INDEPENDENT AUDITORS' REPORT

To the Shareholders and to the Management of
KZI s.r.o.

Opinion

We have audited the separate financial statements of KZI s.r.o., Oravská 15, 821 09 Bratislava, Identification No: 51 901 811 (the Company), which comprise the separate statement of financial position as at 31 December 2018, the separate statement of income, and notes to the separate financial statements, including a summary of significant accounting policies.
In our opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2018 and of its separate financial performance for period from 29.8.2018 to 31.12.2018 in accordance with Act No. 431/2002 Coll. on Accounting (hereinafter "Act on Accounting)

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the separate financial statements section of our report.
We are independent of the Company and Group in accordance with the Act No. 423/2015 on Statutory Audit (hereinafter „Act on Statutory Audit) and Act on Accounting as amended by later regulations concerning ethics, including the Auditor's Code of Ethics, 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.

Another fact

The Company does not meet the size criteria for the statutory audit of financial statements in accordance with the Act of Accounting, and therefore does not even have to prepare an annual report. The Company decided voluntarily to audit the financial statements.

Responsibilities of management for the separate financial statements

Management is responsible for the preparation and fair presentation of the separate financial statements in accordance with Act of Accounting, and for such internal control as management determines is necessary to enable the preparation of separate financial statements that are free from material misstatement, whether due to fraud or error. In preparing the separate financial statements, management 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 management 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 separate financial statements

Our objectives are to obtain reasonable assurance about whether the separate 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 separate financial statements.

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

- Identify and assess the risks of material misstatement of the separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's and Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's 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 separate 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 separate financial statements, including the disclosures, and whether the separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

In Bratislava 19th August 2020

Audit team, spol. s.r.o.
Hattalova 12, Bratislava
License No: SKAU 151

Ing. Miriam Lehocká
License No: SKAU 840

Ing. Alžbeta Daňová
License No: SKAU 584
Responsible Auditor

The Report includes: Financial statements of micro accounting entity

Balance sheet (rounded EUR)

Company: **KZI s.r.o. (2018), Oravská 15, 82109, Bratislava - mestská časť Ružinov**

From: opening
To: 31.12.2018

Code a	Assets b	Number of line c	Current period of account Netto 1	Directly preceding Period of account Netto 2
	Total assets line 02 + line 14	01	4 830	
A.	**Non-current assets line 03 + line 04 + line 09**	02		
A.I.	**Non-current intangible assets (012, 013, 014, 015, 019, 01X, 041, 051) - /072, 073, 074, 075, 079, 07X, 091, 093, 095A/**	03		
A.II.	**Property, plant and equipment - total (lines 05 to 08)**	04		
A.II.1.	Land and structures (021, 031, 042A, 052A) - /081, 092A, 094A, 095A/	05		
2.	Individual movable assets and sets of movable assets (022, 02X, 042A, 052A) - /082, 08XA, 092A, 094A, 095A/	06		
3.	Other property, plant and equipment (025, 026, 029, 02X, 032, 042A, 052A) - /085, 086, 089, 08XA, 092A, 094A, 095A/	07		
4.	Value adjustment to acquired assets (+/- 097)+/- 098	08		
A.III.	**Non-current financial assets (line 10 až line 13)**	09		
A.III.1.	Participation certificates (061, 062, 063, 043A, 053A) - /095A, 096A/	10		
2.	Other non-current financial assets (065A, 066A, 067A, 069, 06XA, 043A, 053A) - /095A, 096A/	11		
3.	Bank accounts with notice period exceeding one year (22XA)	12		
4.	Other non-current financial assets with residual maturity up to one year (065A, 066A, 067A, 06XA) - /096A/	13		
B.	**Current assets line 15 + line 16 + line 17 + line 21**	14	4 830	
B.I.	**Inventory (112, 119, 11X, 121, 122, 123, 124, 12X, 132, 133, 13X, 139, 314A) - /191, 192, 193, 194, 195, 196, 19X, 391A/**	15		
B.II.	**Non-current receivables (311A, 312A, 313A, 314A, 315A, 316A, 31XA, 335A, 336A, 33XA, 354A, 355A, 358A, 35XA, 371A, 374A, 375A, 378A, 381A, 382A, 385A) - 391A**	16		
B.III.	**Current receivables - total (lines 18 to 20)**	17		
B.III.1.	Trade receivables (311A, 312A, 313A, 314A, 315A, 316A, 31XA) - /391A/	18		
2.	Social security and tax assets (336A, 341A, 342A, 343A, 345A, 346A, 347A, 34XA) - /391A/	19		
3.	Other receivables (335A, 336A, 33XA, 354A, 355A, 358A, 35XA, 371A, 374A, 375A, 378A, 381A, 382A, 385A, 398A) - /391A/	20		
B.IV.	**Financial assets line 22 + line 23**	21	4 830	
B.IV.1.	Cash on hand and bank accounts (211, 213, 21X, 221A, 22XA, +/- 261)	22	4 830	
2.	Other financial accounts (251, 252, 253, 256, 257, 25X, 259, 314A) - /291, 29X/	23		

