NAVSTONE SE
Amsterdam

Annual report 2021

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FINANCIAL REPORT

1 DIRECTORS' REPORT

To our Shareholders

We are delighted to present NAVSTONE´s Annual Report.

First of all, we would like to talk about the strategic realignment of the company. On March 17, 2021 the Annual General Meeting of the company resolved a strategic repositioning and renaming of the company to NAVSTONE SE . The new name represents the company's focus on continuously increasing its Net Asset Value (NAV) with its new focus on real estate. In a first step, NAVSTONE aims to grow its real estate portfolio to EUR 30mn with existing resources. Also, the AGM appointed Dr. Michael Hasenstab to the Management Board.

As a result of the realignment, the NAVSTONE SE will be managed with a strong cash flow orientation in addition to its net asset value orientation. The Management Board and Supervisory Board of the Company are convinced that this refocus on real estate investments will result in a long-term increase in value for shareholders.

In 2021, NAVSTONE SE was able to expand its property portfolio from euro 2.86 million to euro 6.62 million. A total of 3 additional properties were acquired in 2021. Further NAVSTONE SE has made reservations to purchase four further properties in Dublin with a combined value of euro 6.57 million. The closing of these transactions is expected to occur in the next months subject to successful due diligence. Through these transactions the total portfolio would increase to approximately euro 13.2 million with annualized gross rental income of euro 0.95 million respectively. Several further potential transactions are currently under investigation. The existing portfolio in Dublin was fully let as at the end of the year. The Company's strategic realignment towards real estate is expected to be completed in 2022.

The real estate market in Dublin developed positively in 2021. A significant lack of supply, coupled with a big increase in household savings, has seen property prices skyrocket over the past year. In June 2021, MyHome.ie published the Property Price Report for Q2 2021 reporting an asking price inflation of 13%. Asking price inflation is the most reliable lead indicator for actual property prices, and predictably, CSO figures released in October 2021 showed that there had been a 12.4% increase in residential property prices nationwide in the year to September 2021. A positive trend is also expected for the next few years.

Furthermore, NAVSTONE holds approximately 12% of the shares of net digital AG, a publicly quoted payment service provider. net digital AG has recently reported 6-months revenues of EUR 4.15mn with an EBITDA of EUR 0.43mn. Management has expressed that based on the successful first half of the year it is confident for the remainder of the year. Revenues for 2021 are expected to be in the upper single digit millions with profitability margins similar to the first half. net digital has also received a license as a payment institution (e-money license according to ZAG) from the German regulator (BaFin), which allows net digital to offer a wide range of payment related services (for example acquiring, transfer of funds, etc.). net digital expects significant additional growth based on the license. Further information on net digital AG can be found at www.net-digital.com.

For the fiscal year 2020 NAVSTONE SE has paid his historically first ordinary dividend of EUR 0.10 per share on August 5, 2021. Management and Supervisory Board aim to let shareholders participate in the success of the business and expect that the business model will allow an attractive dividend policy also in the future. From the fiscal year 2021 onwards it is planned to pay out the dividend in two tranches, a first interim tranche in Q4 and a final dividend at the time of Annual Shareholders Meeting for the respective financial year.

For 2021, Management and Supervisory Board have decided to pay out an interim dividend of EUR 0.05 on November 15, 2021 with a record day on November 11, 2021. The total dividend will be decided at the AGM for the financial year 2021.

As a Board we continuously scrutinize our progress against our strategy and evaluate all aspects of our business to ensure we have the right organization and structure in place to achieve our vision. We now report on progress during 2021 against those goals. By focusing on the delivery of consistent and dependable performance from year to year we aim to deliver returns for shareholders which will reach over the longer term. We have strong foundations in place upon which we are building businesses that will consistently compete with the best in their sector. We remain committed to improving the processes we use across the business to drive enhancements to the shareholder, both by increasing revenue and reducing costs.

NAVSTONE SE is listed on the Munich stock exchange in the quality segment m:access. In future NAVSTONE SE will be managed with a focus on the Net Asset Value (NAV). The current net value of the assets held by the company is approximately euro 16.2m. With currently 4,270.035 shares outstanding, the company's NAV is accordingly approximately EUR 3.79 per share. The current discount to the share price is more than 40%. As the current assets of the company consist mainly of cash, securities (EUR 11.1 million) and a property in Dublin (euro 6.62 million), the management of NAVSTONE SE believes that this discrepancy between the share price and the net asset value of the company should be closed.

We are very proud that, after the very successful year 2020, we have also managed to achieve a profit of 2.4m euro in 2021.

For the financial year 2022, the management expects earnings of more than € 0.5 million. The dividend of € 0.10 per share for 2022 will therefore be fully covered by earnings from operations.

With the strength of the group's balance sheet and strong cash generation, we have every reason to be confident of further progress for the group thereafter.

