Company sold its equity investments in both subsidiaries FW Sverige and FENESTRA WIEDEN SLOVAKIA s.r.o.

3.4 Inventory

The value of inventory as of 31 December 2023 amounts to CZK 2,754 thousand (2022: CZK 68,348 thousand). The most significant item includes material for individual projects, which primarily consists of raw materials used for the production of individual building elements.

As of 31 December 2023, provisions against inventories were recognised in the amount of CZK 6,193 thousand (2022: CZK 14,490 thousand).

3.5 Long-term Receivables

The Company records long-term trade receivables with a maturity greater than one year in the amount of CZK 39,111 thousand (2022: CZK 61,151 thousand). These receivables arise from retention money.

As of the balance sheet date, the Company had no receivables with a maturity greater than 5 years.

3.6 Short-Term Receivables

Aging of Trade Receivables

(CZK '000)

Year	Category	Before due date	Past due date					Total past due date	Total
			0–90 days	91–180 days	181–360 days	1–2 years	2 and more years		
2023	Gross	92 115	192	0	0	0	0	192	92 307
	Provisions	0	0	0	0	0	0	0	0
	Net	92 115	192	0	0	0	0	192	92 307

(CZK '000)

Year	Category	Before due date	Past due date					Total past due date	Total
			0–90 days	91–180 days	181–360 days	1–2 years	2 and more years		
2022	Gross	103 827	125	3	7	0	0	135	103 962
	Provisions	-111	0	0	0	0	0	0	-111
	Net	103 716	125	3	7	0	0	135	103 851

All Company's receivables are pledged to the benefit of the bank under a loan agreement.

3.6.1 Short-Term Intercompany Receivables

As of 31 December 2023, the Company records short-term trade receivables from WIEDEN WOOD s.r.o. in the amount of CZK 678 thousand (2022: CZK 0).

3.7 Equity

Profit for the period from January to December 2022 in the amount of CZK 42,414 thousand was transferred to the accumulated profit/loss brought forward. It is assumed that the profit for the period from January to December 2023 in the amount of CZK 15,010 thousand will be transferred to the accumulated profit/loss brought forward.

3.8 Reserves

	(CZK '000)	
	Balance at 31 December 2022	Balance at 31 December 2023
Reserve for outstanding vacation days, overtime	2 559	908
Reserves for remuneration for work on projects, manager bonus	6 685	5 770
Reserve for warranty repairs - specific	2 150	1 075
Reserve for warranty repairs - lump sum	19 471	16 994
Reserve for personal expenses - legal disputes, severance pay	6 200	2 163
Reserve for income tax	7 286	0
Total other reserves	44 351	26 910

As of 31 December 2022, the Company reported reserves for income tax in the amount of CZK 8,542 thousand decreased by income tax advances paid in the amount of CZK 1,256 thousand. In the year ended 31 December 2023, advances paid exceed the expected tax payable, therefore, as of 31 December 2023, the Company reports this difference as a receivable under C.II.2.4.3. State – tax receivables in the amount of CZK 89 thousand (receivable arising from tax payable).

3.9 Long-Term Payables

3.9.1 Long-Term Trade Payables

(CZK '000)

	Balance at 31 December 2022	Balance at 31 December 2023
Retention (CZK thousand)	3 098	1 373
Total long-term payables	3 098	1 373

As of the balance sheet date, the Company recorded payables with a maturity greater than 5 years in the amount of CZK 4 thousand.

3.10 Short-Term Payables

Aging of Trade Payables

(CZK '000)

	Balance at 31 December 2022	Balance at 31 December 2023
Total short-term payables	59 701	29 593

3.10.1 Short-Term Intercompany Payables

As of 31 December 2023, the Company records short-term trade payables to WIEDEN WOOD s.r.o. in the amount of CZK 220 thousand (2022: CZK 0).

3.11 Bank Loans

None.