Balance sheet (rounded EUR)

Company: **KZI s.r.o. (2018), Oravská 15, 82109, Bratislava - mestská časť Ružinov**

From: opening
To: 31.12.2018

Code a	Liabilities b	Number of line c	Current period of account 3	Directly preceding Period of account 4
	Total equity and liabilities line 25 + line 34	24	4 830	
A.	**Equity line 26 + line 29 + line 30 + line 31 + line 32 + line 33**	25	4 830	
A.I.	**Share capital line 27 + line 28**	26	5 000	
A.I.1.	Share capital and change in share capital (411, +/- 419) or (+/- 491)	27	5 000	5 000
2.	Receivables related to unpaid share capital (/-/353)	28		-5 000
A.II.	**Capital funds (412, 413, 417, 418)**	29		
A.III.	**Funds created from profit (421, 422, 423, 427, 42X)**	30		
A.IV.	**Differences from revaluation (+/- 415, 416)**	31		
A.V.	**Retained earnings or accumulated losses from previous years (428, /-/429)**	32		
A.VI.	**Net profit/loss for the accounting period (+/-) line 01 - (line 26 + line 29 + line 30 + line 31 + line 32 + line 34)**	33	-170	
B.	**Liabilities line 35 + line 36 + line 37 + line 38 + line 43 + line 44 + line 45**	34		
B.I.	**Non-current liabilities within provisions and bank loans (316A, 321A, 32XA, 372A, 471A, 472A, 473A, 474A, 475A, 476A, 478A, 479A, 47XA, /-/255A, 383A, 384A)**	35		
B.II.	**Long-term provisions (451A, 459A, 45XA)**	36		
B.III.	**Long-term bank loans (461A, 46XA)**	37		
B.IV.	**Current liabilities within provisions, bank loans and financial assistance - total (lines 39 to 42)**	38		
B.IV.1.	Current trade liabilities (316A, 321A, 32XA, 322, 324, 325, 326, 32X, 475A, 476A, 478A, 479A, 47XA)	39		
2.	Liabilities to employees and to social security (331, 333, 336A, 33X, 479A)	40		
3.	Tax liabilities and subsidies (341A, 342A, 343A, 345A, 346A, 347A, 34XA)	41		
4.	Other current liabilities (364, 365, 366, 367, 368A, 36X, 372A, 379, 383A, 384A, 398A, 471A, 472A, 474A, 478A, 479A, 47XA)	42		
B.V.	**Current provisions (323, 32XA, 451A, 459A, 45XA)**	43		
B.VI.	**Current bank loans (221A, 231, 232, 23X, 461A, 46XA)**	44		
B.VII.	**Short-term financial assistance (241, 249, 24X, 473A, /-/255A)**	45		

Profit and loss account (rounded EUR)

Company: **KZI s.r.o. (2018), Oravská 15, 82109, Bratislava - mestská časť Ružinov**