Before closing, and on behalf of the Board, we want to thank the employees and partners of Elgin Road Properties Holding Ltd. and net digital AG. We and our fellow Supervisory Directors remain strongly convinced of the potential for your company. Looking back, it has been a year of steady progress and achievement. We now look to 2022 with confidence based on the existing programs in which we are engaged.

Fiscal year 2021 at a glance

Total Revenues
2021 € 0.4m
2020 € 0.2m

EBIT
2021 € -0.8m
2020 € -0.5m

Result after Tax
2021 € 2.4m
2020 € 2.6m

TOTAL assets
2021 € 18.4m
2020 € 17.4m

The Company

NAVSTONE SE is committing funds to both majority and minority investments of different size and at different stages of the company life cycle - including start-ups, real estates and special situation businesses.

Through its operating subsidiaries NAVSTONE SE is currently active in several different industries, including Financial Services, IT Services and Real Estate. Additionally, NAVSTONE SE holds a number of minority investments in both publicly listed and privately held companies.

Currently, NAVSTONE SE has operating activities in two industries.

The Financial Services business is comprised in The ACON Group SE and its subsidiary ACON Research and Services GmbH.

Investments in the real estate sector are made by the subsidiary Elgin Road Property Holdings Ltd, Dublin.

Several Investments are made by NAVSTONE SE.

Management

Navigator Equity Solutions SE is organised as a Dutch limited liability company with a two-tier board structure. The company's management consists of a Management Board ("Raad van Bestuur") and a Supervisory Board ("Raad van Commissarissen").

- Board of Directors

Robert Käß

Robert Kaess joined the Management Board of NAVSTONE SE in November 2008. As a member of the Executive Board he was responsible for conducting numerous M&A transactions and managing the portfolio companies. He was board member of several listed portfolio companies where he was responsible for restructuring topics, process optimization as well as business development projects. Robert Kaess studied Business Administration in Munich, Germany.

Dr. Michael Hasenstab

Dr. Hasenstab has extensive experiency as a Board Member of publicly quoted companies in a wide variety of sectors. During his 10 year term as a CEO of a regulated bank in Germany he was involved in numerous real estate transactions such as IPOs and debt and equity financings. Mr. Hasenstab holds a PHD in International Management from the University of Jena and a Master of Economics from the Ludwig-Maximilians Univerity (LMU) of Munich.

- Supervisory Board

Dr. Jens Bodenkamp

Dr Bodenkamp is currently active as a Business Angel. Previously he was Managing Director of the ETF Group Deutschland GmbH, a wholly-owned subsidiary of the globally active venture capital firm ETF Group based in Lugano, Switzerland, responsible for the German language market segment. Previously Dr Bodenkamp directed Intel Corporation's broadband programme in Europe, responsible for strategy, strategic alliances, marketing and targeted investments in the broadband space.

Erich Hoffmann

Mr. Erich Richard Hoffmann is the Founder of ContTect GmbH. He currently serves as a Consulting Engineer and has also successfully supported a number of start-up companies since 2000. In the past Mr. Hoffmann designed test equipment for several applications and introduced inspection systems for CD, CD-R, MO, LD, LCD and MD formats plus physical optical disc checkers.

Shareholder structure

By the end of the fiscal year 2021, the number of own shares held by NAVSTONE SE.
amounted to 2,285,410. The number of shares outstanding was 4,270,035.

Annual Shareholders' Meeting

The Annual General Meeting of NAVSTONE SE for the fiscal year 2020 took place in Waalre, the Netherlands, on August 04, 2021. In total 27.41 % of the share capital was represented at the meeting. All items of the agenda were approved unanimously.

Development of Earnings, Asset and Financial Situation

The consolidated financial statements have been prepared in accordance with Title 9 Book 2 of the Netherlands Civil Code and the firm pronouncements in the Dutch Accounting Standards, as published by the Dutch Accounting Standards Board ('Raad voor de Jaarverslaggeving').

Earnings situation

Revenue Development

In the fiscal year 2021, NAVSTONE´s Group generated total (net) revenues of 0.4m euros (2020: 0.2m euros).

Earnings Development

In the fiscal year 2021, NAVSTONE´s Group generated an operating profit (EBIT) of -0.8m euros (2020: -0.5m euros).

Result after tax amounted to 2.4m euros (2020: 2.6m euros).

Asset Situation

Balance Sheet

As of December 31, 2021, the NAVSTONE Group balance sheet total amounted to 18.4m euros (December 31, 2020: 17.4m euros).

The group's total fixed assets were increasing to 6.6m euros (2020: 2.9m euros). Current assets decreased from 14.5m euros at the end of 2020 to 11.8m euros.

