

Best in Parking AG

Unaudited half-year condensed consolidated
financial statements as of 30 June 2025

Best in Parking AG

Schwarzenbergplatz 5 / 7.1, 1030 Vienna

Company register no.: 533363 h - HG Vienna, Registered office: Vienna, UID no.: ATU75680657

Consolidated Balance Sheet

(in TEUR)	Notes	30 June 2025	31 December 2024
ASSETS			
Property, plant and equipment	(5)	711,018	695,560
Intangible assets including goodwill	(5)	117,281	116,614
Investments in associates and joint ventures		54,075	54,640
Other financial assets		11,055	7,728
Deferred tax assets		4,647	4,994
Other receivables		191	169
Non-current assets		898,267	879,705
Inventories		1,343	1,566
Trade and other receivables and other assets		71,915	65,766
Income tax receivables	(8)	523	430
Cash and cash equivalents		74,693	103,214
Current assets		148,474	170,976
TOTAL ASSETS		1,046,741	1,050,681
EQUITY AND LIABILITIES			
Share capital		42,105	42,105
Capital reserves		477,187	477,187
Retained earnings		47,172	78,885
Other reserves		8,130	7,955
Equity attributable to shareholders of Best in Parking AG		574,594	606,132
Non-controlling interests (NCI)		7,375	7,503
Total equity		581,969	613,635
Non-current financing liabilities	(6)	331,667	334,659
Provisions for employee benefits		850	943
Non-current trade and other liabilities		1,434	970
Deferred tax liabilities		37,717	37,806
Non-current liabilities		371,668	374,378
Current financing liabilities	(6)	31,885	29,901
Current tax liabilities		1,833	557
Current provisions		3,493	3,493
Current trade and other liabilities		55,893	28,717
Current liabilities		93,104	62,668
Total liabilities		464,772	437,046
TOTAL EQUITY AND LIABILITIES		1,046,741	1,050,681

Consolidated Income Statement

(in TEUR)	Notes	01-06/2025	01-06/2024
Revenue	(7)	65,560	61,902
Other operating income		824	1,309
Total revenue and other income		66,384	63,211
Material expenses, purchased services and other operating expenses		-18,484	-16,318
Personnel expenses		-13,288	-13,031
EBITDA		34,612	33,862
Depreciation, amortisation, impairment and reversal of impairment		-16,195	-16,437
Share of profit or loss of associates and joint ventures		3,533	1,857
EBIT (operating result)		21,950	19,282
Financial income		1,824	1,978
Financial expenses		-6,151	-6,426
Earnings before tax (EBT)		17,623	14,834
Income taxes	(8)	-4,209	-3,332
Earnings after tax		13,414	11,502
Attributable to:			
Shareholders of Best in Parking AG		13,125	11,353
Non-controlling interests		289	149
Earnings after tax		13,414	11,502

Consolidated Statement of Comprehensive Income

(in TEUR)	01-06/2025	01-06/2024
Earnings after tax	13,414	11,502
Items that will be reclassified to profit or loss		
Foreign currency translations ¹⁾	57	-286
Hedging ²⁾	152	1,391
Effect of income taxes ²⁾	-34	-323
Other comprehensive income (OCI) after tax	175	782
Total comprehensive income / loss	13,589	12,284
Attributable to:		
Shareholders of Best in Parking AG	13,300	12,136
Non-controlling interests	289	148
Total comprehensive income	13,589	12,284

¹⁾ In the six-month period ended 30 June 2025, TEUR 3 (01-06/2024: TEUR 0) are reclassified from other comprehensive income to earnings in the Income Statement.

²⁾ In the six-month period ended 30 June 2025, TEUR 563 (01-06/2024: TEUR 1,232) and corresponding deferred taxes of TEUR -130 (01-06/2024: TEUR -285) are reclassified from other comprehensive income to earnings in the Income Statement.

