



HALF - YEAR REPORT

2026

Žito Inc.

Žito Inc. and subsidiaries (Žito Group)

Half-year report for 2026 (unaudited)

Osijek, 2026

*Stvoreno
da raste.*

Contents

Key Results in the First Half of 2026	1
1 Business Model and Brands of Žito Group	3
2 Key Period Highlights	7
2.1 Significant events in the first half of 2026 and after the balance sheet date	7
2.1.1 Investments	7
2.1.2 Acquisitions	8
2.1.3 Business segments	10
2.1.4 Dividend payment	12
2.2 Operating results*	13
2.2.1 Revenue by Segment	14
2.2.2 Revenue by Market	18
2.2.3 EBITDA by Business Segment	19
2.2.4 Operating Expenses Structure	20
2.2.5 Financial indicators	21
3 Financial Statements for the First Half of 2026 (unaudited)	24
3.1 Profit and loss statement	24
3.2 Balance sheet	26
3.3 Statement of changes in equity	28
3.4 Cash flow statement	30
3.5 Notes to the financial statements	32
4 Statement of persons responsible for the preparation of the financial statements	38
5 Contact	40

Key Results in the First Half of 2026

167.6

EUR mil sales revenue

↑ 21% YoY

23.6

EUR mil EBITDA

↓ 28% YoY

8.7

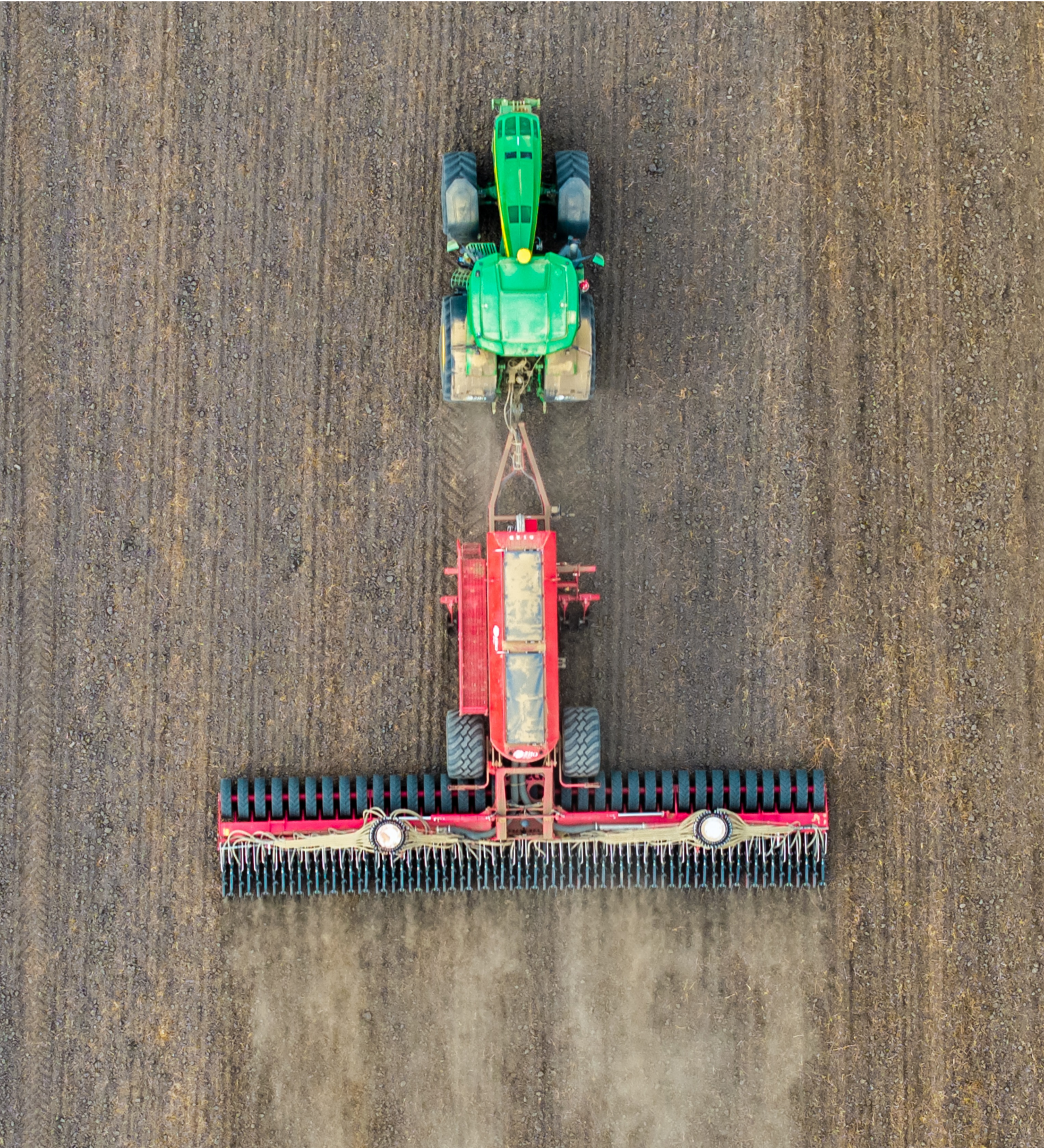
EUR mil net income

↓ 51% YoY

Key financial indicators of Žito Group for the first half of 2026

- **Strong Revenue Growth Driven by Acquisitions:** Žito Group closed the first half of 2026 with sales revenue of EUR 167.6 million, representing a 21% increase compared to the same period in 2025. This growth was primarily driven by the consolidation of four newly acquired companies: Mesna industrija Ravlić d.o.o., included in reporting from January; Anabbela d.o.o., consolidated from March; and Zvijezda plus d.o.o. and Zvijezda Slovenija d.o.o., acquired in May 2026. As a result, the Industry segment, which encompasses the production of animal feed, oils, delicacies and meat products, and electricity, now accounts for 57% of the Group's total revenue, a significant increase compared to the prior year.
- **Decline in Pig Market Prices and African Swine Fever Weigh on Profitability:** The first half of the year was characterised by low pig market prices on both the domestic and European markets. Additional pressure on pig farming operations in Croatia stems from African Swine Fever, which has adversely affected production processes and conventional sales channels. These factors contributed to a decline in the Group's profitability in the first half of the year compared to the same period in the prior year. At the same time, the newly acquired Mesna industrija Ravlić d.o.o., which is only at the beginning of its restructuring process following years of operational challenges, contributed a negative operating result to the consolidation, in line with the expected restructuring trajectory.
- **Investment Cycle and Portfolio Expansion Progressing as Planned:** The Group continues to invest in photovoltaic power plants and energy storage systems, with several projects in an advanced stage of readiness for commissioning by year-end; the Group's first battery storage system, located at Orlovnjak, has already been successfully completed. The brand portfolio has been further strengthened through the acquisition of Zvijezda, Margo and Omegol, while the acquisition of Anabbela d.o.o. in the Crop production segment has increased the Group's total cultivated area, which is now 25% larger compared to the time of the initial public offering, exceeding 22,000 hectares.

1 Business Model and Brands



Business Model and Brands of Žito Group

The business model of Žito Inc. and its subsidiaries (Žito Group) is based on the principles of vertical integration, which link production processes and enable comprehensive oversight from raw material to finished product. The business segments integrated within the Žito Group include crop production, livestock farming, industrial production, trade, and silo operations. Žito Group conducts its operations responsibly across all segments, adhering to both social and environmental standards. Crop production forms the foundation of the vertically integrated model, ensuring a self-sufficient supply of raw materials for the Group's industrial production needs. With a known origin of raw materials, the production cycle continues into the livestock segment, which includes pig farming, egg production, dairy farming, and beef cattle fattening. All farms place great emphasis on animal welfare and biosafety measures. Through the integration of slaughtering and meat-cutting operations, the vertical chain of the meat segment is completed, from the Group's own cattle fattening production through processing to retail sale in more than 30 of its own butcher shops. The industrial segment encompasses the production of meat products, oil, mayonnaise, margarine, and ketchup, as well as animal feed and electricity. Final products are marketed under proprietary brands through well-developed retail and wholesale channels, granting the Group direct access to end consumers. This approach enhances brand recognition, fosters customer loyalty, and adds value through the branding of domestically sourced products.

Brands of Žito Group

DOBRO

The cured meat products of Žito Group are available to customers under the DOBRO brand for the markets of the Republic of Croatia, Bosnia and Herzegovina, Montenegro, and Slovenia. The word "dobro" in the Croatian language denotes an agricultural estate, and in our eyes it represents an estate where products made exclusively from good ingredients are created. The range of DOBRO products, which contain no flavour enhancers, soy, or gluten, includes prosciutto, cured salami, and cured meat products characterised by a mild taste and tender texture.

ADRIA D'ORO

For foreign markets, such as Austria, Germany, and other European countries, cured meat products are marketed under the Adria D'Oro brand.



Tena sunflower oil is produced from carefully selected non-GMO raw materials, without artificial flavours or additives. Its mild taste and aroma enrich prepared dishes without compromising their authenticity. It is the indispensable choice of every master chef, and its natural richness in vitamin E and unsaturated fatty acids makes it an important part of a balanced and healthy diet. Tena sunflower oil is a proud holder of the "Hrvatska kvaliteta" mark and the "Odabrane mame", and its quality is further confirmed by the Superior Taste Award with two golden stars for a product of outstanding taste.



Žito Group follows the highest standards in farming and invests in the transition to floor rearing, which allows laying hens to move freely within the poultry house. This method of housing ensures more natural animal behaviour while also protecting them from predators and adverse weather conditions. The result is a high-quality, safe, and fresh egg. "Žito fresh eggs" from floor or cage rearing are available in packs of 6, 10, or 30.