Total equity increased from 15.1m euros to 16.2m euros. Current liabilities decreased from 2.22m euros to 2.19m euros, consisting of finance company debit amounting to 1.55m euros (2020: 1.60m euros), trade payables amounting to 0.00m euros (2020: 0.10m euros), other liabilities of 0.63m euros (2020: 0.52m euros) and current tax liability of 0.00m euros (2020: 0.01m euros).

The equity ratio has increased from 87.2% in 2020 to 88.1% in 2021. The equity-to-fixed-assets ratio amounted to 245% (2020 529%), indicating a proper long-term financing of the fixed assets. Therefore, long-term assets are still more than sufficiently financed through long-term capital.

1.1 Research and Development

NAVSTONE SE is an investment firm with investments in primarily IT, Financial Services and Real Estate. NAVSTONE SE does not have significant Research & Development activities.

1.2 Employees

Our workforce is our greatest asset - our aim is to be an employer of choice. Our values of respect, honesty and courage, customer focus, results and execution underpin the way in which we do business. As of December 31, 2021, the number of employees at NAVSTONE´s Group amounted to 1 (2020: 1).

1.3 Board Remuneration

The Board of Directors and management of the operating companies received a competitive remuneration in 2021. Total remuneration amounted to 0.6m euros (2020: 0.3m euros).

1.4 Risk management system

NAVSTONE SE future business development will always be influenced by both elements of chance and risk. Our risk management system serves to recognise, observe and communicate both chance and risk. This ensures the punctual delivery of information to the relevant decision makers so that the development of suitable measures to both utilise chance and contain risk can be implemented.

NAVSTONE SE strives for a balance between returns and risks, and continuously assesses where the identified risks also offer opportunities. Managing business risks is a continuous process that is conducted by the Board of Directors and local management. Risks are considered against the backdrop of the adopted strategy. The risk management process is designed to identify potential events that impact the business and the business results and to control risks to ensure that they remain within pre-defined margins. The internal control system offers a reasonable degree of certainty that the business objectives will be realized, is deemed to be in line with the size of the business and is regularly reviewed for improvement and corrective actions.

Risk appetite for significant risks identified
The Board of Directors determines the Company's current risk profile in periodical risk assessments, which is evaluated and compared to its desired risk profile. If the current risk profile exceeds the desired risk profile, action plans are prepared to reduce risk exposure. The table below shows the Company's risk appetite for the significant risks identified.

Cyclical Risks
The economic development of participations is linked to the general development of the economic situation in Germany, the EU and worldwide as well as the market development of individual industries which may also have an adverse effect on the state of investments.

Risks of Selling and Pricing
The ability to sell participations depends on numerous factors including the development of the economic situation in general and the industry in particular.

Legal Risks
Amendments to laws and/or regulations may have a positive or a negative effect on a company's market activities.

Pre-investment Analysis Risks
NAVSTONE SE focuses on enterprises with above average growth and profit potential as well as undervalued companies. Therefore, prior to making an investment decision, NAVSTONE SE is carrying out a detailed analysis of the potential Investee to determine whether it meets these investment criteria or not. Despite of all analyses, the business development of the acquired companies is hardly predictable.

Reorganisation Risks
As soon as we have acquired interests in a company, we directly and actively support the operational business until a sustained turnaround can been achieved. However, a reorganization may also fail due to a variety of factors.

Management Risks
NAVSTONE SE usually acquires participations in enterprises in special situations which can in many cases be acquired at favourable prices and often show attractive appreciation potential. The selection, reorganisation and management of the Investees are carried out by a Best Practice Team, a team that is equipped with its own staff either employed or permanently associated with NAVSTONE SE. Therefore, the company depends to a large extent on the expertise and skills of these people.

Operational risks
All internal processes and systems are covered by our internal procedures. Business continuity measures are in place. We expect no financial loss due to failing of these processes.

Financial risks and the use of financial instruments
The Company is exposed to various risks in relation to financial instruments. The main types of risks are credit risk, interest rate risk and liquidity risk. The Company's risk management focuses on actively securing the Company's short to medium-term cash flows by minimizing the exposure to financial markets. Long-term financial investments are managed to generate lasting returns. The Company does not actively engage in the trading of financial assets for speculative purposes nor does it write options.

Exposure to credit, interest rate and liquidity risk arises in the normal course of the Company's business:

- Credit risk: The Company has strict policies and procedures in place regarding collecting receivables from debtors.
- Interest rate risk: Interest risk represents the risk of fluctuations in the amounts of interest-bearing loans resulting from changes in the market interest rates. The Company reduces its interest rate risk by entering into fixed rate contracts and contracts with result dependent interest rates.
- Liquidity risk: Looking at the current liquidity position, cash flows, 2022 budget, and business plans for the coming years, management believes that the cash generated will be adequate to secure the continuity of the company's operations. Following the financial statements, the Company's financing structure is healthy. Liquidity and cash flow risks are low.