Consolidated Cashflow Statement

(in TEUR)	Notes	01-06/2025	01-06/2024
Earnings after tax		13,414	11,502
Adjustments to reconcile earnings after tax to net cashflows from operating activities excluding interest and taxes paid:			
Income taxes	(8)	4,209	3,332
Depreciation of property, plant and equipment, and amortisation of intangible assets	(5)	16,195	16,436
Impairment and reversal of impairment	(5)	0	1
Financial income		-1,824	-1,978
Financial expenses		6,151	6,426
Share of profit or loss of associates and joint ventures		-3,533	-1,857
Other non-cash adjustments		260	476
Net cash flows from profit		34,872	34,338
Changes in working capital:			
Inventories		278	-608
Other receivables and current assets		-5,774	162
Trade liabilities		695	-1,440
Provisions, other liabilities and deferred liabilities		1,655	4,273
Changes in working capital		-3,146	2,387
Cashflows from operating activities excluding interest and taxes paid		31,726	36,725
Income taxes paid		-989	-698
Income taxes paid tax group		-850	-347
NET CASH FLOWS FROM OPERATING ACTIVITIES		29,887	35,680
Proceeds from the disposal of property, plant and equipment and intangible assets		22	0
Payments for the acquisition of property, plant and equipment, and intangible assets (incl. prepayments)		-34,530	-11,770
Payments for acquisition of subsidiaries or other businesses, net of cash and cash equivalents acquired		-2,504	0
Payments for other financial assets		-2,570	0
Proceeds from other financial assets		110	103
Payments for acquisition of associated companies and joint ventures		0	-5,474
Dividends received		2,686	2,508
Proceeds from disposal of associated companies and joint ventures	(3)	1,507	0
Interest received		638	751
NET CASH FLOWS FROM INVESTING ACTIVITIES		-34,641	-13,882
Interest paid		-3,284	-2,878
Interest paid for building leases, concessions and leases		-2,846	-3,110
Proceeds from interest-bearing financing liabilities		19,022	4,544
Repayments of interest-bearing financing liabilities and lease liabilities		-14,000	-13,294
Dividends paid to shareholders of the parent company	(10)	-22,500	-17,500
Dividends paid to non-controlling shareholders		-159	-224
NET CASH FLOWS FROM FINANCING ACTIVITIES		-23,767	-32,462
Net increase / decrease in cash and cash equivalents		-28,521	-10,664
Cash and cash equivalents at the beginning of the financial year		103,214	75,574
Cash and cash equivalents at the end of the financial year		74,693	64,910

Consolidated Statement of Changes in Equity

2025		Equity attributable to shareholders of Best in Parking AG						
(in TEUR)	Notes	Share capital	Capital reserves	Retained earnings	Other reserves	Total	Non- controlling interests	Total equity
1 January 2025		42,105	477,187	78,885	7,955	606,132	7,503	613,635
+/- Earnings after tax		0	0	13,125	0	13,125	289	13,414
+/- Other comprehensive income		0	0	0	175	175	0	175
+/- Total comprehensive income		0	0	13,125	175	13,300	289	13,589
+/- Dividends	(10)	0	0	-45,000	0	-45,000	-255	-45,255
+/- Changes in non-controlling interests		0	0	162	0	162	-162	0
30 June 2025		42,105	477,187	47,172	8,130	574,594	7,375	581,969

2024		Equity attributable to shareholders of Best in Parking AG						
(in TEUR)	Notes	Share capital	Capital reserves	Retained earnings	Other reserves	Total	Non- controlling interests	Total equity
1 January 2024		42,105	477,187	85,259	9,500	614,051	8,826	622,877
+/- Earnings after tax		0	0	11,353	0	11,353	149	11,502
+/- Other comprehensive income		0	0	0	783	783	-1	782
+/- Total comprehensive income		0	0	11,353	783	12,136	148	12,284
+/- Dividends	(10)	0	0	-35,000	0	-35,000	-225	-35,225
+/- Changes in non-controlling interests		0	0	439	0	439	-439	0
30 June 2024		42,105	477,187	62,051	10,283	591,626	8,310	599,936

Notes

1. Basic information on the reporting entity

Best in Parking Group

The Best in Parking Group, consisting of Best in Parking AG (the Company) and its subsidiaries (the Group), started its activities in 1976 and has become one of the leading developers, owners and operators of parking and mobility infrastructure in Central and Southeastern Europe. The Group is not only continuously expanding its presence in its core markets – Austria, Italy and Croatia – but is also focusing on growth markets in Southeastern Europe, such as Slovenia, Serbia and Albania. The Group also has locations in Switzerland and Slovakia. Driven by its growth strategy, the network of locations has been significantly expanded in recent years. As of June 2025, the Group is operating approximately 94,000 parking spaces in 211 locations in 44 cities. Best in Parking mainly focuses on off-street car parks (such as underground parking garages, multi-storey car parks and parking spaces) in prime locations primarily through long-term contracts (e.g. building leases and concessions) and ownership as well as rent and management. The portfolio is supplemented by on-street locations involving parking operations for entire cities. Besides its geographical expansion, the Group is also continuously expanding its portfolio in the field of digital traffic and payment solutions.