Premium products from the Vitalka Animal Feed Factory are the result of state-of-the-art technology, as well as the dedicated effort and expertise of specialists involved in all stages of the closed-cycle production: from the fertile Slavonian land, through animal feed, all the way to finished products. The product line includes complete and supplementary compound feeds in pelleted or mash form, tailored to the age of the animal and its production purpose. The wide Vitalka product range also includes cereals and protein feed materials: soybean meal, sunflower meal, and rapeseed meal.



At the seed processing facility in Đakovo, high-quality and licensed seed of wheat, barley, and soybean, produced on own arable land, is processed, treated, and packaged under the Žito brand.



Fresh meat from Ravlić meat industry is produced under controlled and certified conditions, meeting the highest standards of quality and food safety. Careful selection of raw materials and efficient processing preserve the meat's freshness, tenderness, juiciness, and natural flavour. U proizvodnom programu nalaze se polutrajni i trajni mesni proizvodi te grill asortiman. Our product portfolio includes cooked, cured, and dry-cured meat products, as well as a comprehensive barbecue range. Homemade sausages, Slavonian bacon, and many other traditional specialities are produced according to authentic Ravlić recipes, preserving the distinctive flavours of the Slavonian plains and our long-standing butchery tradition. With more than 30 butcher shops across continental Croatia, Ravlić provides customers with premium-quality fresh meat and meat products every day, supported by professional service built on decades of experience and tradition.



The values that distinguish Zvijezda products are their originality, excellence and popularity. Owing to their own traditional recipes and high-quality raw materials, Zvijezda products are rated as high-trust products by consumers who gladly remain loyal to the brand. Zvijezda's assortment of foods is modern, innovative, always trendy and has an appealing visual identity. Innovations in packaging, as well as the constant development of new flavours, are part of Zvijezda's business direction. Oils, margarines, mayonnaise, ketchup and mayonnaise-based sauces are produced under the Zvijezda brand. Zvijezda also distributes commercial goods under its own brand, such as vinegar, frying oil, pumpkin seed oil, additives, olives and canned vegetables. Four Zvijezda products carry the Croatian Quality trademark "Hrvatska kvaliteta": Zvijezda Delikates Mayonnaise, Zvijezda Stolni, Margo Spread, and Zvijezda Ketchup.



Margo spreads contain an increased dose of vitamin D, which is beneficial to the healthy functioning of bones and teeth. All four Margo products, Margo Nova, Margo with Butter, Margo Light and Margo Yoghurt, are made following an enhanced formula and contain the optimal balance of monounsaturated and polyunsaturated fatty acids (popularly known as “healthy fats”), making them the ideal daily energy source.



The Omegol product line follows the latest nutritional trends and is designed for anyone who is attentive to their diet and leads an active lifestyle. These products are rich in omega-3 fatty acid (ALA), which helps maintain normal cholesterol levels in the blood, and they contain vitamin E, which helps protect cells from oxidative stress. The entire Omegol line carries the European V label, meaning it is suitable for vegans and others who avoid animal-derived products.

In order to preserve the environment, the Group applies the principles of a circular economy in its business model. By-products from livestock production are used to enrich agricultural land, meeting high ecological standards, while by-products from crop cultivation, oil production, and silo husks are utilized as raw materials for electricity production in the Group’s own biogas plants. This closed-loop production system enables the Group to operate as an efficient, self-sustaining, and market-competitive entity, building its strategic advantage on the full integration of resources and control over all stages of the production process, from field to table.

Žito Inc. encompasses within its activities livestock production, specifically pig farming and egg production, animal feed manufacturing, and the production and packaging of cured meat products. The trade in cereals and oilseeds, seeds, crop protection products and fertilisers is organised within Žito Inc. as the parent company of Žito Group.

In 2024, Žito Group made a step forward into a new area of business by constructing Hotel Materra. Hotel Materra represents a unique tourism offering in the Slavonia region and through 61 accommodation units provides a special balance of tranquillity, connection with nature, and premium service and comfort. The mission is to offer guests a unique experience inspired by the rich Slavonian tradition, interpreted in a contemporary and refined manner, leaving a lasting impression well beyond their stay.

MATERRA

2 Key Period Highlights



Key Period Highlights

2.1 Significant events in the first half of 2026 and after the balance sheet date

2.1.1 Investments

Svinjogojska farma Lipovača-Prkos d.o.o. commenced the expansion of the Orlovnjak piglet breeding farm in mid-2025. Current capacity stands at 1,350 sows producing 44,550 piglets annually; following reconstruction, capacity will rise to 2,800 sows, effectively doubling output. The estimated investment is EUR 7.9 million, with completion and commissioning expected in the fourth quarter of 2026. The Group views pig farming as a significant growth opportunity given the persistent shortfall in domestic production, and continues to execute its investment programme, reinforcing its position as one of the leading pig breeders in Croatia.



On 25 September 2025, Tvornica ulja Čepin d.d. received a Funding Decision from the Ministry of Economy under the call "Support for enterprises transitioning to an energy and resource efficient economy". The oil factory has been awarded a EUR 3 million non-refundable grant, which also represents the maximum eligible co-financing amount for the submitted project. The project includes the construction of a 3.5 MW solar power plant and an energy storage system located on the factory premises, featuring a storage capacity of 9

MWh and a rated power of 4.5 MW. The expected annual electricity production is 4,092 MWh, significantly improving energy efficiency, generating cost savings, reducing grid dependence and lowering CO₂ emissions.

Following the signing of the funding agreement with the Ministry of Economy, a public call was conducted among potential bidders to obtain the most favorable offer. A construction agreement for the solar power plant was signed with the selected contractor in February 2026. Completion of the investment is expected by the end of 2026.

In early 2026, Žito Inc. launched new investments in green energy. At the meat industry plant location a building permit has been obtained for a solar power plant with a connection capacity of 3.9 MW (AC), together with an associated energy storage system with a capacity of 9 MWh and 4.5 MW power. The installed capacity of the photovoltaic panels is planned at 4,719 kWp. The contractor has been selected, and the planned completion of the investment is scheduled by the end of 2026. Project financing is planned through an investment loan in accordance with the

terms of the "Loans for Energy Efficiency of Entrepreneurs" programme of the Croatian Bank for Reconstruction and Development (HBOR). Under this programme, the Company expects to be entitled to a capital rebate, i.e. a partial write-off of the loan principal upon fulfilment of the pre-defined programme criteria.

At the Orlovnjak location, the upgrade of the existing power plant by an additional 220 kW and the installation of a 216 kW energy storage system has been successfully completed. At the Group level, this is the first site to utilise an energy storage system.

At the Lužani location, the existing photovoltaic power plant with installed capacity of 255 kW is being upgraded with an additional 220 kW of photovoltaic capacity, while a 324 kW energy storage system is being introduced. The required documentation has been obtained, the contractor has been selected, and the completion of the investment is expected during 2026.

At the Veliki Otok location, documentation that will allow the existing 350 kW power plant to be upgraded by an additional 220 kW and an energy storage system of 540 kW has been obtained. Completion of the investment is expected in 2026.

Upon completion, the projects are expected to increase energy self-sufficiency, reduce electricity costs, and enhance business sustainability by leveraging renewable energy sources and optimizing consumption management through the energy storage system.

2.1.2 Acquisitions

Mesna industrija Ravlić d.o.o.

In 2025, Žito Inc. entered into an agreement to acquire a 51% share in the registered capital of Mesna industrija Ravlić d.o.o. Closing was subject to several conditions precedent, including: (i) merger clearance from the Croatian Competition Agency (AZTN) in accordance with the provisions of the Competition Act, (ii) consent from the Agency for Payments in Agriculture, Fisheries and Rural Development regarding the transfer of the shareholding, and (iii) other contractual conditions set out in the share purchase agreement. On 15 October 2025 Žito Inc. received a decision from the Croatian Competition Agency which determines the notified concentration as permissible within the meaning of Article 16 of the Competition Act, which arises from the acquisition of direct control on a permanent basis by the Company over the undertaking Mesna industrija Ravlić limited liability company, by acquiring shares representing 51% shares in the total registered share capital, within the meaning of the provision of Article 15, paragraph 1, item 2 of the Competition Act. The transaction closed on 13 January 2026 which confirmed that all conditions under the sale and purchase agreement have been fulfilled.

This transaction represents a significant step in the implementation of the Group's growth and diversification strategy, with a focus on vertical integration of operations. Entering the ownership structure of Mesna industrija Ravlić ensures a more secure sales channel for pigs and cattle for Žito Group and lays the foundation for further investments and growth in the pig farming segment. Moreover, it ensures a stable supply of fresh pork for the Group's meat industry ("Dobro") from pigs raised on its own farms, thereby enabling full control over the entire production process, from farm to table.

Zvijezda plus d.o.o.

On 13 November 2025, the Management Board of the Company signed a share purchase agreement for 100% of the ownership interests in Zvijezda plus d.o.o. and Zvijezda Podjetje za notranjo in zunanjo trgovino, d.o.o., Ljubljana (Zvijezda Slovenija d.o.o.), with Fortenova Grupa JSC, as the seller. Žito Inc. has received approvals from the competition regulators in the Republic of Kosovo, Bosnia and Herzegovina, the Republic of Serbia, and Montenegro. The concentration assessment procedure of the Croatian Competition Agency (AZTN) was completed on 7 May 2026, when Žito Inc. received AZTN's approval declaring the notified concentration permissible.

The aforementioned approval was key to carrying out the activities necessary for the completion of the transaction, which was successfully closed on 13 May 2026. The purchase price defined by the contract amounts to EUR 94.06 million, while the total transaction value, after inclusion of financial assets and liabilities, amounts to EUR 115.72 million. Žito Inc. secured the funds for the transaction through commercial bank loans and its own resources.

