

REPORT OF THE INDEPENDENT AUDITOR

To the shareholders,
GREEN TECH INTERNATIONAL S.A.

Report on the audit of the consolidated financial statements

Opinion

1. We have audited the consolidated financial statements of Green Tech International S.A. and its subsidiaries (the "Group"), with registered office in Bucharest, sector 1, str. Sofia nr.5, identified by the unique tax registration code 29647812, which include the consolidated statement of the financial position as of December 31, 2024 and the consolidated statement of the comprehensive result, the consolidated statement of changes in equity and the consolidated statement of the related cash flows for the year then ended, as well as notes to the consolidated financial statements that include material information on accounting policies.
2. The consolidated financial statements as at 31 December 2024 are identified as follows
 - Net assets / Total equity: 800.562.718
RON
 - Net profit for the financial year: 2.555.548 RON
3. In our opinion, the attached consolidated financial statements faithfully present, in all material respects, the Group's consolidated financial position as of December 31, 2024, and its consolidated financial performance and consolidated cash flows for the year ended on that date, in accordance with the Order of the Minister of Public Finance no. 2844/2016 for the approval of the Accounting Regulations in accordance with the International Financial Reporting Standards adopted by the European Union, as amended.

Basis for opinion

4. We conducted our audit in accordance with the International Standards on Auditing ("ISA"), EU Regulation no. 537 of the European Parliament and of the European Council (hereinafter referred to as the "Regulation") and Law no. Q 62/2017 on the statutory audit of the annual financial statements and the consolidated annual financial statements and amending certain normative acts (hereinafter referred to as "Law 162/2017"). Our responsibilities under these standards are described in detail in the "Auditor's responsibilities in an audit of the consolidated financial statements" section of our report. We are independent from the Company, according to the International Code of Ethics for Professional Accountants issued by the Council for International Ethical Standards for Accountants (including the International Independence Standards) (IESBA code), according to the ethical requirements that are relevant to the audit of financial statements

in Romania, including Regulation and Law 162/2017, and we have fulfilled our ethical responsibilities according to these requirements and according to the IESBA Code. We believe that the audit evidence we have obtained is sufficient and adequate to provide a basis for our opinion.

Key audit aspects

5. The key audit aspects are those aspects that, based on our professional judgment, were of the greatest importance for the audit of the consolidated financial statements in the current period. These issues have been addressed in the context of auditing the consolidated financial statements as a whole and in forming our opinion on them and we do not provide a separate opinion on these matters:

-Real estate investments

According to note no. 4 to the consolidated financial statements, the Group holds real estate investments recorded at a value of RON 642,814,181 as of December 31, 2024 (December 31, 2023: RON 237,685,310). Real estate investments are mainly represented by the acquisition of the majority stake in Horti Green Invest SA and the acquisition of an additional package of shares in Apoterm Nadlac SA. The transaction price was allocated to the identifiable assets and liabilities at the date of the transactions and the remaining differences between the transaction price and the fair value of the identified assets and liabilities constituted a positive goodwill in the amount of RON 67,195,930 (according to note no. 5)

- The Group owns several apartments for rental purposes, which are measured at fair value and are classified in accordance with IAS 40 Real Estate Investments.

-Equity

Increase of the share capital from 4,671,000 Ron to 7,938,671 Ron consisting of 79,386,706 shares, by issuing shares in dematerialized form with a nominal value of 0.10 Ron/share.

Due to the significance of the estimates and judgments involved in an evaluation in this area, given the high value of real estate investments and the changes in the increase in equity, we consider it to be a key aspect of the audit.

Other information

6. The administrators are responsible for preparing and presenting other information. That other information includes the Consolidated Directors' Report, but does not include the consolidated financial statements and the auditor's report thereon.

Our opinion on the consolidated financial statements does not cover this other information and unless explicitly stated in our report, we do not express any assurance conclusions with respect to them.

In relation to the audit of the consolidated financial statements for the financial year ended December 31, 2024, our responsibility is to read that other information and, in doing so, to assess whether that other information is materially inconsistent with the consolidated financial statements, or with the knowledge that we have obtained during the audit or if it appears to be materially misrepresented.

Other reporting responsibilities on other information — Consolidated directors' report

As regards the Consolidated Report of the Administrators, we have read and report whether it was drawn up, in all significant aspects, in accordance with the Order of the Minister of Public Finance no. 2844/2016 for the approval of the Accounting Regulations in accordance with the International Financial Reporting Standards adopted by the European Union, with subsequent amendments.

Based solely on the activities to be carried out during the audit of the consolidated financial statements, in our opinion:

- [1) The information presented in the Consolidated Directors' Report for the financial year for which the consolidated financial statements were prepared is consistent in all material respects with the consolidated financial statements;
- 1]) The consolidated report of the Administrators was drawn up, in all significant aspects, in accordance with the Order of the Minister of Public Finance no. 2844/2016 for the approval of the Accounting Regulations in accordance with the International Financial Reporting Standards adopted by the European Union, with subsequent amendments.