From: opening

To: 31.12.2018

Code a	Text b	Number of line c	Current period of account 1	Directly preceding Period of account 2
*	Operating income - total (lines 02 to 07)	01		
I.	Revenue from the sale of merchandise (604, 607)	02		
II.	Revenue from the sale of own products and of services (601, 602, 606)	03		
III.	Changes in internal inventory (+/-) (account group 61)	04		
IV.	Own work capitalized (account group 62)	05		
V.	Revenue from the sale of non-current assets and raw materials (641, 642)	06		
VI.	Other operating income (644, 645, 646, 648, 655, 657)	07		
*	Operating expenses - total (lines 09 to 17)	08	170	
A.	Cost of merchandise sold (504, (+/-) 505A, 507)	09		
B.	Consumed raw materials, energy consumption, and consuption of other non-inventory supplies (501, 502, 503, (+/-) 505A)	10		
C.	Services (account group 51)	11	170	
D.	Personnel expenses total (account group 52)	12		
E.	Taxes and fees (account group 53)	13		
F.	Amortization and adjustments to non-current intangible assets and depreciation of property, plant and equipment (551, (+/-) 553)	14		
G.	Carrying value of non-current assets sold and raw materials sold (541, 542)	15		
H.	Adjusting entries for the receivables (+/-) (547)	16		
I.	Other operating expenses (543, 544, 545, 546, 548, 549, 555, 557)	17		
**	Profit/loss from operations (+/-) (line 01 - line 08)	18	-170	
*	Added value (line 02 - line 09) + (line 03 + line 04 + line 05) - (line 10 + line 11)	19	-170	
*	Return from financial activities - total (lines 21 to 26)	20		
VII.	Revenue from the sale of securities and shares (661)	21		
VIII.	Income from non-current financial assets (665)	22		
IX.	Income from current financial assets (666)	23		
X.	Interest income (662)	24		
XI.	Exchange rate gains (663)	25		
XII.	Other income from financial activities (668)	26		
*	Other expenses related to financial activities - total (lines 28 to 33)	27		
J.	Securities and shares sold (561)	28		
K.	Expenses related to current financial assets (566)	29		
L.	Adjusting entries for financial assets (+/-) (565)	30		
M.	Interest expense (562)	31		
N.	Exchange rate losses (563)	32		
O.	Other expenses related to financial activities (568, 569)	33		
**	Profit/loss from financial activities (+/-) (line 20 - line 27)	34		
**	Profit/loss for the accounting period before taxation (+/-) (line 18 + line 34)	35	-170	
P.	Income tax (591, 595)	36		
Q.	Transfer of net profit/net loss shares to partners (+/- 596)	37		
***	Profit/loss for the accounting period (+/-) (line 35 - line 36 - line 37)	38	-170	

Notes to the annual Financial statements for the year 2018

Prepared in accordance with Decree No. MF/23378/2014-74 (FS č.12/2014), laying down details of the separate financial statements and the scope of the data to be disclosed from the separate financial statements **for micro accounting entities**

Article I – BASIC INFORMATION

1) Basic information about accounting entity:

Name of the issuer:	**KZI s.r.o.**
Registered office:	Oravská 15, 821 09 Bratislava
Legal form:	Limited Liability Company
Date of registration:	Registered by Commercial register on: 29.8.2018.
Business activity:	Real Estate Rental
Public interest entity:	KZI s.r.o. is not Public interest entity (§ 2/14 Act on Accounting (AoA)).
Reported period:	Calendar year 2018

Entity size group test (2 AoA)
(A small size entity size is entity that meets at least two of the three conditions for two consecutive accounting periods - their total assets exceeded EUR 350 000 but not exceeds EUR 4 000 000, their net turnover exceeded EUR 700 000 but not exceeds EUR 8 000 000 and their average number of employees exceeded 10 but not exceeds 50).

Item	Actual reporting period	Previous reporting period	Áno/Nie
Total assets	**4 830**		**N**
Turnover	**0**		**N**
Number of employees	**0**		**N**

Comment: Accounting entity meets the size conditions for classification into a size group - micro accounting entity (Decree No. MF/23378/2014-74).