Through the acquisition of Zvijezda, a company with a long-standing tradition in food production, Žito Group will further strengthen its brand portfolio with the addition of the Zvijezda, Margo and Omegol brands. The Zvijezda oil brand has for many years been positioned as one of the leading brands on the Croatian market, with significant market shares across other regional markets as well. This transaction represents an important step forward in further strengthening the Group's position in the regional food industry market and contributes to the expansion of its product portfolio and production capacities.

Synergies between the Group's existing production facilities and Zvijezda's operations are expected to enhance operational efficiency, innovation and competitiveness, while creating long-term value for employees, shareholders and the wider community.

Anabella d.o.o.

In March 2026, Novi Agrar d.o.o., a Žito Group subsidiary, signed a purchase and transfer agreement for 100% of the business shares of Anabella d.o.o. from Duboševica. Anabella cultivates over 1,000 hectares in Baranja and has established cooperation with local producers. Together with the Agro-Tovarnik acquisition, this transaction has increased the Group's total cultivated area by 4,500 hectares, or 25%, since the IPO, bringing the total to over 22,000 hectares and extending crop production operations into the Baranja region for the first time.



2.1.3 Business segments

The harvest of winter crops, wheat, rapeseed and barley, was completed in July 2026 in record time, owing to continued investment in agricultural machinery. The first half of 2026 was characterised by very favourable agroclimatic conditions for the cultivation of these crops, which, combined with the application of modern agrotechnical practices, resulted in above-average yields. Following the completion of the harvest, operations have shifted to the collection and storage of straw for the Group's livestock production needs, as well as to the preparation and ensiling of maize silage during the second half of August. The current condition of spring crops, particularly maize, is very good, supported by a favourable distribution of rainfall during May and June.

Novi Agrar, Poljoprivredno dobro and Agro-Tovarnik, companies within Žito Group, are recipients of the "Zlatna repa", a traditional award given by the Croatian Sugar Industry to the most successful producers. Novi Agrar took first place in the category of large producers with more than 1,000 hectares under sugar beet, while Poljoprivredno dobro was ranked first in the 50 to 100 hectare category. Agro-Tovarnik received the award in the 100 to 500 hectare category.

In the livestock segment, new cases of African Swine Fever (ASF) in domestic pigs were confirmed in Croatia in June 2026, indicating the continued struggle with this disease into 2026. On 9 June 2026, ASF cases in domestic pigs were confirmed in the areas of Ivanovo, Šaptinovci, and Kućanci (Osijek-Baranja County). The disease continues to spread, with cases also confirmed in Virovitica-Podravina County, pointing to an increased epidemiological risk and placing additional strain on the pig farming sector, particularly in the Slavonia region. Strict measures to prevent the spread of the disease remain in place, including supervision of facilities and strict adherence to biosecurity measures. Žito Group's pig farming operations are currently split between restricted zone 3, unrestricted zones and surveillance zone, disrupting the normal production flow and creating imbalances in the capacity for sows, piglets, and fattening pigs. Given the continuous changes in the restriction zones in which pig farms are located, the Group adjusts its production processes in accordance with the prescribed requirements. Such adjustments include technological modifications in planning the turnaround of breeding farms and in the organization of piglet and fattening pig production. The State continues to compensate the difference in the selling price in accordance with the state grant program for the compensation of reduced market value of fattening pigs delivered for slaughter from restriction zone 3.

The Group's pig farming operations are organized according to the highest technological and biosecurity standards. Given the immediate threat posed by ASF, an additional review of all biosecurity measures was conducted, and the biosecurity plan has been further updated. This plan now defines protocols for all farm processes, farm layout, employee behavior, and restrictions on pig keeping, fully complying with all applicable legal regulations. As an additional measure, biosecurity protocols have also been implemented at the animal feed factory and for the transportation of feed and livestock.

No cases of African swine fever have been recorded on the Group's farms.

With annual production capacity of 130 million eggs and 480,000 laying hens across two farms,

Vuka and Piko, Žito Group is Croatia's largest egg producer and a reliable supplier to the domestic market. The hens are raised in enriched cages and floor rearing systems in compliance with EU regulations, fed high-quality feed from the Group's own production, and their fresh eggs carry the 'Jaja hrvatskih farmi' label awarded by HAPIH, as well as the 'Dokazana kvaliteta' mark issued by the Ministry of Agriculture. The packing centre's food safety management system holds IFS certification and ISO 14001:2015 environmental management certification.

In selling eggs, the Group uses eLog reusable plastic packaging, actively participating in the circular economy and contributing to the sustainability of the fresh food supply chain. This significantly reduces the environmental impact, and eLog's calculations of environmental savings confirm a positive joint effect in 2025. Savings include:

- 6,310 cubic metres of water
- 157,755 five-minute showers
- 11,148 average meals
- 155,021 kilograms of solid waste

The achieved results confirm the Group's commitment to sustainable operations and responsible resource management. As a responsible producer, the Group continues to invest in innovative and sustainable solutions that reduce environmental impact and contribute to the development of an efficient and sustainable supply chain.



In the meat industry segment, NielsenIQ data, as a market-recognised and reliable source, confirm that DOBRO holds leading positions in key categories of sliced meats, with strong volume and value growth. According to the 2025 research, DOBRO stood out as the brand leader in the categories of sliced prosciutto, bacon, and budola, and is also the best-selling bacon brand in Croatia with more than a 50% market share ¹. What makes these results particularly valuable is not only the market success but the trust behind it. Continuous growth clearly shows that consumers have recognised the quality, distinctive mild flavour, and high production standards that DOBRO products bring to the family table every day.

¹The figures are based on NIQ Market Track data showing that DOBRO holds the largest market share in the sliced segment within the categories of prosciutto, budola, and bacon in Croatia over the last 12 months ending December 2025 (copyright ©2026 Nielsen Consumer LLC).

Hotel Materra in Čepin won the title of safest hotel, taking the TouRisk Awards 2026, presented for the first time in Croatia. The recognition was given to Materra at the first TouRisk conference, which highlights excellence in safety and risk management in tourism. Unlike traditional awards that are often based on impressions, the TouRisk Awards introduce, for the first time, a transparent and measurable evaluation process to objectively assess the actual level of safety and risk management. Safety is assessed against tangible criteria such as protocols and crisis preparedness.



2.1.4 Dividend payment

On 19 June 2026, the General Assembly was held, at which a decision on the payment of a dividend in the amount of EUR 0.61 per share was adopted based on the proposal of the Management Board and the Supervisory Board. The payment date was 3 July 2026, with a total of EUR 15,469,420.05 paid out to shareholders.

2.2 Operating results*

In the first half of 2026, the Group recorded sales revenue of EUR 167.6 million, an increase of 21% over the same period of the previous year, while Žito Inc. recorded sales revenue of EUR 125.8 million, 4% decrease over the same period of the previous year.

Table 2.1. Key financial indicators (000 EUR)

(000 €)	Žito Group			Žito Inc.		
	H1 2026	H1 2025	Δ%	H1 2026	H1 2025	Δ%
Sales revenue	167,550	137,946	21%	125,808	131,564	-4%
EBITDA	23,565	32,903	-28%	4,995	9,517	-48%
Normalised EBITDA	23,343	30,642	-24%	5,372	9,179	-41%
EBIT	11,952	21,909	-45%	809	4,795	-83%
Net financial result	-449	-560	-20%	3,655	-565	-747%
Profit before tax	11,503	21,349	-46%	4,464	4,231	6%
Profit for the period ¹	8,732	17,941	-51%	4,283	3,407	26%
EBIT margin	7.13%	15.88%	-875 bps	0.64%	3.64%	-300 bps
EBITDA margin	14.06%	23.85%	-979 bps	3.97%	7.23%	-326 bps
Net profit margin	5.21%	13.01%	-780 bps	3.40%	2.59%	81 bps

¹ Profit after tax

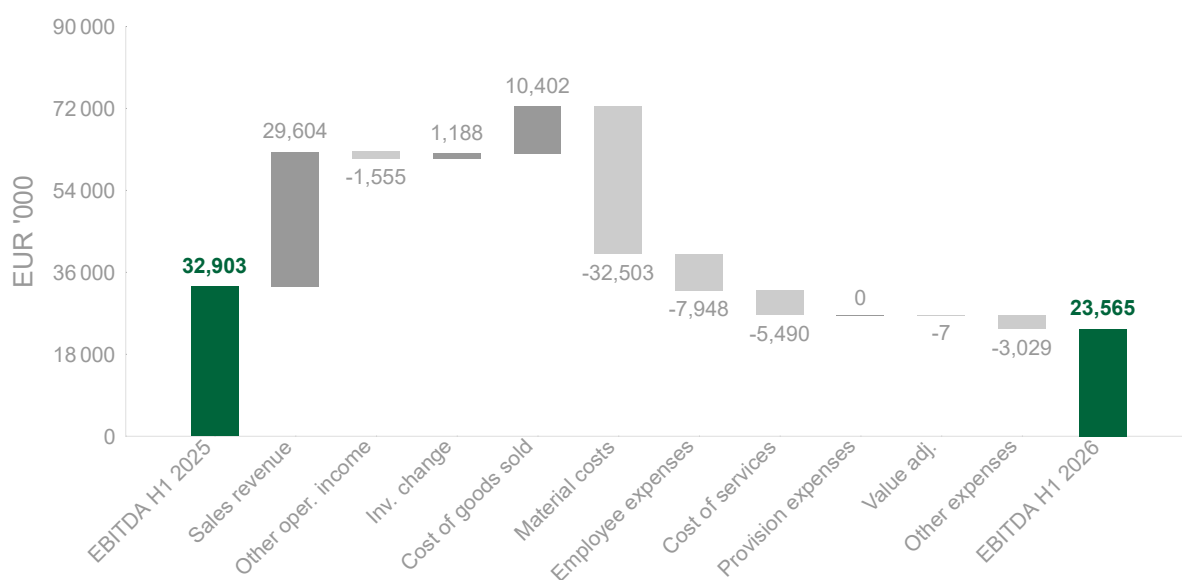


Figure 2.1. Žito Group EBITDA H1 2025 – H1 2026

The reported EBITDA of Žito Group in the first half of 2026 amounts to EUR 23.6 million. Nor-

*Note on Period Comparability: The financial results of Žito Group for H1 2026 are not fully comparable with H1 2025 due to changes in the consolidation scope. Mesna industrija Ravlič d.o.o. has been included in the consolidation from January 2026, Anabella d.o.o. from March 2026, and Zvijezda plus d.o.o. and Zvijezda Slovenija d.o.o. from May 2026. The comparative period, H1 2025, does not include the contributions of the aforementioned entities

malised EBITDA decreased by 24% compared with the first half of 2025, amounting to EUR 23.3 million (Table 2.1). The change in reported EBITDA is shown in the chart (Figure 2.1) with absolute differences in profit and loss items between the first half of 2026 and the first half of 2025.