The Group's activities cover the entire vertical service chain of parking solutions under the DBFOM model, comprising the project idea and planning (Design), construction and project implementation (Build), financing (Finance), operation (Operate) and maintenance of parking facilities (Maintain). These services allow the Group to meet the different requirements of municipalities, parking customers (retail and business) and other stakeholders by offering integrated 360° solutions. In addition to parking operations, the Group's offering is rounded off by digital and sustainable solutions to implement future concepts for mobility in European cities. The Group's offering includes innovative parking and payment services (e.g. Bmove app), integrated IT solutions (e.g. RAO and RI-ING) and sustainable building technologies (e.g. Flexiskin) as well as new business models such as EV charging to transform car parks into mobility hubs of the future. As of June 2025, the Group offers 576 EV charging points at its locations (internally and externally operated). The number will further increase over the next years (including fast chargers), with some of these charging points even being powered using solar energy generated by the Group. As such, the Group combines a stable and established business model for parking operations with complementary innovative and sustainable services that support the growth of the core business.

The headquarters of Best in Parking AG (holding of Best in Parking Group) is located in Vienna, Austria. The Company address is Schwarzenbergplatz 5 Top 7.1, 1030 Vienna. The Company is registered in the company register at the commercial court in Vienna (Handelsgericht Wien) with the number FN 533363h.

Breiteneder Immobilien Parking AG, as the parent company for the broadest range of companies, prepares Consolidated Financial Statements for itself and its subsidiaries. The ultimate parent of the Group is Breiteneder AG which is located in Vaduz, Liechtenstein.

Parking locations attract various types of customers (e.g. tourists, residents), as a result, revenue and earnings contributions can differ in accordance with seasonal patterns. For example, while city locations perform the strongest in the winter season pre-Christmas, holiday spots have their strongest months over the summer. The diversified portfolio composition of the Group serves to practically balance out these fluctuations. In periods without extraordinary events, this balanced seasonality translates into a very even split of revenue over a business year, with a slightly stronger second half.

2. Basis of preparing the half-year condensed Consolidated Financial Statements

Basis of accounting and statement of compliance

The half-year condensed Consolidated Financial Statements are for the six months ended 30 June 2025 and are presented in 1,000 euro (TEUR – thousand of euro), which may result in rounding differences in the following tables. Euro is the functional currency of the company. The Consolidated Financial Statements have been prepared in accordance with IAS 34 "Interim Financial Reporting" and the accounting policies applied in the Group's most recent Consolidated Financial Statements. They do not include all of the information required in annual Financial Statements in accordance with IFRS and should be read in conjunction with the Consolidated Financial Statements as of 31 December 2024.

Adoption of new and amended standards

As of 1 January 2025, the following revised accounting regulations are applicable:

Revised Standards	Content	Effective
Amendments to IAS 21	Lack of Exchangeability	1 January 2025

If applicable, the effective regulations were applied in the present half-year condensed Consolidated Financial Statements. However, these have not had any significant impact on the presentation of the Group's financial situation and profitability.

3. Scope of consolidation

	Fully consolidated companies	Joint ventures	Associated companies
31 December 2024	69	10	7
Business combinations	1	0	0
Foundations	1	0	0
Sales	0	-1	0
30 June 2025	71	9	7

In the first quarter of 2025, the company Best in Parking Garage Hoher Markt GmbH & Co KG was founded, in which Best in Parking holds 100% of the shares. The purpose of the company is to acquire the parking garage Hoher Markt in the city centre of Vienna. The acquisition of the parking garage took place in the first quarter of 2025.

In the second quarter of 2025, Best in Parking acquired 100% of RI-ING NET d.o.o. for a purchase price of TEUR 2,700. The transaction constitutes a business combination (see note 3.1).

In the second quarter of 2025, the 50% share in Verso Altimia d.o.o. was sold for TEUR 1,507.

(a) Business combinations

	Shareholding in %	Date of acquisition
RI-ING NET d.o.o.	100.00%	29 April 2025

RI-ING NET d.o.o. is a Croatian IT company with a strong focus on parking enforcement, which provides apps, software as a service and cloud-hosted solutions and has its core market in Croatia. The acquisition is part of the strategic expansion of the Digital Solutions segment. Through the acquisition, the Group intends to strengthen its market position in this segment, realise operational synergies and expand its customer portfolio. The aim is to make more efficient use of resources and offer a wider range of services to existing and new customers.

In the course of the initial consolidation, based on a purchase price allocation, intangible assets in the amount of TEUR 795 have been recognised, thereof TEUR 242 as software and TEUR 553 as customer base. The remaining difference between the purchase price and the revalued equity in the amount of TEUR 1,480 has been recognised as goodwill. The goodwill results from expected future synergies by integrating the company into the existing activities of the Best in Parking Group in the field of digital solutions.