2) **Date of approval of the Financial Statements for the preceding accounting period:**

3) **Legal reason for the preparation of the Financial Statements**: The Financial Statements of the Company as at 31 December 2018 have been prepared as ordinary financial statements in accordance with Article 17 (6) of Slovak Act No. 431/2002 Coll. on Accounting for the accounting period from 29 August 2018 to 31 December 2018.

4) Data on a group of entities in connection with **consolidation**
The company is not part of the consolidated group.

5) Average number of employees:

Item	Actual reporting period	Previous reporting period
Average number of employees	0	0

Article II – INFORMATION ABOUT THE ACCOUNTING ENTITY'S BODIES

Information about the accounting entity´s bodies – Information about Directors, Supervisory Board and Other bodies of the accounting entity especially: – information on the conditions and amount of individual types of guarantees or other collateral, on loans and their conditions (amount of interest, total amount of loan, amount of repaid loan, amount of forgiven loan), on the use of the entity 's assets for private purposes; broken down into individual bodies (the information is not provided if it would allow the identification of the financial situation of a particular natural person):

Accounting entity´s bodies	Actual reporting period	Previous reporting period
Directors		
- type of income (benefits):	0	0
Supervisory Board		
- type of income (benefits):	0	0
Other bodies of accounting entity		
- type of income (benefits):	0	0

Article III – PRINCIPAL ACCOUNTING POLICIES

1) The financial statements have been prepared on the principle and the assumption of the entity's ability to continue as a going concern

2) The accounting policies and general accounting principles have been applied consistently by the entity.

3) Information about the nature and purpose of **off-balance sheet transactions**, stating the financial impact of those transactions on the entity if the risks or rewards of those transactions are significant and if disclosure of those risks or benefits is necessary for the purpose of assessing the entity's financial position (for example litigation, contracts, time-limited licenses and authorizations, business combinations, investment commitments, the impact of legislation, the overall decline in the economic segment): There were no off-balance sheet transactions during the accounting period.

4) **Method and determination of valuation** of assets and liabilities (including decisive estimates):

Tangible fixed assets

Purchased non-current assets are valued at their acquisition cost, which consists of the price at which an asset has been acquired plus costs related to the acquisition. The acquisition price of tangible fixed assets does not include interest from external sources, which arose until the moment of putting the fixed assets into use.

Depreciation of property, plant and equipment is based on the expected useful lives of the assets. Depreciation commences on the first day of the month in which the asset was put into use. Low-value non-current tangible assets with an acquisition cost (or conversion cost) of EUR 1 700 or less are written off when the asset is put into use. Land is not depreciated. Estimated useful life, depreciation method, and depreciation rate are described in the table below:

Non-current tangible and intangible assets	Account	Estimate useful life(years)	Annual rate of amortization (%)
Software	013	4	25
Structures	021	20	5
Machinery and equipment	022.A	4	25
Vehicles	022.A	4	25
Other machinery	022.A	4	25

Receivables

Receivables are valued at their nominal value except for: assigned receivables and receivables acquired via a contribution to share capital which are valued at their acquisition cost, including costs related to the acquisition. Receivables are decreased by the write-downs for any amounts expected to be irrecoverable.
A provision for trade receivables is created for receivables overdue for more than 1 year and if there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Cash, stamps and vouchers

Cash, stamps and vouchers are valued at their nominal value. A value adjustment is created for any impairment.
Cash includes cash on hand and deposits with banks.

Prepaid expenses and accrued income

Prepaid expenses and accrued income are presented in accordance with the matching principle in terms of substance and time.

Provisions

Provisions are liabilities of uncertain timing or amount. Provisions are created to cover known risks or losses from business activities. They are valued at the expected amount of the liability.

Liabilities

Liabilities are valued at their nominal value except for: assumed liabilities, which are valued at their acquisition cost at the time of their assumption. If reconciliation procedures reveal that the actual amount of liabilities differs from the amount recorded in the accounting books, the actual amount shall be used to value these liabilities in the accounting books and financial statements.