In order to obtain additional information on the performance and comparability of the business, EBITDA is presented excluding the impact of one-off items. The one-off items for the first halves of 2026 and 2025 are: income from collected written-off receivables, deferred income from EU grants received for construction and equipment, profits from the sale of tangible fixed assets, profit from the sale of an associate company, value adjustments of trade receivables, donations and one-off advisory fees. Žito Group's normalised EBITDA in the first half of 2026 is EUR 7.3 million lower than in the same period of 2025, amounting to EUR 23.3 million (Table 2.2).

Table 2.2. EBITDA normalisation (000 EUR)

(000 €)	Žito Group		Žito Inc.	
	H1 2026	H1 2025	H1 2026	H1 2025
Reported EBITDA	23,565	32,903	4,995	9,517
Reported EBIT	11,952	21,909	809	4,795
Income from collected written-off receivables	-117	-11	-56	-8
Deferred income from EU grants ³	-796	-900	-280	-449
Profit from the sale of tangible fixed assets	-230	0	-100	0
Profit from the sale of an associate company	0	-1,491	0	0
Value adjustment of trade receivables	8	1	5	1
Fines, penalties and damages	44	7	0	0
Provisions expenses	43	0	0	0
Donations	562	90	544	74
Advisory fees	264	43	264	43
Normalised EBITDA	23,343	30,642	5,372	9,179
Normalised EBITDA margin	13.93%	22.21%	4.27%	6.98%
Normalised EBIT	11,730	19,648	1,186	4,457
Normalised EBIT margin	7.00%	14.24%	0.94%	3.39%

³ Deferred income from EU grants for construction and equipment

2.2.1 Revenue by Segment

Sales revenue of Žito Group grew by EUR 29.6 million compared with the same period of the previous year, amounting to EUR 167.6 million (Table 2.3). The largest share in sales revenue is held by the industry segment with 57% in the first half of 2026, followed by the trade and silos segment and livestock segment, each with a 18% share (Figure 2.2).

Žito Inc., through its portfolio of activities, covers the trade and silos, industry, livestock, and other

segments including hospitality and other activities. Since Žito Inc., as the parent of Žito Group, performs trading activities centrally for the entire Group, including transactions with related parties, the trade segment at parent-company level reports significantly higher revenue compared with the consolidated revenue of Žito Group.

Table 2.3. Sales revenue by segment (000 EUR)

(000 €)	Žito Group			Žito Inc.		
	H1 2026	H1 2025	Δ%	H1 2026	H1 2025	Δ%
Industry	95,147	53,941	76%	32,652	30,463	7%
Livestock	29,368	39,009	-25%	9,869	13,499	-27%
Trade and silos	30,921	37,544	-18%	80,238	84,601	-5%
Crop production	9,149	5,055	81%	-	-	-
Other	2,965	2,397	24%	3,049	3,001	2%
Total	167,550	137,946	21%	125,808	131,564	0%

Industry. The Group's industrial production segment encompasses the production of animal feed, edible oil, delicacies, meat products and electricity. Established proprietary brands in edible oil, delicacies and cured meats enable direct consumer access.

Animal feed production covers compound feed for pigs, cattle, poultry and other livestock. Priority is given to supplying the Group's own farms, with surplus production sold on the open market. Oil production at TUČ d.d. and the newly acquired Zvijezda plus d.o.o. encompasses crude and refined sunflower and rapeseed oils. Raw materials are sourced primarily from the Group's own arable land and contract farmers, with the balance procured on the market. The by-products, sunflower and rapeseed meal, serve as key raw materials for the Group's animal feed production.

Cured meat products are manufactured across four technologically advanced production, packaging and slicing facilities. Raw materials are sourced from the Group's own pig fattening operations. The product range includes prosciutto, cured salami and other specialties such as buđola, pancetta, bacon, available as sliced products and whole pieces. All products are free from soya, gluten, flavour enhancers and artificial colourings. Consistent product quality is the result of a modern production process and a high degree of automation. The majority of output is marketed under the DOBRO brand domestically and the Adria D'Oro brand internationally, with a significant share produced as private labels for retail chains. In 2025, the one millionth prosciutto entered production, a milestone reflecting the sustained growth in capacity and quality.

Mesna industrija Ravlić (MI Ravlić) produces fresh and frozen meat through slaughtering, cutting, and cooling processes. Its product range includes beef, pork, and lamb, sold in bulk or packaged, in both fresh and frozen form. In addition, MI Ravlić manufactures a wide range of meat products, including cured meats, minced meat, sausages, and ready-to-cook products. Sales are conducted through wholesale channels and its own retail network of more than 30 locations across continental

Croatia.

In addition to edible oil production, Zvijezda's portfolio includes regionally renowned delicatessen and food products, encompassing mayonnaise, ketchup and margarines. The quality of these products, all of which are market leaders, is ensured through state-of-the-art technology, standardised recipes and rigorous quality control at every stage of the procurement and production process.

The 76% increase in sales revenue in the first half of 2026 was largely driven by the acquisitions of new companies in this segment, Mesna industrija Ravlić and Zvijezda.

Livestock. The livestock segment encompasses pig farming, cattle production, egg production and milk production. Livestock operations are closely integrated with crop production and industrial production. Feed is produced from nearby arable units and at the Vitalka animal feed factory, while the application of manure on agricultural land closes the production cycle.

Pig production is conducted across ten specialised farms, including a nucleus farm for gilt production, breeding farms for piglets and fattening farms. High environmental standards are maintained through the incorporation of pig manure on arable land. All farms are equipped with modern automatic liquid feeding systems ensuring precise control and feed safety at every production stage. Approximately 175,000 fattening pigs are raised annually. Part of the fattening pigs is placed on the market, while the remainder is used as raw material for the production of the Group's cured meat products.

The Group produces approximately 5,000 head of cattle annually, with feed sourced from nearby arable units and supplemented by compound mixes from the Vitalka factory. The cattle fattening farms hold the "Meso hrvatskih farmi" label.

Žito Group is Croatia's largest fresh egg producer, with annual capacity of 130 million eggs across two poultry farms housing approximately 480,000 laying hens in enriched cage and barn systems. Hens are fed proprietary high-quality feed, ensuring full traceability. Fresh eggs carry the "Jaja hrvatskih farmi" (HAPIH) and "Dokazana kvaliteta" (Ministry of Agriculture) labels. Eggs are marketed under the proprietary "Žito Svježa jaja" brand and as private labels for leading retailers.

From mid-2025, milk production takes place on four farms with a combined capacity of approximately 2,500 Holstein Friesian cows, following the addition of a fourth farm through the Agro- Tovarnik acquisition. Production is vertically integrated from proprietary young stock, calves, highly pregnant heifers through to milking cows. Milk yields exceed national averages, and the Group's milk carries the "Mlijeko hrvatskih farmi" label (HAPIH).

The livestock segment recorded consolidated sales revenue of EUR 29.4 million in the first half of 2026, a 25% decrease compared with the same period of the previous year, driven by lower exchange prices of pigs as well as the fact that part of the livestock is now processed at in-house slaughterhouses (Mesna industrija Ravlić), with part of the sales revenue accordingly shifting to the industry segment.

Trade and silos. This segment manages contract farming arrangements, as well as the wholesale and retail of cereals, oilseeds, seeds, crop protection products and fertilisers. Its primary function is to secure sufficient raw material supply for the Group's animal feed and oil production, with surplus

agricultural commodities sold on the open market.

In 2025, a larger quantity of stocks of agricultural products not needed for in-house production (wheat, soy, maize) was sold, which resulted in higher sales revenue in the first half of 2025 compared with the first half of 2026. On the other hand, during 2025 a larger carry-over stock of sunflower was secured, which ensures edible oil production during 2026.

Crop production. Crop production covers cereals (wheat, maize, alfalfa, barley and other crops), oilseeds (sunflower, soya, rapeseed) and industrial crops (sugar beet). Following the Agro-Tovarnik and Anabella acquisition, the Group's managed agricultural land increased to more than 22,000 hectares. Production applies balanced agro-technical measures with minimal agrochemical use and modern machinery, significantly improving efficiency while reducing environmental impact. The Group's precision agriculture capabilities, including drones, soil analysis, variable-rate fertilisation and sowing, are the result of sustained capital investment in prior years and contribute to above-average yields and lower unit costs.