The acquisition has the following effects on the Consolidated Financial Statements:

(in TEUR)	Fair values according to IFRS
Non-current assets	836
Current assets (including TEUR 379 trade receivables)	673
Current provisions and liabilities	-146
Deferred taxes	-143
Net assets acquired	1,220
Goodwill	1,480
Acquisition costs paid for 100%	-2,700
Acquired cash and cash equivalents	196
Net cash effect	-2,504

If the acquisition had occurred as of 1 January 2025, the Group's revenue would have been higher by TEUR 602 and profit after tax by TEUR 218.

4. Segment information

The segment information is presented by region and business division, based on the internal organisation of the Group and the internal reporting to the Management Board of Best in Parking AG, the latter being the chief operating decision maker.

The Group's segmental reporting is as follows:

(in TEUR)	2025					
	Austria	Italy	Croatia	Other Markets	Payment Solutions	Digital Solutions
Revenue	26,499	24,712	6,163	2,146	430	1,936
Material expenses, purchased services and other operating expenses	-6,823	-6,010	-1,873	-434	-344	-951
Personnel expenses	-3,145	-3,422	-1,180	-333	-54	-996
EBITDA	16,871	15,336	3,161	1,379	33	160
Depreciation, amortisation, impairment and reversal of impairment	-6,890	-5,790	-1,543	-916	-17	-225
Share of profit or loss of associates and joint ventures	1,340	689	0	0	0	1,504
EBIT (operating result)	11,321	10,235	1,618	463	16	1,439
Financial income	200	320	20	23	0	1
Financial expenses	-3,334	-3,065	-743	-201	-1	-2
Earnings before tax (EBT)	8,187	7,490	895	285	15	1,437
Income taxes	-1,699	-1,981	-289	-79	-25	9
Earnings after tax	6,488	5,509	606	206	-10	1,446
Investments in associates and joint ventures	30,169	23,906	0	0	0	0
Capital expenditure	26,680	2,987	4,010	102	0	331
Property, plant and equipment & intangible assets including goodwill	408,588	274,569	94,028	30,104	2,357	7,840
Segment assets	480,385	330,330	101,627	34,060	6,255	9,593
Segment liabilities	285,366	165,061	51,360	19,552	3,075	1,560

(in TEUR)	2025				
	Building Technologies	Holding	Segments total	Elimination	Group
Revenue	3,032	3,584	68,502	-2,942	65,560
Material expenses, purchased services and other operating expenses	-1,871	-3,307	-21,613	3,129	-18,484
Personnel expenses	-755	-3,413	-13,298	10	-13,288
EBITDA	602	-3,135	34,407	205	34,612
Depreciation, amortisation, impairment and reversal of impairment	-172	-648	-16,201	6	-16,195
Share of profit or loss of associates and joint ventures	0	0	3,533	0	3,533
EBIT (operating result)	430	-3,783	21,739	211	21,950
Financial income	0	-1,784	-1,220	3,044	1,824
Financial expenses	-10	2,885	-4,471	-1,680	-6,151
Earnings before tax (EBT)	420	-2,682	16,047	1,576	17,623
Income taxes	-92	-52	-4,208	0	-4,208
Earnings after tax	328	-2,735	11,838	1,576	13,414
Investments in associates and joint ventures	0	0	54,075	0	54,075
Capital expenditure	38	383	34,531	0	34,531
Property, plant and equipment & intangible assets including goodwill	2,095	10,437	830,018	-1,719	828,299
Segment assets	5,372	678,347	1,645,969	-599,228	1,046,741
Segment liabilities	2,413	30,569	558,956	-94,187	464,769

(in TEUR)	2024					
	Austria	Italy	Croatia	Other Markets	Payment Solutions	Digital Solutions
Revenue	25,244	23,696	6,861	1,975	324	1,345
Material expenses, purchased services and other operating expenses	-6,524	-5,568	-1,782	-407	-167	-508
Personnel expenses	-2,910	-3,327	-1,283	-341	0	-952
EBITDA	16,044	15,307	3,847	1,228	157	120
Depreciation, amortisation, impairment and reversal of impairment	-6,906	-5,590	-2,014	-917	-32	-171
Share of profit or loss of associates and joint ventures	1,219	638	0	0	0	0
EBIT (operating result)	10,356	10,355	1,833	312	124	-51
Financial income	223	497	20	5	1	1
Financial expenses	-3,430	-3,050	-755	-302	0	-1
Earnings before tax (EBT)	7,150	7,802	1,097	15	124	-51
Income taxes	-1,221	-1,719	-270	-49	-12	8
Earnings after tax	5,929	6,083	827	-34	112	-43
Investments in associates and joint ventures ¹⁾	31,205	23,434	0	0	0	0
Capital expenditure	717	2,247	4,460	117	0	360
Property, plant and equipment & intangible assets including goodwill ¹⁾	395,610	277,509	89,195	30,861	2,374	5,418
Segment assets ¹⁾	459,556	335,229	96,878	34,223	5,151	6,488
Segment liabilities ¹⁾	266,942	165,414	47,216	19,917	1,977	1,097

¹⁾ As of 31 December 2024.