Compliance risks
Amendments to laws and/or regulations may have a positive or a negative effect on the Company's market activities. The Company monitors amendments to laws and regulations and takes corrective actions to ensure continuous compliance.

Quantification of risks on result and financial position
As the risks identified are difficult to quantify, we were not able to determine the impact of these risks on result and financial position, were the risks to materialize.

Risks and uncertainties which materialized the financial year 2021
There were no significant risks or uncertainties that materialized during 2021.

Improvements to the risk management system
The risk management methodology meets the requirements of the Board of Directors. During the financial year 2021 no changes were made to the risk management system.

1.5 Corporate social responsibility

The Company complies to all labor laws and regulations. To ensure the health and safety of employees continuous training in work safety is given to all employees.

1.6 Outlook 2022

The Company's strategic realignment towards real estate is expected to be completed in 2022. For the financial year 2022, the management expects earnings of more than € 0.5 million. The dividend of € 0.10 per share for 2022 will therefore be fully covered by earnings from operations.

The current situation due to the Covid pandemic also has an impact on NAVSTONE´s performance in 2021 and 2022. This concerns both the current development on the capital markets and the impact on the real estate market in Dublin. Management is currently monitoring the developments very closely in order to minimize the impact of the Covid pandemic.

1.7 Internal Control and Management Statement

With due observance of the limitations that are inevitably inherent in any risk management and internal control system, our internal risk management and control systems provide reasonable assurance that our financial reports are free of material misstatement.

The phrase "reasonable assurance" is taken to mean the level of assurance that would be provided by a director acting with due care under the given circumstances. The set of procedures involving the internal risk management and control systems, and the related findings, recommendations and measures have been discussed with the Supervisory Board and the independent external auditor.

In addition, we declare, based on Article 5.25c Wet op het financieel toezicht (Wft), that to the best of our knowledge and in accordance with the applicable reporting principles:

- the consolidated financial statements of 2021 give a true and fair view of the assets, liabilities, the financial position and the profit and loss of NAVSTONE SE and its consolidated operations; and
- the management report includes a true and fair review of the position as per 31 December 2021 and of the development and performance during 2021 of NAVSTONE SE and its related participations of which the data have been included in the financial statements, together with a description of the relevant risks of which the NAVSTONE SE is being confronted.

Waalre, ... 2022

R. Käß M. Hasenstab

FINANCIAL STATEMENTS

1 CONSOLIDATED BALANCE SHEET AS AT DECEMBER 31, 2021

(after appropriation of results)

		December 31, 2021		December 31, 2020	
		€	€	€	€
ASSETS					
FIXED ASSETS					
Intangible fixed assets	(1)	502		502	
Tangible fixed assets	(2)	28,723		-	
Investment properties	(3)	6,589,565		2,860,200	
			6,618,790		2,860,702
CURRENT ASSETS					
Receivables, prepayments and accrued income	(5)				
Taxes and social securities		10,219		34,061	
Other receivables, deferred assets		639,386		805,868	
			649,605		839,929
Securities	(6)		9,316,097		9,026,880
Cash and cash equivalents			1,818,569		4,631,348
			11,784,271		14,498,157
			18,403,061		17,358,859

		December 31, 2021		December 31, 2020	
		€	€	€	€
LIABILITIES					
GROUP CAPITAL	(7)				
Group equity		16,215,454		15,140,189	
Minority share in group equity		125		111	
			16,215,579		15,140,300
CURRENT LIABILITIES	(8)				
Finance company debt		1,552,500		1,597,500	
Trade creditors		9,601		102,122	
Taxes and social securities		469		9,536	
Other liabilities and Accruals and deferred income		624,912		509,401	
			2,187,482		2,218,559
			18,403,061		17,358,859

2 CONSOLIDATED PROFIT & LOSS ACCOUNT FOR THE YEAR 2021

		2021		2020	
		€	€	€	€
Net turnover	(9)		419,393		157,479
Employee expenses	(10)	710,489		324,619	
Amortisation and depreciation	(11)	4,103		666	
Other operating expenses		253,252		583,205	
			967,844		908,490
Operating result			-548,451		-751,011
Income of non-current receivables and of securities		2,631,196		229,771	
Interest and similar income		376,277		61,682	
Result on sale of shares of participating interests	(12)	53,463		3,123,961	
Interest and similar expenses		-147,346		-102,204	
Financial income and expenses			2,913,590		3,313,210
Result from normal operations before tax			2,365,139		2,562,199
Taxation on result of ordinary activities	(13)		1		1
Result from normal operations after tax			2,365,140		2,562,200
Share of minority interest in result	(14)		-14		11
Result after tax			2,365,126		2,562,211

3 CONSOLIDATED CASH FLOW STATEMENT 2021

The cash flow statement has been prepared using the indirect method.