Other. In early 2024, the Group entered the hospitality sector with the opening of the "Mattera" hotel in Čepin near Osijek. The "Mattera" hotel represents a unique tourism offering in the Slavonia region, providing a unique combination of peace, luxury and premium comfort across 61 accommodation units. In addition to the hotel, The Other segment also includes ancillary services and activities that individually do not generate material revenue.

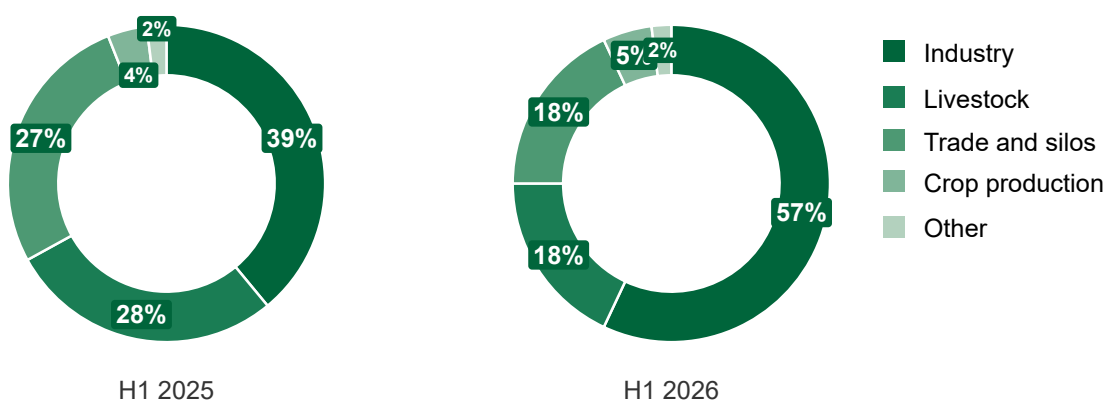


Figure 2.2. Sales revenue structure by segment and year Žito Group

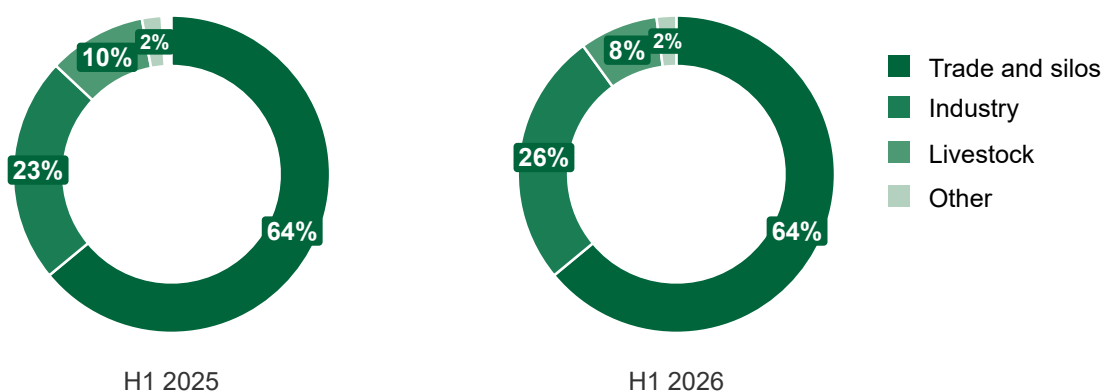


Figure 2.3. Sales revenue structure by segment and year Žito Inc.

2.2.2 Revenue by Market

In the first half of 2026, Žito Group recorded EUR 36.2 million of international sales revenue, or 22% of total sales revenue. Most sales are made with neighbouring countries and countries from the region: Italy, BiH, Serbia, Hungary and Slovenia (Table 2.4).

Table 2.4. Revenue by market (000 EUR)

(000 €)	Žito Group			Žito Inc.		
	H1 2026	H1 2025	Δ%	H1 2026	H1 2025	Δ%
Croatia	131,318	99,743	32%	111,766	107,598	4%
Italy	6,227	8,025	-22%	4,868	7,477	-35%
BiH	5,344	8,104	-34%	889	712	25%
Serbia	4,324	568	662%	1,372	568	142%
Hungary	3,462	12,759	-73%	3,238	11,796	-73%
Slovenia	3,193	2,137	49%	324	325	0%
Other countries	13,682	6,611	107%	3,351	3,088	8%
Total	167,550	137,946	21%	125,808	131,564	-4%

The main exported products to Italy are crops, edible oil and meat products, to BiH and Slovenia edible oil and delicacies, to Serbia edible oil and crops, while exports to Hungary are dominated by pigs (Figure 2.4).

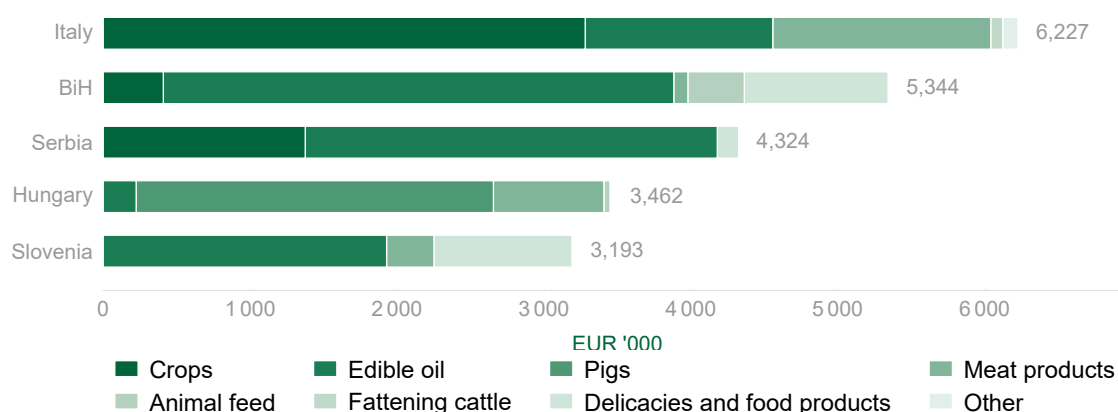


Figure 2.4. Export structure by country H1 2026

In the first half of 2026, the Group's exports declined by 5% compared with the same period of the previous year, partly due to lower pig exports due to African swine fever related restrictions that remain in force, and partly due to redirection of pigs to in-house slaughterhouses (Table 2.5). The most significant exported product is edible oil with a 53% share, followed by crops with 15%, and meat products with 9% and delicacies with 8% of international sales revenue (Figure 2.5).

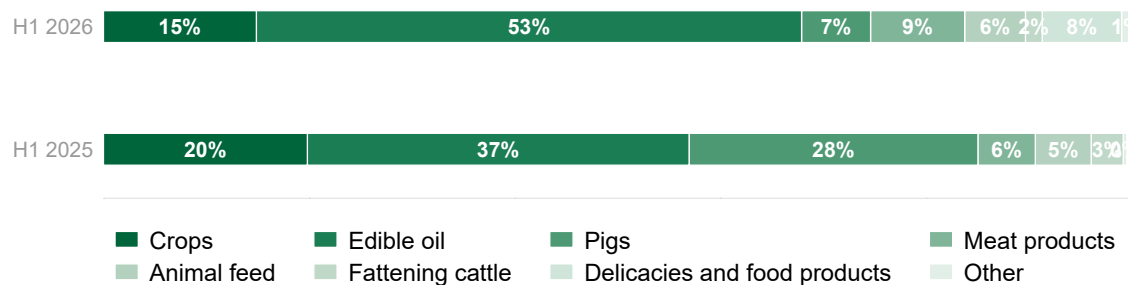


Figure 2.5. Export structure by product

Table 2.5. Exports by segment (000 EUR)

(000 €)	Žito Group			Žito Inc.		
	H1 2026	H1 2025	Δ%	H1 2026	H1 2025	Δ%
Edible oil	19,211	14,183	35%	-	-	-
Crops	5,387	7,577	-29%	5,387	7,577	-29%
Meat products	3,313	2,133	55%	3,313	2,133	55%
Delicacies and food products	2,800	0	-	-	-	-
Pigs	2,432	10,731	-77%	2,432	10,731	-77%
Animal feed	2,142	2,074	3%	2,142	2,074	3%
Fattening cattle	590	1,192	-51%	590	1,192	-51%
Other products	357	314	13%	177	259	-32%
Total	36,232	38,203	-5%	14,042	23,966	-41%

2.2.3 EBITDA by Business Segment

The reported EBITDA of Žito Group in the first half of 2026 amounts to EUR 23.6 million, 28% lower than in the same period of 2025 (Table 2.6). The largest contribution comes from the livestock segment, which accounts for 43% of EBITDA, followed by the industry segment with a 33% share.

Table 2.6. EBITDA by segment (000 EUR)

(000 €)	Žito Group			Žito Inc.		
	H1 2026	H1 2025	Δ%	H1 2026	H1 2025	Δ%
Industry	7,869	7,496	5%	2,175	3,088	-30%
Livestock	10,126	15,968	-37%	2,183	4,304	-49%
Trade and silos	914	2,085	-56%	1,146	2,411	-52%
Crop production	5,763	6,608	-13%	-	-	-
Other	-1,107	746	-248%	-509	-285	78%
Total	23,565	32,903	-28%	4,995	9,517	-48%

2.2.4 Operating Expenses Structure

At Group level, operating expenses in the first half of 2026 increased by EUR 38 million, or 26% compared with the same period of 2025 (Table 2.7). The largest share in operating costs is held by cost of raw materials and cost of goods sold, which together account for 78% of operating expenses increasing by 18%. The significant 53% growth in employee expenses was driven by an increase in headcount additions following the acquisitions of Agro-Tovarnik d.o.o., Mesna industrija Ravlić d.o.o., Anabella d.o.o., and Zvijezda plus d.o.o., as well as salary increases.