(in TEUR)	2024				
	Building Technologies	Holding	Segments total	Elimination	Group
Revenue	1,903	3,253	64,601	-2,699	61,902
Material expenses, purchased services and other operating expenses	-1,017	-3,231	-19,204	2,886	-16,318
Personnel expenses	-789	-3,444	-13,046	15	-13,031
EBITDA	394	-3,420	33,677	185	33,862
Depreciation, amortisation, impairment and reversal of impairment	-186	-623	-16,439	2	-16,437
Share of profit or loss of associates and joint ventures	0	0	1,857	0	1,857
EBIT (operating result)	207	-4,043	19,093	189	19,282
Financial income	0	3,489	4,236	-2,258	1,978
Financial expenses	-19	2,883	-4,674	-1,752	-6,426
Earnings before tax (EBT)	188	2,330	18,655	-3,821	14,834
Income taxes	-74	5	-3,332	0	-3,332
Earnings after tax	115	2,335	15,324	-3,822	11,502
Investments in associates and joint ventures ¹⁾	0	0	54,639	0	54,639
Capital expenditure	46	458	8,405	0	8,405
Property, plant and equipment & intangible assets including goodwill ¹⁾	2,230	10,702	813,899	-1,725	812,174
Segment assets ¹⁾	4,672	699,938	1,642,135	-591,455	1,050,680
Segment liabilities ¹⁾	2,041	7,511	512,115	-75,071	437,044

¹⁾ As of 31 December 2024.

5. Development of non-current assets

(a) Property, plant and equipment

(in TEUR)	Land and buildings	Other equipment	Construction in progress	Total
Acquisition or construction costs				
Balance at 1 January 2025	912,788	43,794	20,639	977,221
Foreign currency translation differences	122	1	0	123
Changes in consolidated companies	0	41	0	41
Additions	26,338	1,533	9,034	36,905
Disposals	-10,445	-87	0	-10,532
Reclassifications	0	134	-134	0
Balance at 30 June 2025	928,803	45,416	29,539	1,003,758
Accumulated depreciation/impairment				
Balance at 1 January 2025	251,142	30,519	0	281,661
Foreign currency translation differences	65	1	0	66
Depreciation	12,225	1,649	0	13,874
Disposals	-2,774	-87	0	-2,861
Balance at 30 June 2025	260,658	32,082	0	292,740
Carrying amount				
1 January 2025	661,646	13,275	20,639	695,560
30 June 2025	668,145	13,334	29,539	711,018

(in TEUR)	Land and buildings	Other equipment	Construction in progress	Total
Acquisition or construction costs				
Balance at 1 January 2024	881,539	41,351	32,963	955,853
Foreign currency translation differences	-284	-2	6	-280
Additions	10,853	3,443	13,616	27,912
Disposals	-1,042	-1,551	-145	-2,738
Reclassifications	21,722	553	-25,801	-3,526
Balance at 31 December 2024	912,788	43,794	20,639	977,221
Accumulated depreciation/impairment				
Balance at 1 January 2024	226,893	28,477	0	255,370
Foreign currency translation differences	-120	-1	0	-121
Depreciation	24,098	3,312	0	27,410
Impairment	732	0	0	732
Disposals	-461	-1,269	0	-1,730
Balance at 31 December 2024	251,142	30,519	0	281,661
Carrying amount				
1 January 2024	654,646	12,874	32,963	700,483
31 December 2024	661,646	13,275	20,639	695,560

(b) Development of intangible assets including goodwill

(in TEUR)	Concessions	Other intangible assets	Goodwill	Total
Acquisition or construction costs				
Balance at 1 January 2025	68,781	20,458	70,237	159,476
Foreign currency translation differences	1	0	3	4
Changes in consolidated companies	0	795	1,480	2,275
Additions	0	712	0	712
Balance at 30 June 2025	68,782	21,965	71,720	162,467
Accumulated amortisation and impairment				
Balance at 1 January 2025	30,658	7,826	4,378	42,862
Foreign currency translation differences	0	0	3	3
Amortisation	1,474	847	0	2,321
Balance at 30 June 2025	32,132	8,673	4,381	45,186
Carrying amount				
1 January 2025	38,123	12,632	65,859	116,614
30 June 2025	36,650	13,292	67,339	117,281