	2021		2020	
	€	€	€	€
Cash flow from operating activities				
Operating result	-548,451		-751,011	
Adjustments for:				
Amortisation and depreciation	4,103		666	
Movement of working capital:				
Movement of accounts receivable	-404,639		-7,715	
Movement of short-term liabilities (excluding short-term part of long-term debts)	13,924		440,787	
Cash flow from operating activities		-935,063		-317,273
Interest received	376,277		61,682	
Interest paid	-147,346		-59,812	
Corporate income tax	1		477	
Income of non-current receivables and of securities	494,896		-	
		723,828		2,347
Cash flow from operating activities		-211,235		-314,926
Cash flow from investing activities				
Investments in tangible fixed assets	-32,826		-	
Investments in investment property	-3,729,365		-	
Investments in other financial fixed assets and securities	-		-2,144,767	
Divestments of other financial fixed assets and securities	1,847,083		3,686,069	
Cash flow from investing activities		-1,915,108		1,541,302
Cash flow from financing activities				
Increase in receivables from other related parties	594,963		-	
Decrease other receivables	-		771,931	
Own shares acquired	-581,593		-	
Paid dividend	-654,806		-	
Repayment of finance company debt	-45,000		-41,142	
Cash flow from financing activities		-686,436		730,789
		-2,812,779		1,957,165

4 NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

GENERAL

Activities

NAVSTONE SE (CoC file 17170160) is a societe européenne domiciled in The Netherlands. On 23rd of March 2021 the name of the company was changed from Navigator Equity Solutions SE to NAVSTONE SE. The address of the company's registered office is Laan van Diepenvoorde 3, 5582 LA Waalre. The company is a publicly listed investment company with an investment focus on majority and minority participations in European service companies. Through its subsidiaries, the group is active in the financial services, IT services industries (until March 2020) and real estate in Ireland.

Group structure

NAVSTONE SE in Amsterdam is the head of a group of legal entities.

In the financial statements of NAVSTONE SE the financial information is consolidated of NAVSTONE SE and the following group companies:

LIST OF PARTICIPATING INTERESTS

Name, statutory registered office	Share in issued capital	Included in consolidation
	%	
The Acon Group SE München	99.99	Yes
Acon Research und Services GmbH München	99.99	Yes
Elgin Road Property Holdings Ltd. Dublin	100.00	Yes

Estimates

In applying the principles and policies for drawing up the financial statements, the directors of NAVSTONE SE make different estimates and judgments that may be essential to the amounts disclosed in the financial statements. Estimates have been made in the valuation of the investment properties and impairment of assets. If it is necessary in order to provide the transparency required under Book 2, article 362, paragraph 1, the nature of these estimates and judgments, including related assumptions, is disclosed in the notes to the relevant financial statement item.

Consolidation

The consolidation includes the financial information of NAVSTONE SE, its group companies and other entities in which it exercises control or whose central management it conducts. Group companies are entities in which NAVSTONE SE exercises direct or indirect control based on a shareholding of more than one half of the voting rights, or of which it has the authority to govern otherwise their financial and operating policies. Potential voting rights that can be exercised directly as per balance sheet date are also taken into account.

Group companies and other entities in which NAVSTONE SE exercises control or whose central management it conducts are consolidated in full. Participating interests in group equity and group result are disclosed separately. Participating interests over which no control can be exercised (associates) are not included in the consolidation.

Intercompany transactions, profits and balances among group companies and other consolidated entities are eliminated, unless these results are realised through transactions with third parties. Unrealised losses on intercompany transactions are also eliminated, unless such a loss qualifies as an impairment. The accounting policies of group companies and other consolidated entities have been changed where necessary, in order to align them to the prevailing group accounting policies.

GENERAL ACCOUNTING PRINCIPLES FOR THE PREPARATION OF THE CONSOLIDATED ANNUAL ACCOUNTS

The financial statements are drawn up in accordance with the provisions of Title 9, Book 2 of the Dutch Civil Code and the firm pronouncements in the Dutch Accounting Standards, as published by the Dutch Accounting Standards Board ('Raad voor de Jaarverslaggeving').

Assets and liabilities are generally valued at historical cost, production cost or at fair value at the time of acquisition. If no specific valuation principle has been stated, valuation is at historical cost. In the balance sheet, income statement and the cash flow statement, references are made to the notes.

Income and expenses are allocated to the year to which they relate. Profits are only included insofar as they have been realized on the balance sheet date. Liabilities and possible losses that originate before the end of the reporting year are taken into account if they have become known before the preparation of the annual accounts.

Functional currency

Items included in the financial statements of group companies are measured using the currency of the primary economic environment in which the respective group company operates (the functional currency). The consolidated financial statements are presented in euros, which is the functional and presentation currency of NAVSTONE SE.