3.12 Deferred Income

Overview of long-term contracts and deferred income recognition:

(CZK '000)

Name of the contract	Customer	Deferred income as of 31 December 2022	Deferred income as of 31 December 2023
Z00016 Malmö B36	Skanska Sverige AB	73 242	10 833
Z00018 Coimbra	Wallin AB	891	0
Z00019 HagaNora	Zengun AB	11 178	-154
Z00020 Roztyly	GEMO a.s.	41 956	2 907
Z00022 MIMÖ	NCC Sverige AB	48 312	7 159
Z00024 Zbrojovka	CPI Development Services	0	6 306
WDN	SOVA Liberec s.r.o.	0	300
Total		175 579	27 351

3.13 Derivative Financial Instruments

As of the date of the financial statements, derivatives held for trading are measured at fair value. The Bank's valuation is used as the fair value. The fair value of financial derivatives is recognised in other receivables if it is positive for the Company or in other payables if it is negative. Movements on derivatives are recognised through other financial income or other financial expenses.

(CZK '000)

	31 December 2023		
	Fair value positive	Fair value negative	Nominal value
Derivatives held for trading	0	0	0

(CZK '000)

	31 December 2022		
	Fair value positive	Fair value negative	Nominal value
Derivatives held for trading	9 900	805	113 415

3.14 Services

	(CZK '000)	
	For the year ended 31 Dec 2022	For the year ended 31 Dec 2023
Repairs and maintenance	2 367	1 116
Travel costs	2 108	2 023
Licence/software	7 506	6 268
Transport	27 575	13 207
Cooperation/assembly	55 707	78 047
External production services	28 920	16 669
Lease of a car	3 379	2 067
Lease of building/warehouse	16 319	11 685
Lease of cranes/platforms/scaffolding and others	4 163	6 660
Other services	11 577	14 325
Total	159 621	152 067

3.15 Deferred Income Taxation

The existing aggregate deferred tax asset/(liability) is analysed as follows:

(CZK '000)		
Deferred tax arising from	Balance at 31 December 2023	Balance at 31 December 2022
Difference between the carrying amounts for accounting and tax purposes	-7 189	-5 737
Provisions	6 193	14 601
Reserves	26 911	37 065
Total	25 915	45 929
Deferred income tax rate	21%	19%
Total asset/(liability)	5 442	8 727

3.16 Employees, Management and Statutory Bodies

As of 31 December 2023

(CZK '000)		
	Number	Total staff costs
Average recalculated headcount	103	95 263

As of 31 December 2022

(CZK '000)		
	Number	Total staff costs
Average recalculated headcount	171	161 152

The Company does not provide a breakdown of staff costs by category.

The Statutory Executive Milan Nocar concluded a service contract with the Company, which was approved by the Board of Directors. The Company contributes to the Statutory Executive's pension insurance, meals and travel expenses.

3.17 Other Operating Income and Expenses

3.17.1 Grant

During the reporting period, the Company received no grants.

3.17.2 Subsidy

During the reporting period, the Company received no subsidies.

3.18 Related Party Transactions

(CZK '000)

	Income		Purchases	
	as of 31 December 2023	as of 31 December 2022	as of 31 December 2023	as of 31 December 2022
ARX Equity Partners	0	0	433	882
WIEDEN WOOD s.r.o.	1 251	0	403	0

3.19 Litigations

In the reporting period, the Company concluded a litigation with WMA Glass s.r.o. regarding repairs on the KI Aula contract. As of 31 December 2023, no litigations are open.

3.20 Off-Balance Sheet Commitments

As of 31 December 2023, bank guarantees in the aggregate amount of CZK 176,205 thousand were provided by Česká spořitelna a.s. and KB a.s. (2022: CZK 193,539 thousand).

The Company has no commitments other than those listed in the balance sheet.

3.21 Post Balance Sheet Events

Subsequent to the balance sheet date, no significant events occurred that would have material impact on the financial statements.