In addition, based on our knowledge and understanding of the Company and its environment, acquired during the audit of the financial statements for the financial year ended December 31, 2024, we are required to report whether we have identified material misstatements in the Consolidated Directors' Report. We have nothing to report on this aspect

Responsibilities of management and persons responsible for governance for consolidated financial statements

7. The management is responsible for the preparation and faithful presentation of the consolidated financial statements in accordance with the Order of the Minister of Public Finance no. 2844/2016 for the approval of the Accounting Regulations in accordance with

the International Financial Reporting Standards, adopted by the European Union, with subsequent amendments, and for that internal control that the management considers necessary to allow the preparation of consolidated financial statements free of material misstatements, caused either by fraud or error.

8. In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue its business, disabling, where appropriate, business continuity issues and using going concern accounting, unless management either intends to liquidate the Group or cease operations or has no realistic alternative to them.
9. The persons responsible for governance are responsible for overseeing the Group's financial reporting process.

Auditor's responsibilities in an audit of the consolidated financial statements

10. Our objectives are to obtain reasonable assurance on the extent to which the consolidated financial statements, as a whole, are free from material misstatement, caused by either fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect significant misstatement, if any. Misstatements may be caused by either fraud or error and are considered material if it can reasonably be expected that they will, individually or cumulatively, influence users' economic decisions taken on the basis of those consolidated financial statements.
11. As part of an audit in accordance with International Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit.
12. Also:
 - We identify and assess risks of material misstatement of the consolidated financial statements caused by either fraud or error, design and execute audit procedures in response to those risks, and obtain sufficient and appropriate audit evidence to provide a basis for our opinion. The risk of non-detection of material misstatement due to fraud is higher than that of non-detection of material misstatement due to error, as fraud may involve secret agreements, forgery, intentional omissions, misrepresentation and avoidance of internal control.
 - We understand audit-relevant internal control, with a view to designing audit procedures appropriate to the circumstances, but without having the purpose of expressing an opinion on the effectiveness of the Group's internal control.
 - We assess the adequacy of the accounting policies used and the reasonableness of the accounting estimates and related disclosures made by management.

- We draw a conclusion on the adequacy of management's use of accounting on a going concern basis and determine, based on the audit evidence obtained, whether there is significant uncertainty about events or conditions that could give rise to significant doubts about the Group's ability to continue its business. If we conclude that there is material uncertainty, we should draw attention in the auditor's report to the related presentations in the consolidated financial statements or, if these presentations are inadequate, change our opinion. Our conclusions are based on audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the Group to cease to operate on a going concern basis.
- We assess the presentation, structure and overall content of the consolidated financial statements, including disclosures, and the extent to which the consolidated financial statements reflect underlying transactions and events in a manner that achieves fair presentation.

We obtain sufficient and adequate audit evidence on the financial information of the entities or business activities within the Group, in order to express an opinion on the consolidated financial statements. We are responsible for coordinating, supervising and executing the group's audit. We are solely responsible for our audit opinion.

11. We communicate to those responsible for governance, among other things, the planned area and timing of the audit, as well as the main findings of the audit, including any significant weaknesses in internal control, that we identify during the audit.
12. We also provide the persons responsible for governance with a statement that we have complied with the relevant ethical requirements regarding independence and that we have communicated to them all relationships and other matters that could reasonably be assumed to affect our independence and, where applicable, the actions taken to eliminate the risks or the safeguards applied.
13. From the issues communicated with the persons responsible for governance, we determine which are the most important aspects for the audit of the consolidated financial statements in the current period and which therefore represent key audit aspects. We describe these matters in the auditor's report, unless laws or regulations prohibit the public presentation of the matter, or where, in extremely rare circumstances, we determine that an issue should not be disclosed in our report because the public interest benefits are reasonably expected to outweigh the adverse consequences of such disclosure.

Report on other legal and regulatory provisions

15. We were appointed by the General Meeting of Shareholders on 3.01.2025 to audit the consolidated financial statements of GREEN TECH INTERNATIONAL. for the financial

year ended December 31, 2024. The total uninterrupted duration of our commitment is 3 years, covering the financial years ended December 31, 2024 through December 31, 2026.

We confirm that:

- Our audit opinion is consistent with the supplementary report submitted to the Company's Audit Committee, which we issued on the same date as we issued this report. Also, in conducting our audit, we have maintained our independence from the audited entity.
- The prohibited non-audit services referred to in Article 5(1) of EU Regulation no. 537/2014. The audit engagement partner for whom this independent auditor's report was prepared is Adriana Diaconescu.

Our audit opinion on the Company's consolidated financial statements for the financial year ended December 31, 2024 is included in the section "Report on the audit of the consolidated financial statements" above,

Adriana Diaconescu, Audit Partner

20.03.2025

Registered in the Electronic Public Register of
Financial Auditors 'audit firms with no. AF 815 on

behalf of: AUDIT CONSULT GROUP SRL

Registered in the Electronic Public Register of
Financial Auditors 'audit firms with no. FA 129