Transactions in foreign currencies are stated in the financial statements at the exchange rate of the functional currency on the transaction date. Monetary assets and liabilities in foreign currencies are converted to the closing rate of the functional currency on the balance sheet date. The translation differences resulting from settlement and conversion are credited or charged to the income statement. Non-monetary assets valued at historical cost in a foreign currency are converted at the exchange rate on the transaction date.

Financial instruments

Securities included in fixed and current assets are stated at fair value, if these are related to securities held for trading or if they relate to equity instruments not held for trading, as well as derivatives of which the underlying object is listed on a stock exchange. All other on-balance financial instruments are carried at (amortised) cost.

Fair value is the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction. If no fair value can be readily and reliably established, fair value is approximated by deriving it from the fair value of components or of a comparable financial instrument, or by approximating fair value using valuation models and valuation techniques. Valuation techniques include using recent arm's length market transactions between knowledgeable, willing parties, if available, reference to the current fair value of another instrument that is substantially the same, discounted cash flow analysis and/or option pricing models, making allowance for entity-specific inputs.

ACCOUNTING PRINCIPLES APPLIED TO THE VALUATION OF ASSETS AND LIABILITIES

Intangible fixed assets

Intangible fixed assets are stated at historical cost less amortisation. Impairments are taken into consideration; this is relevant in the event that the carrying amount of the asset (or of the cash-generating unit to which the asset belongs) is higher than its recoverable amount. With regard to the determination as to whether an intangible fixed asset is subject to an impairment, please refer to the relevant section.

The formation costs and the share issue costs only include amounts to be paid to third parties. The share issue costs are directly debited at the share premium or if and when the share premium is not sufficient, against the other reserves.

Tangible fixed assets

Tangible fixed assets are capitalised if the economic ownership held by the company, and its group companies, is governed by a financial lease agreement. The commitment arising from the financial lease agreement is accounted for as a liability. The interest included in the future lease instalments is charged to the result over the term of the financial lease agreement.

Investment properties

Investment properties are properties held to generate rental income, to achieve capital appreciation or both. Investment properties, including investment properties under construction, are valued initially at historical cost and subsequently at fair value. The details of this are, amongst others, based on the available market data and compiled by external appraisers.

Changes in value of investment properties are included in the income statement. In addition, a revaluation reserve is recognised and charged against Other reserves. The revaluation reserve is recognised for the positive difference between the fair value and initial historical or production cost (excluding any depreciation or impairment costs) and after deduction of relevant (deferred) tax liabilities. Investment properties are not depreciated.

Financial fixed assets

Participations

Participations (associates), over which significant influence can be exercised, are valued according to the net asset value method. In the event that 20% or more of the voting rights can be exercised, it may be assumed that there is significant influence.
The net asset value is calculated in accordance with the accounting principles that apply for these financial statements; with regard to participations in which insufficient data is available for adopting these principles, the valuation principles of the respective participation are applied.
If the valuation of an associate based on the net asset value is negative, it will be stated at € 1. If and insofar as NAVSTONE SE can be held fully or partially liable for the debts of the associate, or has the firm intention of enabling the participation to settle its debts, a provision is recognised for this. Newly acquired associates are initially recognised on the basis of the fair value of their identifiable assets and liabilities at the acquisition date. For subsequent valuations, the principles that apply for these financial statements are used, with the values upon their initial recognition as the basis.
The amount by which the carrying amount of the associate has changed since the previous financial statements as a result of the net result achieved by the associate is recognised in the income statement.

Participations (associates), over which no significant influence can be exercised, are valued at fair value, with unrealized gains recognized in a revaluation reserve. The revaluation reserve is released to profit or loss upon realization.
Receivables recognised under financial fixed assets are initially valued at the fair value less transaction cost (if material). These receivables are subsequently valued at amortised cost. For determining the value, any impairments are taken into account.

Deferred income tax assets relate to unutilised tax losses are valued ad nominal value if deemed realisable.
The calculation of the deferred tax assets is based on the tax rates prevailing at the end of the reporting year or the rates applicable in future years, to the extent that they have already been enacted by law.

Impairment of fixed assets

On each balance sheet date, the company assesses whether there are any indications that a fixed asset may be subject to impairment. If there are such indications, the realisable value of the asset is determined. If it is not possible to determine the realisable value of the individual asset, the realisable value of the cash-generating unit to which the asset belongs is determined.

An impairment occurs when the carrying amount of an asset is higher than the realisable value; the realisable value is the higher of the realisable value and the value in use. An impairment loss is directly recognised in the income statement while the carrying amount of the asset concerned is concurrently reduced.