Table 2.7. Operating expenses structure (000 EUR)

(000 €)	Žito Group			Žito Inc.		
	H1 2026	H1 2025	Δ%	H1 2026	H1 2025	Δ%
Changes in inventory value	-12,865	-11,677	10%	-167	-4,277	-96%
Material costs	83,912	51,410	63%	28,778	34,064	-16%
Cost of goods sold	57,768	68,170	-15%	78,421	79,820	-2%
Cost of services	11,453	5,962	92%	5,509	4,319	28%
Employee expenses	23,058	15,110	53%	7,981	7,138	12%
Depreciation	11,613	10,993	6%	4,186	4,722	-11%
Value adjustments	8	1	0%	5	1	0%
Other operating expenses	6,798	3,770	80%	4,092	3,756	9%
Total operating expenses	181,745	143,739	26%	128,805	129,543	-1%

2.2.5 Financial indicators

The Group's net financial debt as at 30 June 2026 amounts to EUR 114.7 million. If IFRS 16 obligations relating to long-term concession contracts, the profit distribution liability (as of the reporting date amounts EUR 15,469,420.05) and short-term financial assets are included in the calculation, net financial debt (NFD 4) amounts to EUR 125.1 million. The reason for including short-term financial assets is that such assets consist of loans granted and deposits that can be liquidated in the short term without significant loss of value. Including these financial assets in the calculation provides a more accurate picture of the actual net indebtedness of the Company and the Group. The ratio of net financial debt to normalised EBITDA as at 30 June 2026 is 2.05, while the NFD 4 / EBITDA norm. ratio is 2.23 (Table 2.8). The increase in net debt was driven by the acquisition of new companies in the first half of 2026, primarily Zvijezda, which was financed through commercial bank loans amounting to EUR 90 million and the Company's own resources, consequently increasing liabilities and reducing cash on account.

Table 2.8. Financial indicators (000 EUR)

(000 €)	Žito Group			Žito Inc.		
	H1 2026	31 Dec 2025	Δ%	H1 2026	31 Dec 2025	Δ%
Total liabilities	258,220	134,531	92%	201,128	95,332	111%
NFD ⁴	114,738	-16,211	-808%	140,640	-9,128	-1.641%
NFD 2 ⁵	132,626	1,565	8.371%	141,094	-8,673	-1.727%
NFD 3 ⁶	148,095	1,565	9.359%	156,563	-8,673	-1.905%
NFD 4 ⁸	125,138	-5,658	-2.312%	74,747	-27,956	-367%
Total assets	633,745	516,939	23%	447,995	353,337	27%
Capital and reserves	375,525	382,408	-2%	246,867	258,004	-4%
Net working capital	137,424	178,723	-23%	103,537	116,905	-11%
Current ratio	2.25	3.18	-29%	2.14	2.51	-15%
NFD/EBITDA	1.88	-0.23	-916%	5.89	-0.33	-1.898%
NFD 2/EBITDA	2.18	0.02	9.670%	5.91	-0.31	-1.998%
NFD 3/EBITDA	2.43	0.02	10.810%	6.56	-0.31	-2.206%
NFD 4/EBITDA	2.06	-0.08	-2.651%	3.13	-1.00	-412%
NFD/EBITDA norm. ⁷	2.05	-0.26	-900%	6.15	-0.49	-1.356%
NFD 2/EBITDA norm.	2.36	0.02	9.473%	6.17	-0.47	-1.426%
NFD 3/EBITDA norm.	2.64	0.02	10.590%	6.85	-0.47	-1.572%
NFD 4/EBITDA norm.	2.23	-0.09	-2.599%	3.27	-1.50	-318%
Debt ratio	0.41	0.26	57%	0.45	0.27	66%

⁴ Net financial debt

⁵ Net financial debt including land concession liability

⁶ Net financial debt including land concession liability and profit distribution liability

⁷ EBITDA norm. represents normalised EBITDA

⁸ Net financial debt including land concession liability and profit distribution liability less short-term financial assets

Financial liabilities account for 22% of the Group's total equity and liabilities as at 30 June 2026, while at Žito Inc. they account for 35% of total equity and liabilities (Figure 2.6).

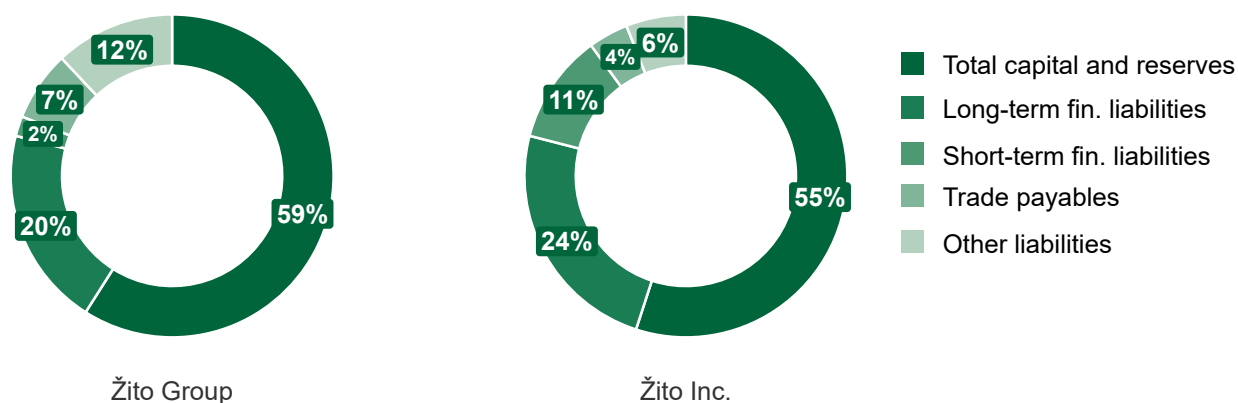


Figure 2.6. Equity and liabilities structure Žito Group and Žito Inc.

3 Financial Statements



Financial Statements for the First Half of 2026 (unaudited)

3.1 Profit and loss statement

Table 3.1. Profit and loss statement Žito Group (000 EUR)

(000 €)	H1 2026	H1 2025	Q2 2026	Q2 2025
Sales revenue	167,550	137,946	89,018	63,310
Other operating income	26,147	27,702	17,733	20,644
Total operating income	193,697	165,648	106,751	83,954
Change in the value of inventories of finished goods and work in progress	-12,865	-11,677	-2,864	-7,238
Cost of materials and supplies	83,912	51,410	38,531	24,791
Cost of goods sold	57,768	68,170	31,568	29,594
Cost of services	11,453	5,962	6,652	4,334
Employee expenses	23,058	15,110	13,202	7,965
Depreciation and amortization	11,613	10,993	6,190	5,508
Other costs	5,297	2,667	3,369	1,492
Value adjustments of current assets	8	1	2	1
Provision costs	0	0	0	0
Other operating expenses	1,501	1,104	582	855
Total operating expenses	181,745	143,739	97,232	67,302
Operating profit	11,952	21,909	9,519	16,652
Net financial result	-449	-560	-552	-205
Profit before tax	11,503	21,349	8,967	16,447
Income tax	-2,771	-3,408	-2,316	-2,545
Net income for the period	8,732	17,941	6,651	13,902

Table 3.2. Profit and loss statement Žito Inc.(EUR '000)

(000 €)	H1 2026	H1 2025	Q2 2026	Q2 2025
Sales revenue	125,808	131,564	55,762	61,244
Other operating income	3,806	2,774	2,678	1,941
Total operating income	129,614	134,338	58,440	63,185
Change in inventory of finished goods and work in progress	-167	-4,277	201	-1,878
Cost of materials and supplies	28,778	34,064	14,998	17,919
Cost of goods sold	78,421	79,820	30,383	34,223
Cost of services	5,509	4,319	3,327	2,412
Employee expenses	7,981	7,138	3,643	3,696
Depreciation and amortisation	4,186	4,722	2,098	2,365
Other costs	3,831	3,155	2,836	1,732
Value adjustments of current assets	5	1	0	1
Provision costs	0	0	0	0
Other operating expenses	261	601	110	427
Total operating expenses	128,805	129,543	57,596	60,897
Operating profit	809	4,795	844	2,288
Net financial result	3,655	-565	3,476	-222
Profit before tax	4,464	4,231	4,320	2,066
Income tax	-181	-824	-155	-403
Net income for the period	4,283	3,407	4,165	1,663

3.2 Balance sheet

Table 3.3. Balance sheet Assets (000 EUR)

(000 €)	Žito Group		Žito Inc.	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
Non-current assets				
Goodwill	60,842	4,444	791	791
Intangible assets	25,657	496	422	155
Right-of-use assets	15,295	14,599	136	422
Property, plant and equipment	267,787	214,891	90,897	91,304
Investment property	0	1,371	0	1,371
Prepayment for property, plant and equipment	1,268	1,954	38	1,115
Biological assets	7,425	7,505	-	-
Investments in associates and joint ventures	0	0	151,250	55,926
Financial assets at amortised cost	2,961	7,368	9,705	7,316
Deferred tax assets	3,013	3,214	415	415
Total fixed assets	384,248	255,842	253,654	158,815
Current assets				
Inventories	118,561	122,465	47,800	66,974
Trade receivables	57,252	35,821	34,892	31,712
Subcontractor receivables	8,881	3,521	8,905	3,521
Receivables from the state	12,587	14,070	1,177	1,224
Receivables for prepayments and other receivables	4,782	1,623	3,146	1,314
Current financial assets at amortised cost	22,954	7,196	81,816	19,282
Cash and cash equivalents	24,187	76,107	16,496	70,384
Total current assets	249,204	260,803	194,232	194,412
Assets intended for sale	293	294	109	109
TOTAL ASSETS	633,745	516,939	447,995	353,336