(in TEUR)	Concessions	Other intangible assets	Goodwill	Total
Acquisition or construction costs				
Balance at 1 January 2024	68,870	18,845	70,245	157,960
Foreign currency translation differences	-2	0	-8	-10
Additions	3,161	1,528	0	4,689
Disposals	-3,248	69	0	-3,179
Balance at 31 December 2024	68,781	20,458	70,237	159,476
Accumulated amortisation and impairment				
Balance at 1 January 2024	23,723	6,066	4,386	34,175
Foreign currency translation differences	0	0	-8	-8
Amortisation	3,894	1,781	0	5,675
Impairment	3,597	0	0	3,597
Disposals	-556	-21	0	-577
Balance at 31 December 2024	30,658	7,826	4,378	42,862
Carrying amount				
1 January 2024	45,147	12,779	65,859	123,785
31 December 2024	38,123	12,632	65,859	116,614

6. Financing liabilities

Financing liabilities comprise as follows:

(in TEUR)	30 June 2025	31 December 2024
Liabilities against banks	194,604	184,372
Lease liabilities (IFRS 16) ¹⁾	75,483	85,985
Liabilities for building leases (IFRS 16)	18,395	18,189
Liabilities for concessions (IFRIC12)	55,096	55,928
Subsidised loans	19,526	19,638
Other loans	448	448
Total	363,552	364,560
Thereof		
Non-current	331,667	334,659
Current	31,885	29,901

¹⁾ thereof lease liabilities corresponding to finance leasing local GAAP amounting to TEUR 12,005 (2024: TEUR 12,335)

7. Revenue

The Group is mainly active in parking operations, as well as rendering related mobility and digital services. Revenue from parking operations is recognized following the principles of IFRS 15 contracts with a customer using the 5-step model.

Revenue is broken down as follows:

(in TEUR)	01-06/2025	01-06/2024
Parking operations		
Short-term parking	40,901	40,055
Subscription parking	13,984	13,606
Parking management	1,021	920
Real estate income	1,225	1,187
Digital Services	1,778	1,454
Building Technologies	3,032	1,675
Other	3,619	3,005
Revenue	65,560	61,902

Revenue from short-term parking comprises the short-term provision of parking space to customers.

Revenue from subscription parking results from rental agreements with customers that give the customer the right to use the parking space a certain period of time against a contractually previously agreed-on remuneration.

Revenue from parking management is generated in the connection of rendering management services such as maintenance, monitoring, collection of charges etc. for third-party parking spaces.

Revenue from real estate income includes revenue from renting out business premises connected to parking garage properties and lease income of a parking garage run by a joint venture.

Revenues from Digital Services are primarily derived from advanced software solutions and IT consultancy services, including parking and ticketing systems, as well as visitor management and enforcement solutions.

Revenues from Building Technologies contain revenues generated in the field of high quality coating and sealing of surfaces, especially in parking garages and on bridges.

Other revenue includes revenue from the rental of advertising space, revenue from sales of parking space rights and options.

In general, the increase in revenue is due to indexation adjustments and price increases, higher overall occupancy across the Group's car park locations and increased revenues in the Building Technologies segment.

8. Income taxes

Income taxes recognized through profit or loss were as follows:

(in TEUR)	01-06/2025	01-06/2024
Current taxes	-4,128	-3,469
Deferred taxes	-81	137
Income taxes	-4,209	-3,332

9. Disclosures about fair value measurement of financial instruments

Depending on the degree of available information on market prices, the Group uses the following hierarchy to determine the measurement method and the disclosure of the fair value of financial instruments:

Availability of information, sorted by level	Measurement method used
Level 1 Quoted market prices for identical assets or liabilities are available	Measurement based on quoted (unadjusted) prices in active markets for identical assets or liabilities which the company can access at the measurement date
Level 2 Quoted market prices for identical instruments are not available, but all necessary measurement inputs can be derived from active markets	Measurement based on measurement method using directly or indirectly observable market data
Level 3 Measurement inputs for the assets or liabilities are not based on observable market data	Measurement based on measurement method using unobservable market data

The financial assets and financial liabilities measured at fair value are as follows:

(in TEUR)		30 June 2025	31 December 2024
Financial assets:			
Interest rate swaps	Level 2	7,054	6,465
Financial liabilities:			
Interest rate swaps	Level 2	961	709
Forward purchase	Level 3	676	676
Liability put option	Level 3	1,776	1,776

The Group accepted a put option securing the non-controlling interest holder and founder of Flexiskin GmbH the right to sell his remaining shares at fair value at any time at his discretion. The estimated fair value of the liability arising from the put option is categorised within level 3 of the fair value hierarchy. The fair value estimate has been determined using a present value technique by discounting the expected future cash flows based on the company's budget at a discount rate of 8.28%. The discount rate is equivalent to the weighted average cost of capital (WACC). The cost of equity capital is derived from the risk-free basic interest rate plus a general risk premium, with the entity-specific risk having been derived from the capital market based on peer-group information, using a beta factor and taking into account the debt-to-equity ratio of the company.