The realisable value is initially based on a binding sale agreement; if there is no such agreement, the realisable value is determined based on the active market, whereby usually the prevailing bid price is taken as market price. For the determination of the value in use, an estimate is made of the future net cash flows in the event of continued use of the asset / cash-generating unit; these cash flows are discounted, based on a market-based discount rate.
If it is established that an impairment that was recognised in the past no longer exists or has reduced, the increased carrying amount of the asset concerned is set no higher than the carrying amount that would have been determined if no impairment value adjustment for the asset concerned had been reported.

The Company assesses at each balance sheet date whether there is objective evidence that a financial asset or a group of financial assets is impaired. If any such evidence exists, the impairment loss is determined and recognised in the income statement.

The amount of an impairment loss incurred on financial assets stated at amortised cost is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss shall be reversed. The reversal shall not result in a carrying amount of the financial asset that exceeds what the amortised cost would have been had the impairment not been recognised at the date the impairment is reversed. The amount of the reversal shall be recognised through profit or loss.

If an impairment loss has been incurred on an investment in an equity instrument carried at cost, the amount of the impairment loss is measured as the difference between the carrying amount of the financial asset and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. The impairment loss shall be reversed only if the evidence of impairment is objectively shown to have been removed.

Trade and other receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost. If payment of the receivable is postponed under an extended payment deadline, fair value is measured on the basis of the discounted value of the expected revenues. When a trade receivable is uncollectible, it is written off against the allowance account for trade receivables.

Securities

Securities are recognised initially at fair value. Securities which are held for trading are carried at fair value after initial recognition. Changes in the fair value are recognised directly in the income statement.

The equity instruments included under securities (not listed), which are not held for trading, are carried at cost. If the fair value of an individual security should drop below its cost price, the impairment is recognised in the income statement.

Cash and cash equivalents

Cash at banks and in hand represent cash in hand, bank balances and deposits with terms of less than twelve months. Overdrafts at banks are recognised as part of debts to lending institutions under current liabilities. Cash at banks and in hand is carried at nominal value.

Legal reserve

If revaluations have been recognised in the revaluation reserve after the deduction of relevant (deferred) tax liabilities, the gross result of the realised revaluations is recognised in the income statement. The corresponding release of the (deferred) tax liabilities is charged to the operating result as tax.

Current liabilities

On initial recognition current liabilities are recognised at fair value. After initial recognition current liabilities are recognised at the amortised cost price, being the amount received, taking into account premiums or discounts, less transaction costs. This usually is the nominal value.

ACCOUNTING PRINCIPLES FOR THE DETERMINATION OF THE RESULT

Revenue recognition

Determination of the result

The result is the difference between the realisable value of the services provided and the costs and other charges during the year. The results on transactions are recognised in the year in which they are realised.

Net turnover

Revenues from services are recognised in proportion to the services rendered, based on the cost incurred in respect of the services performed up to balance sheet date, in proportion to the estimated costs of the aggregate services to be performed. The cost price of these services is allocated in the same period.

Employee benefits

General

Salaries, wages and social security contributions are charged to the income statement based on the terms of employment, where they are due to employees and the tax authorities respectively.
The company applies the liability approach for all pension schemes. The premium payable during the financial year is charged to the result.

Amortisation and depreciation

Intangible fixed assets and tangible fixed assets are amortised and depreciated from the date of when they are available for use, based on the estimated economic life / expected future useful life of the asset.

Financial income and expenses

Interest income and interest expenses

Interest income and expenses are recognised on a pro rata basis, taking account of the effective interest rate of the assets and liabilities to which they relate.
Changes in the value of financial instruments recognised at fair value (securities) are recorded in the profit and loss account.

Taxes

Tax on the result is calculated based on the result before tax in the profit and loss account, taking account of the losses available for set-off from previous financial years (to the extent that they have not already been included in the deferred tax assets) and exempt profit components and after the addition of non-deductible costs. Due account is also taken of changes which occur in the deferred tax assets and deferred tax liabilities in respect of changes in the applicable tax rate.

Result from participations

The result is the amount by which the carrying amount of the participation has changed since the previous financial statements as a result of the earnings achieved by the participation to the extent that this can be attributed to NAVSTONE SE.

5 NOTES TO THE CONSOLIDATED BALANCE SHEET AS OF DECEMBER 31, 2021

Fixed assets

	12/31/2021	12/31/2020
	€	€
1. *Intangible fixed assets*		
Client lists and other intangible fixed assets	502	502

	Client lists and other intangible fixed assets
	€
Carrying amount as of January 1, 2021	
Purchase price	1,981
Cumulative amortisation	-1,479
	502
Carrying amount as of December 31, 2021	
Purchase price	1,981
Cumulative amortisation	-1,479
	502

Amortisation rates

	%
Client lists and other intangible fixed assets	25

	12/31/2021	12/31/2020
	€	€
2. *Tangible fixed assets*		
Plant and machinery	28,723	-