Table 3.3. Balance sheet Equity and liabilities (000 EUR)

(000 €)	Žito Group		Žito Inc.	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
Capital and reserves				
Share capital	25,608	25,608	25,608	25,608
Treasury shares	-5,208	-5,208	-5,208	-5,208
Reserves for treasury shares	5,208	5,208	5,208	5,208
Capital reserves	82,866	82,866	82,866	82,866
Other reserves	12,930	12,930	-1,207	-1,207
Retained earnings	237,575	243,983	139,600	150,737
Parent's equity	358,980	365,387	246,867	258,004
Non-controlling interest	16,546	17,021	-	-
Total capital and reserves	375,525	382,408	246,867	258,004
Non-current liabilities				
Liabilities for non-current loans and borrowings	124,343	31,204	109,447	16,867
Lease liabilities	17,488	17,404	583	555
Provisions	1,503	784	403	403
Other non-current liabilities	1,226	-	-	-
Deferred tax liabilities	3,059	3,059	-	-
Total non-current liabilities	147,620	52,451	110,433	17,825
Current liabilities				
Trade payables	40,946	18,914	14,081	16,188
Supplier factoring liabilities	5,051	5,008	5,026	4,984
Current loans liabilities	12,997	26,479	47,488	44,149
Lease liabilities	1,983	2,585	72	140
Liabilities to the State	6,012	10,944	2,019	6,021
Provisions	569	1,199	-	671
Liabilities arising from the share in the result	15,469	0	15,469	0
Deferred income and other liabilities	27,573	16,951	6,540	5,354
Total current liabilities	110,600	82,080	90,695	77,507
TOTAL EQUITY AND LIABILITIES	633,745	516,939	447,995	353,336

3.3 Statement of changes in equity

Table 3.4. Statement of changes in equity Žito Group (000 EUR)

(000 €)	Share capital	Capital reserves	Reserves for treasury shares	Treasury shares (deductible)	Other reserves	Retained earnings	Profit for the year	Total attributable to owners of the parent	Minority (non-controlling interest)	Total capital and reserves
Balance at 1 January 2025	21,236	0	0	0	7,817	213,830	0	242,883	3,101	245,985
Profit/loss of the period	0	0	0	0	0	0	35,022	35,022	721	35,743
Other changes in equity unrelated to owners	0	0	0	0	0	0	0	0	0	0
Redemption of treasury shares	0	0	21,000	21,000	0	-20,662	0	-20,662	-374	-21,036
Payments from members/shareholders	4,372	82,866	-15,793	-15,793	5,113	15,793	0	108,144	13,573	121,717
Balance at 31 December 2025	25,608	82,866	5,207	5,207	12,930	208,961	35,022	365,387	17,021	382,408
Balance at 1 January 2026	25,608	82,866	5,207	5,207	12,930	208,961	35,022	365,387	17,021	382,408
Profit/loss of the period	0	0	0	0	0	0	9,062	9,062	-330	8,732
Payment of share in profit/dividend	0	0	0	0	0	-15,469	0	-15,469	0	-15,469
Other distributions and payments to members/shareholders	0	0	0	0	0	0	0	0	-145	-145
Carryforward per annual plan	0	0	0	0	0	35,022	-35,022	0	0	0
Balance at 30 June 2026	25,608	82,866	5,207	5,207	12,930	228,513	9,062	358,980	16,546	375,525

Table 3.5. Statement of changes in equity Žito Inc. (000 EUR)

(000 €)	Share capital	Capital reserves	Reserves for treasury shares	Treasury shares (deductible)	Other reserves	Retained earnings	Profit for the year	Total
Balance at 1 January 2025	21,236	0	0	0	-1,207	96,912	39,083	156,024
Profit/loss of the period	0	0	0	0	0	0	19,949	19,949
Redemption of treasury shares/holdings	0	0	21,000	21,000	0	-21,000	0	-21,000
Payments from members/shareholders	4,372	82,866	-15,793	-15,793	0	15,793	0	103,030
Transfer to reserves according to the annual schedule	0	0	0	0	0	39,083	-39,083	0
Balance at 31 December 2025	25,608	82,866	5,207	5,207	-1,207	130,788	19,949	258,004
Balance at 1 January 2026	25,608	82,866	5,207	5,207	-1,207	130,788	19,949	258,004
Profit/loss of the period	0	0	0	0	0	0	4,283	4,283
Payment of share in profit/dividend	0	0	0	0	0	-15,469	0	-15,469
Other distributions and payments to members/shareholders	0	0	0	0	0	50	0	50
Carryforward per annual plan	0	0	0	0	0	19,949	-19,949	0
Balance at 30 June 2026	25,608	82,866	5,207	5,207	-1,207	135,317	4,283	246,867

3.4 Cash flow statement

Table 3.6. Cash flow statement (000 EUR)

(000 €)	Žito Group		Žito Inc.	
	H1 2026	H1 2025	H1 2026	H1 2025
Cash flow from operating activities				
Profit before tax	11,503	21,349	4,464	4,231
<i>Adjustments for:</i>				
Depreciation	11,613	10,993	4,186	4,722
Gains and losses from sale and value adjustment of fixed tangible and intangible assets	6,094	942	-164	206
Gains and losses from sale and unrealised gains and losses and value adjustment of financial assets	8	0	0	0
Interest and dividend income	-641	-516	-889	-651
Interest expenses	911	1,057	1,045	1,240
Other adjustments for non-cash transactions and unrealised gains and losses	-7,721	-5,395	-25	-453
Cash flow increase or decrease before changes in working capital	21,767	28,430	8,617	9,295
<i>Changes in the working capital:</i>				
Increase or decrease in short-term liabilities	-16,040	12,027	-927	-4,657
Increase or decrease in short-term receivables	-804	-27,671	-5,525	-30,552
Increase or decrease in inventories	21,567	10,795	19,284	18,494
Other increase or decrease in working capital	-2,591	-9,552	-2,539	-732
Cash from operations	23,899	14,030	18,910	-8,152
Interest paid	-561	-940	-468	-1,075
Income tax paid	-7,082	-2,954	-2,839	-20
Net cash flow from operating activities	16,256	10,136	15,602	-9,247
Cash flow from investment activities				
Cash receipts from sales of fixed tangible and intangible assets	324	268	194	56
Cash payments for the purchase of fixed tangible and intangible assets	-7,930	-9,444	-2,225	-5,939
Cash payments for the acquisition of financial instruments	0	0	-95,325	-18
Interest received	171	169	345	167
Cash receipts from repayment of loans and deposits	30,876	15,910	34,889	26,012
Cash payments for loans and deposits for the period	-69,294	-30,041	-103,088	-36,820
Acquisition of a subsidiary, net of cash acquired	-100,528	0	-	-
Net cash flow from investment activities	-146,381	-23,138	-165,210	-16,542

Table 3.6. Cash flow statement (000 EUR) – continued

(000 €)	Žito Group		Žito Inc.	
	H1 2026	H1 2025	H1 2026	H1 2025
Cash flow from financing activities				
Cash receipts from credit principals, loans and other borrowings	93,000	27,331	115,989	66,011
Cash payments for the repayment of credit principals, loans and other borrowings and debt financial instruments	-14,426	-35,357	-20,200	-57,303
Cash payments for finance lease	-369	0	-69	0
Net cash flow from financing activities	78,205	-8,025	95,720	8,708
Net increase/decrease in cash and cash equivalents	-51,920	-21,027	-53,888	-17,081
Cash and cash equivalents at the beginning of the period	76,107	46,046	70,384	35,442
Cash and cash equivalents at the end of the period	24,187	25,019	16,496	18,361

3.5 Notes to the financial statements

The notes to the financial statements for quarterly periods include:

- a) *explanation of business events relevant to understanding changes in the statement of financial position and financial performance for the quarterly reporting period of the issuer with respect to the last business year: information is provided regarding these events and relevant information published in the last annual financial statement is updated (paragraphs 15 to 15c of the IAS 34 – Interim Financial Reporting)*

The financial statements of Žito Group and Žito Inc. have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted in the European Union. The financial statements have been prepared in euros under the accrual basis of accounting, whereby the effects of transactions are recognised when they occur and disclosed in the financial statements for the period to which they relate, and on the going concern basis. Preparation of financial statements in accordance with IFRS requires the use of certain key accounting estimates, made reasonably under appropriate circumstances based on management's judgement. Significant business events and transactions in the period under review, which are relevant for understanding changes in the statement of financial position and operating results, are explained in the document Financial results for the first half of 2026 (unaudited).

- b) *information on the access to the latest annual financial statements, for the purpose of understanding information published in the notes to financial statements drawn up for the quarterly reporting period*

Audited annual financial statements for 2025 for Žito Group and the Company are available on the Žito Group website, www.zito.hr.

- c) *a statement explaining that the same accounting policies are applied while drawing up financial statements for the quarterly reporting period as in the latest annual financial statements or, in the case where the accounting policies have changed, a description of the nature and effect of the changes (paragraph 16A(a) of the IAS 34 – Interim Financial Reporting)*

The financial statements of Žito Group and the Company have been prepared based on the same accounting policies, presentations, and methods of calculation as those used in the preparation of the annual financial statements as at 31 December 2025.

- d) *a description of the financial performance in the case of the issuer whose business is seasonal (paragraphs 37 and 38 of the IAS 34 – Interim Financial Reporting)*

Neither Žito Group nor Žito Inc. engages in business of a seasonal nature.