Annex 03 - Report on Related Party Transactions

Report on Related Party Transactions

For the reporting period from 1 January 2023 to
31 December 2023

(Pursuant to Act No. 90/2012 Coll., on Business Corporations)

Content

1	Introduction	3
2	Relationship Structure, Role of the Controlled Party.....	3
3	Method and Means of Control	4
4	Overview of Monitored Acts.....	4
5	Overview of Mutual Agreements.....	4
6	Assessment of Detriment (Assessment of its Settlement).....	4
7	Assessment of Observed Relations and Conclusion.....	5

1 Introduction

Pursuant to Section 82 of Act No. 90/2012 Coll., on Business Corporations, the statutory body of the Company:

WIEDEN s.r.o., with registered office at Malodoubská 355/6, 460 08 Liberec 8, Corporate ID: 079 19 981, file No. C 43219, registered at the Regional Court in Ústí nad Labem,

has prepared this report on related party transactions between the controlling party and WIEDEN s.r.o., as the controlled party, and on the related party transactions between WIEDEN s.r.o. and parties controlled by the same controlling parties (hereinafter referred to as the "Business Group").

2 Relationship Structure, Role of the Controlled Party



In terms of Section 74 of the Business Corporations Act, the controlling party of WIEDEN s.r.o. is:

- FW Group a.s., with registered office at 28. října 767/12, Nové Město, 110 00 Prague 1, Corporate ID: 079 10 495, file No. B 24222, registered at the Municipal Court in Prague.

In terms of Section 74 of the Business Corporations Act, the controlling party of FW Group a.s. is:

- ARX CEE IV Coöperatief U.A., 1075 HP Amsterdam, Jan van Goyenkade 8, Netherlands, reg. no. 856301358.

In terms of Section 74 of the Business Corporations Act, an associate to WIEDEN s.r.o. is:

- WIEDEN WOOD s.r.o., with registered office at Malodoubská 355/6, 460 08 Liberec 8, Corporate ID: 087 43 134, file No. C 44552, registered at the Regional Court in Ústí nad Labem (40.8% WIEDEN s.r.o.).

Other related parties that are directly or vertically controlled by ARX CE and FW Group a.s. are not disclosed herein, as there were no relations between them and the controlled party in the period under review, nor are there any relations continuing from previous periods or relating to future periods.

3 Method and Means of Control

The controlling party holds 100% of the share capital of WIEDEN s.r.o.

The control over the Company is exercised by the decision of the Board of Directors of the Company.

4 Overview of Monitored Acts

During the period under review, the Company did not take any legal actions or measures at the instigation of or in the interest of the controlling person or persons controlled by the controlling person that would involve assets exceeding 10% of the Company's equity.

5 Overview of Mutual Agreements

The following mutual agreements between WIEDEN s.r.o. and the companies in the Business Group were in effect in 2023:

- Service Agreement dated 1 April 2019 concluded with ARX Equity Partners;
- Contract on the lease of business premises No. NS/24/2023 dated 30 April 2023 concluded with WIEDEN WOOD s.r.o.; and
- Contract on the provision of maintenance services dated 30 April 2023 concluded with WIEDEN WOOD s.r.o.

6 Assessment of Detriment (Assessment of its Settlement)

The Company WIEDEN s.r.o. has not suffered any detriment in relation to FW Group a.s. or to other companies from the above-specified contractual relations. Payments under the above-mentioned contractual relationships are agreed at arm's length basis.

7 Assessment of Observed Relations and Conclusion

The statutory body of WIEDEN s.r.o. declares that the information contained herein is correct and complete and that the preparation of the report pursuant to Section 82 et seq. of the Business Corporations Act has been carried out in the full scope of all information and data available to the statutory body or discovered by it in the exercise of due managerial care.

On the basis of the above, it can be concluded that no disadvantages or risks arise for the Company from the relationship between the controlling parties and the Company.

In Liberec, 25.03.2024



Milan Nocar |

Statutory Executive