The most significant input is the estimation of cash flows based on the company's business plan. Assuming that the underlying cash flows had been 10% higher (lower) and all remaining parameters had remained equal, the fair value of the liability would have been higher (lower) by TEUR 131.

In connection with the sale of the 65% interest in the Serbian company Javne garaže d.o.o. by Best in Parking AG to Breiteneder Immobilien Parking AG in 2023, the seller and purchaser entered into a buyback agreement (forward purchase and call option), where the buyback is to take place either upon finalisation of the four parking garage development projects of Javne garaže d.o.o. (future purchase), or before, at the earliest upon completion of two of the four projects (call option). The fair value of the forward purchase, or call option, is the difference between the CAPEX-based purchase price, as set out in the buyback contract, and the fair value of the interest in Javne garaže d.o.o. The

fair value of the latter is derived by using a present value technique, discounting the expected future cash flows at a discount rate of 7.10%.

As of 30 June 2025, the estimation of cash flows applied for both, the valuation of the liability for the Flexiskin put option and the forward purchase for the Serbian entities, remains unchanged compared to 31 December 2024, as there aren't any new business plan figures available. Therefore, a reconciliation from the opening to the closing balance for the fair values of these financial instruments was dispensed with.

The interest rate swaps are also measured using the net present value method. The interest rates used to discount the future cash flows are derived from observable marked data (interest rate curves) for the respective maturities, hence, this valuation input factor is categorised within level 2 of the fair value hierarchy.

Fair values of financial instruments measured at amortised cost

The carrying amounts shown in the Consolidated Balance Sheet for trade and other receivables and other assets which are measured at amortised cost, cash and cash equivalents, current financing liabilities and financing liabilities with variable interest payments, all represent a reasonable approximation for the fair value.

The following table shows the carrying amounts and fair values of fixed interest bearing liabilities against banks and subsidised loans, for which the carrying amount does not represent a reasonable approximation for the fair value. It shows also their classification in the fair value hierarchy.

(in TEUR)		30 June 2025	30 June 2025	31 December 2024	31 December 2024
		Carrying amount	Fair value	Carrying amount	Fair value
Liabilities against banks	Level 3	28,605	24,552	29,134	24,546
Subsidised loans	Level 3	19,526	16,324	19,638	16,636

10. Dividend

A dividend of TEUR 45,000 was declared by the General Meeting for the year 2024 (2023: TEUR 35,000) and it was resolved to carry forward the remaining TEUR 94,287 (2023: TEUR 114,463) in accumulated distributable earnings after tax shown in the statutory financial statements of Best in Parking AG.

During the six-month period ended 30 June 2025 Best in Parking AG paid dividends of TEUR 22,500 to its equity shareholders (01-06/2024: TEUR 17,500).

The remaining amount of dividends declared is included in the line "Current trade and other liabilities" in the Consolidated Balance Sheet.

11. Related parties

In the six-month periods ended 30 June 2025 and 30 June 2024 the Management Board of Best in Parking AG consisted of Johann Breiteneder (CEO) and until 6 June 2025 of Philipp Gaier (CFO). The key management personnel also includes the Supervisory Board of Best in Parking AG.

i. Compensation of the members of the Management Board and Supervisory Board

The CEO and the CFO of Best in Parking AG also act as Management Board of Breiteneder Immobilien Parking AG, the controlling parent company of Best in Parking AG. Expenses related to the Management Board activities for Best in Parking AG have been recorded in "Material expenses, purchased services and other operating expenses" based on a group allocation key and "Personnel expenses" in Best in Parking Group's Consolidated Income Statement.

(in TEUR)	01-06/2025	01-06/2024
Short-term employee benefits	1,239	1,170
Total compensation	1,239	1,170

In the six-month periods ended 30 June 2025 and 30 June 2024 there were no expenses for long-term incentives for the members of the Management Board.