- e) *other disclosures prescribed by the IAS 34 – Interim Financial Reporting, and*

The Group's long-term intangible assets amount to EUR 101,793,465.74, while the Company's amount to EUR 1,348,536.55. The Group has not yet performed the Purchase Price Allocation (PPA) related to the acquisition of the equity interests in Zvijezda plus d.o.o., Zvijezda Slovenija d.o.o. and Anabbela d.o.o. Accordingly, the amount of goodwill has been recognised as the

difference between the purchase price and the net value of assets acquired at the acquisition date. The Purchase Price Allocation will be carried out during 2026. The Group's long-term tangible assets amount to EUR 276,480,638.82. The Company's long-term tangible assets amount to EUR 90,935,181.86. Right-of-use assets are presented within long-term tangible assets according to the type of asset, while lease liabilities are presented within other long-term and current liabilities.

EUR	Žito Group		Žito Inc.	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
Inventories	118,854,240.96	122,758,827.13	47,908,628.29	67,082,663.64
Receivables	82,319,565.64	54,905,137.81	45,857,958.26	37,747,280.08
Current financial assets	22,956,468.08	7,224,063.62	81,815,948.66	19,282,884.88
Cash on hand and in banks	24,186,579.92	76,106,745.15	16,496,326.92	70,384,305.70
Current assets	248,316,854.60	260,994,773.71	192,078,862.13	194,497,134.30

EUR	Žito Group		Žito Inc.	
	30 Jun 2026	31 Dec 2025	30 Jun 2026	31 Dec 2025
Loans and borrowings	13,647,665.76	26,479,173.02	47,559,380.05	44,287,432.29
Trade payables	45,996,576.90	23,922,450.18	19,107,279.48	21,171,781.01
Liabilities to employees	2,918,232.28	1,763,852.41	982,899.18	910,115.12
Other current liabilities	29,810,430.65	17,112,001.28	20,949,261.90	8,071,544.01
Current liabilities	92,372,905.59	69,277,476.89	88,598,820.61	74,440,872.43

f) *in the notes to the quarterly financial statements, in addition to the information stated above, information in respect of the following matters shall be disclosed:*

1. *issuer's name, registered office (address), legal form, country of establishment, entity's registration number and, if applicable, the indication whether the issuer is undergoing liquidation, bankruptcy proceedings, shortened termination proceedings or extraordinary administration*

- Issuer's name: ŽITO Inc., Đakovština 3, 31000 Osijek
- Legal form: joint stock company
- Country of incorporation: Republic of Croatia
- MBS: 030033416
- OIB: 03834418154

2. *adopted accounting policies (only an indication of whether there has been a change relative to the previous period)*

During the reporting period, accounting policies have not changed compared with the

previous year.

3. *the total amount of any financial commitments, guarantees or contingencies that are not included in the balance sheet, and an indication of the nature and form of any valuable security which has been provided; any commitments concerning pensions of the issuer within the group or company linked by virtue of participating interest shall be disclosed separately*

The total guarantees issued by Žito Inc. in the form of bank guarantees as at the reporting date amount to EUR 4,419,000.00 and relate to guarantees for the timely payment of contractual obligations. Guarantees issued by Žito Group in the form of bank guarantees amount to EUR 17,912,936.64 and relate to guarantees for the timely payment of contractual obligations, satisfactory performance of work, and refund of received advances. The total balance of documented letters of credit as of the reporting date amounts to EUR 90,975.04.

4. *the amount and nature of individual items of income or expenditure which are of exceptional size or incidence*

EUR	Žito Group		Žito Inc.	
	H1 2026	H1 2025	H1 2026	H1 2025
Operating revenue	193,697,160.56	165,648,338.37	129,614,123.17	134,337,695.69
Operating expenses	-181,745,097.03	-143,739,072.60	-128,805,082.85	-129,542,527.92
Operating profit	11,952,063.53	21,909,265.77	809,040.32	4,795,167.77
Financial income	960,610.71	635,523.61	4,748,911.35	840,629.42
Financial expenses	-1,409,906.49	-1,195,960.35	-1,094,301.01	-1,405,286.20
Fin. income/(expenses) – net	-449,295.78	-560,436.74	3,654,610.34	-564,656.78
Profit before tax	11,502,767.75	21,348,829.03	4,230,510.99	2,164,175.23

5. *amounts owed by the issuer and falling due after more than five years, as well as the total debts of the issuer covered by valuable security furnished, with an indication of the nature and form of the security*

For Žito Inc., the portion of liabilities falling due after more than 5 years that relates to long-term liabilities to banks amounts to EUR 39,009,823, with an additional EUR 158,485 relating to lease liabilities recognised in accordance with IFRS 16. For Žito Group, the portion of liabilities falling due after more than 5 years that relates to long-term liabilities to banks amounts to EUR 41,869,421, with an additional EUR 8,571,093 relating to lease liabilities recognised in accordance with IFRS 16.

6. *average number of employees during the current period*

The average number of employees during the current period 1 January to 30 June 2026 is 652 for the Company, and 1,996 for Žito Group (during the period 1 January to 30 June

the average number of employees was 642 for the Company and 1,156 for the Group).

7. *where, in accordance with the regulations, the issuer capitalised on the cost of salaries in part or in full, information on the amount of the total cost of employees during the year broken down into the amount directly debiting the costs of the period and the amount capitalised on the value of the assets during the period, showing separately the total amount of net salaries and the amount of taxes, contributions from salaries and contributions on salaries*

During the reporting period, neither Žito Group nor the Company capitalised payroll costs.

8. *where a provision for deferred tax is recognised in the balance sheet, the deferred tax balances at the end of the financial year, and the movement in those balances during the financial year*

Deferred tax assets as at 30 June 2026 for the Company amount to EUR 415,237 (EUR 415,237 as at 31 December 2025). For Žito Group deferred tax assets as at 30 June 2026 amount to EUR 3,013,370 (EUR 3,214,251 as at 31 December 2025).

9. *the name and registered office of each of the companies in which the issuer, either itself or through a person acting in their own name but on the issuer's behalf, holds a participating interest, showing the proportion of the capital held, the amount of capital and reserves, and the profit or loss for the latest financial year of the company concerned for which financial statements have been adopted; the information concerning capital and reserves and the profit or loss may be omitted where the company concerned does not publish its balance sheet and is not controlled by another company*

At the end of the reporting period, Žito Inc. holds 100% ownership in Novi Agrar d.o.o., Argumentum Vitae d.o.o., Svinjogojska farma Lipovača-Prkos d.o.o., Piko d.o.o., West d.o.o., Zvijezda plus d.o.o. and Zvijezda Slovenija d.o.o. as well as a majority interest of 86.98% in Termes Grupa d.d., 75.72% in Tvornica ulja Čepin d.d., 51% in Mesna industrija Ravlić d.o.o., and a 47.89% participating interest in Agro-Tovarnik d.o.o.

10. *the number and the nominal value or, in the absence of a nominal value, the accounting par value of the shares subscribed during the financial year within the limits of the authorised capital*

The share capital as at 30 June 2026 amounts to EUR 25,607,675 and is divided into 25,607,675 shares, of which Žito Inc. holds 247,970 treasury shares; the nominal value of one share is EUR 1.00.

11. *the existence of any participation certificates, convertible debentures, warrants, options or similar securities or rights, with an indication of their number and the rights they confer*

Neither Žito Group nor Žito Inc. holds any participation certificates, convertible debentures, warrants, options, or similar securities or rights.

12. *the name, registered office and legal form of each of the companies of which the issuer*

is a member having unlimited liability

Neither Žito Group nor Žito Inc. holds interests in entities with unlimited liability.

13. *the name and registered office of the company which draws up the quarterly consolidated financial statements of the largest group of companies of which the issuer forms part as a controlled group member*

Not applicable.

14. *the name and registered office of the company which draws up the quarterly consolidated financial statements of the smallest group of companies of which the issuer forms part as a controlled group member and which is also included in the group of companies referred to in point 13*

Not applicable.

15. *the place where copies of the quarterly consolidated financial statements referred to in points 13 and 14 may be obtained, provided that they are available*

Not applicable.

16. *the nature and business purpose of the issuer's arrangements that are not included in the balance sheet and the financial impact on the issuer of those arrangements, provided that the risks or benefits arising from such arrangements are material and in so far as the disclosure of such risks or benefits is necessary for the purposes of assessing the financial position of the issuer*

There are no material arrangements with companies not included in the financial statements as at 30 June 2026.

17. *the nature and the financial effect of material events arising after the balance sheet date which are not reflected in the profit and loss account or balance sheet*

There are no significant events after the balance sheet date.

4 Statement



Statement of persons responsible for the preparation of the financial statements

To the best of our knowledge, the unaudited financial statements of Žito Inc. and its subsidiaries (Žito Group) and of Žito Inc. (the Company) for the period from 1 January to 30 June 2026 have been prepared in accordance with the Croatian Accounting Act and the International Financial Reporting Standards, and present a true and fair view of the assets and liabilities, profit and loss, financial position, and operations of Žito Group and the Company.

The management report for the period from 1 January to 30 June 2026 contains a true and fair view of the development and performance of the business, together with a description of the most significant risks and uncertainties to which the Group and the Company are exposed.

JOZO
LJUBIČIĆ

Digitalno potpisao:
JOZO LJUBIČIĆ
Datum: 2026.07.30
13:34:29 +02'00'

Jozo Ljubičić

Member of the Management Board for Finance

5 Contact



Contact

Žito Inc.

Headquarters: Đakovština 3, 31000 Osijek, Croatia

Web: www.zito.hr

Investor relations

E-mail: ir@zito.hr