Revenue

Revenue from own work and merchandise is net of value added tax. Revenue is also reduced by discounts and reductions (quick payment discounts, bonuses, rebates, and credit notes etc.), irrespective of whether a customer was entitled to a discount in advance or whether a discount was agreed subsequently.

Business shares in other entities

The entity did not use the voluntary valuation of shares using the equity method (§ 27/9 AoA).

- After the approval of the financial statements at the General Meeting, it is no longer possible to open the books of previous accounting periods and any corrections will be made in the current accounting period. (§ 16/10,11 AoA).
- Adjustments for insignificant costs and insignificant income of previous accounting periods are accounted for as profit or loss for the current accounting period. (§ 5/1 Accounting principles).
- Significant corrections of errors of previous accounting periods are accounted (§ 59/13 Accounting principles) - against past results of operations (against equity to account 428 or 429).
- The materiality is set by accounting entity individually in the internal accounting directive
- When imposing a penalty for accounting errors, the tax office will also take into account whether the UJ has reported in writing the content and amount of the correction of errors of previous accounting periods. (§ 38/5 AoA).
- Corrections of errors of previous accounting periods are tax settled according to the rules in the Income Tax Act (§ 17/15,29 Income Tax Act) and rules in the tax code (§ 16).

Article IV – INFORMATION TO EXPLANATE AND SUPPLEMENT THE BALANCE SHEET AND PROFIT AND LOSS STATEMENT

1) Intangible fixed assets, which are goodwill or negative goodwill - the reason for its creation, the method of calculation and reassessment of the validity of its amount and depreciation of its value: The entity did not recognize goodwill in 2018.

2a) Total amount of liabilities with a residual maturity of more than 5 years:

Item	Actual reporting period	Previous reporting period
Liabilities with a residual maturity of more than 5 years		

The entity does not recognize liabilities with a residual maturity of more than 5 years.

3) Information on the amount and reasons for the occurrence of individual items of **expense or income** that have an exceptional scope or occurrence (e.g. proceeds from the sale of the business or its part, costs due to the sale of the business or its part, damages due to natural disasters): In 2018, there were no costs and revenues of an exceptional nature in the accounting entity.

Article V – INFORMATION ON OTHER ASSETS AND OTHER LIABILITIES

The company does not record other assets and other liabilities.

Article VI – INFORMATION ON EVENTS OCCURING BETWEEN THE BALANCE SHEET DATE AND THE DATE OF PREPARATION OF FINANCIAL STATEMENTS (Subsequent events)

The Company has not identified any events between the date on which the financial statements were prepared and the date of preparation of the financial statements that would have a material effect on the Company's results of operations or the Company's overall financial position for the period from 29 August to 31 December 2018.

CASH FLOW

		2018 EUR
A.	**Cash flows from operating activities**	
Z.	*Operating profit before tax*	
S.	*Operating loss before tax*	*-170*
A.1	*Non-cash transactions*	*0*
A.2	*Change in adjustments to acquired assets and operating activity*	*0*
A.7.	*Income tax paid*	
A.8.	*Outflow before extraordinary items*	
A.9.	*Infow before extraordinary items*	
A.*	***Net cash inflow from operating activities***	***-170***
B.	**Cash flows from investing activities**	
B.1	*Purchase of non-current assets*	*0*
B.2	*Proceeds from sale of non-current assets*	*0*
B.3.	*Outflow for longterm loas provided to other entities*	
B.6	*Proceeds from loans*	
B.7.	*Proceeds from operating leasing of tangible assets used by lessee*	
B.*	***Net cash (outflow) from investing activities***	***0***
C.	**Cash flows from financing activities**	
C.1	*Change in long-term liabilities and bank loans*	
C.2	*Increase and decrease in equity from cash transactions*	*5 000*
C.3	*Specific items*	
C.4	*Alternative reported items*	
C.*	***Net cash (outflow)/inflow from financing activities***	***5 000***
D.	***Net (decrease)/ increase in cash and cash equivalents (sum A+B+C)***	***4 830***
E.	**Cash and cash equivalents at the beginning of year**	**0**
F.	**Cash and cash equivalents at the end of year**	**4 830**