In the six-month periods ended 30 June 2025 and 30 June 2024 there were no significant transactions between Best in Parking AG and its key management personnel. No advances or loans were granted to members of the Management Board or the Supervisory Board, and no guarantees were given in favour of these persons.

ii. Transactions with Breiteneder Immobilien Parking AG and BIP RE & RED Group

Breiteneder Immobilien Parking AG holds 57% of the shares in Best in Parking AG and is thus the controlling parent company.

BIP RE & RED Group ("sister group") is also controlled by Breiteneder Immobilien Parking AG and holds all other real estate asset classes (business area "real estate").

The scope of transactions between Breiteneder Immobilien Parking AG and Best in Parking Group is shown in the following table:

Transactions with Breiteneder Immobilien Parking AG (parent company)

(in TEUR)	30 June 2025	31 December 2024
Right-of-use assets	3,075	3,163
Receivables from settlement ¹⁾	6,346	6,346
Lease liabilities	3,217	3,280
Liabilities from settlement	5,999	4,862
Liabilities from dividends	12,825	0

¹⁾ The prior year figures have been adjusted due to a correction from tax group charges.

(in TEUR)	01-06/2025	01-06/2024
Income from other services	244	161
Other expenses	1,171	1,150
Depreciation right-of-use assets	88	88
Interest expenses - leases	64	67
Current taxes tax group	2,014	1,500

The costs for various management services listed in the Group Service Agreement are recorded in "Material expenses, purchased services and other operating expenses" amounting to TEUR 970 in the first half of 2025 in the Consolidated Income Statement of Best in Parking Group (01-06 2024: TEUR 950).

Receivables and liabilities from settlements are presented in the Consolidated Balance Sheet under "Trade and other receivables and other assets" and "Current trade and other liabilities," respectively. Both fully relate to tax group charges. Best in Parking AG and its domestic subsidiaries are members of an Austrian tax group according to Section 9 of the Austrian Corporate Income Tax Act (KStG) of which Breiteneder Immobilien Parking AG is the tax group parent.

Transactions with BIP RE & RED Group

BIP RE & RED Group holds the other real-estate asset classes of Breiteneder Immobilien Parking AG.

(in TEUR)	30 June 2025	31 December 2024
Receivables from settlement	6	5
Liabilities from settlement	99	95
Right-of-use assets	3,246	3,568
Lease liabilities	3,310	3,633

(in TEUR)	01-06/2025	01-06/2024
Income from other services and reimbursements of costs related to real estate projects	178	156
Other expenses	499	504
Interest expenses – leases	53	68
Depreciation of right-of-use assets	428	431

Best in Parking Group rents undeveloped plots of land as well as office premises from BIP RE & RED Group. These contracts are accounted for according to IFRS 16. The lease terms range between 7 and 10 years.

iii. Transactions with other related companies and other related persons

This group includes all companies and persons as well as close family members of these persons in the scope of IAS 24 that have a significant influence on Best in Parking AG.

For all periods considered, no expenses for uncollectible or doubtful debts were recorded regarding those amounts owed by related companies and related persons.

Transactions with other related companies

(in TEUR)	30 June 2025	31 December 2024
Receivables from settlement	42,481	41,768

Transactions with other related persons

(in TEUR)	30 June 2025	31 December 2024
Liabilities from settlement	3	21

iv. Transactions with joint ventures and associates

Transactions with joint ventures and associates in the six-month periods ended 30 June 2025 and previous year mainly include financing and service contracts provided and are as follows:

(in TEUR)	30 June 2025	31 December 2024
Lendings and other receivables		
Joint ventures	3,674	1,629
Associates	4,161	1,392
Liabilities from settlement		
Joint ventures	77	58
Associates	184	197

(in TEUR)	01-06/2025	01-06/2024
Income from reimbursement charges		
Joint ventures	1,409	791
Associates	655	700
Purchased services		
Joint ventures	307	567
Associates	8	3
Interest income		
Associates	8	22
Share of profit or loss of associates and joint ventures		
Joint ventures	2,553	1,003
Associates	980	854

12. Events after the end of the reporting period

Following the end of the reporting period on 30 June 2025, no events have occurred that would have a significant impact on the Group's assets, financial position, or results of operations.

13. Bodies

The corporate bodies for the six-month periods ended 30 June 2025 and 30 June 2024 were composed as follows:

Management Board

Johann BREITENEDER

Philipp GAIER (until 6 June 2025)

Supervisory Board

Werner LEITER (Chair)

Jo COOPER (Deputy Chair)

Bettina BREITENEDER

Dr. Peter HOFFMANN-OSTENHOF

Julia LEEB

Gordon PARSONS

Alpesh PATEL

Vienna, 31 August 2025

The Management Board

Johann BREITENEDER mp