	Plant and machinery
	€
Carrying amount as of January 1, 2021	
Purchase price	-
Cumulative depreciation and impairment	-
	-
Movement	
Investments	32,826
Depreciation	-4,103
	28,723
Carrying amount as of December 31, 2021	
Purchase price	32,826
Cumulative depreciation	-4,103
Carrying amount as of December 31, 2021	28,723

Depreciation rates

	%
Plant and machinery	12,5

	12/31/2021	12/31/2020
	€	€
3. *Investment properties*		
Investment properties	6,589,565	2,860,200

	Investment properties
	€
Carrying amount as of January 1, 2021	2,860,200
Investment	3,729,365
Movement	-
Carrying amount as of December 31, 2021	6,589,565

All investment property is owned by the Group and held to realise rental income or for capital appreciation. This property is not used for the production process or for the delivery of goods and services or in any other own use.

The fair value of investment property is determined by independent, professionally skilled external surveyors. The value at year-end is determined based on open-market value assessments, while taking account of the size, nature and use of the property. The fair value of the investment property amounts to € 6,579,365 (2020: € 2,820,000).

The following amounts relating to investment properties are accounted for in the income statement:

	2021	2020
	€	€
Rental income	198,355	103,683
Operating expenses for assets generating rental income	-64,885	-25,923
	133,470	77,760

4. *Financial fixed assets*

Investments in equity instruments

Investments in equity instruments		
Carrying amount as of January 1	-	2,145,474
Investments	-	196,129
Divestments	-	-1,996,964
Fair value changes	-	-65,969
Reclassification to other listed securities	-	-278,670
Carrying amount as of December 31	-	-

Current assets

5. *Receivables, prepayments and accrued income*

	12/31/2021	12/31/2020
	€	€
Other receivables, deferred assets and prepayments		
Loan Audius SE	-	594,963
Other receivables	639,386	210,905
	639,386	805,868

	12/31/2021	12/31/2020
	€	€
6. *Securities*		
Net Digital AG	1,611,482	1,973,035
Other listed securities	7,704,615	7,053,845
Total securities	9,316,097	9,026,880

Net Digital AG is considered a related party.

All securities are held for trading and are recognised at fair value (listed value).

7. **Group capital**

Group equity

Please refer to the notes to the non-consolidated balance sheet on page 39 of this report for an explanation of the equity.

	2021	2020
	€	€
Minority share in group equity		
Carrying amount as of January 1	111	122
Share in result	14	-11
Carrying amount as of December 31	125	111

8. **Current liabilities**

	12/31/2021	12/31/2020
	€	€
Finance company debt		
Mortgage loans	1,552,500	1,597,500

A mortgage loan was facilitated for an amount of € 1.710.000 with a term of 5 years.
An amount of € 45.000 is due within one year, and € 1.502.500 within 1 to 5 years.
The interest rate amounts to EURIBOR + 3.1%.

The following securities were provided for the loan:
-A debenture over Elgin Road property Holdings Limited;
-First legal charge over the Property;
-An assignment from of all of its rights, title, and interest in the lease in relation to the Property and all rental income payable to the Borrower pursuant to the Lease;
-Lien/charge to be taken over deposits totaling € 50,000 which represents capital and interest repayments for six months;

The following loan covenants are applicable:
-Loan to value to be no greater than 70% for the duration of the facility;
-Interest Cover Ratio to be not less than 2.0 times.

Elgin Road Property holdings Limited has not met the financial covenants. The bank has waived its right to call for repayment as a result of this breach via an covenant waiver agreement. Because of the forfeiture of the waiver agreement, the mortgage loan is classified as short term.

	12/31/2021	12/31/2020
Trade creditors		
Creditors	9,601	102,122
Accruals and deferred income		
Other accruals and deferred income	624,912	509,401

6 NOTES TO THE CONSOLIDATED PROFIT & LOSS ACCOUNT FOR THE YEAR 2021

9. **Net turnover**
The revenues increased in 2021 compared to 2020 with 166.3 %.

	2021	2020
	€	€
10. **Employee expenses**		
Wages and salaries	701,100	316,475
Social security charges	9,389	8,144
	710,489	324,619

Staff

During the 2021 financial year, the average number of employees in the Group, converted into full-time equivalents, amounted to 1 (2020: 1). All employees are employed outside of the Netherlands.

Management's total remuneration approximated € 660,000 in 2021 (2020: € 278,000). Of this amount € 600,000 relates to remuneration of the board of directors and €60,000 for the supervisory board.

The Remuneration for the members of the Management Board consist of the following items:
- Fixed base salary of EUR 60.000 for each Board Member
- Short term performance related remuneration (Bonus) of maximum 10% of the pre tax profit for each Board Member

Dr. Michael Hasenstab has received a base compensation of € 60,000 and the amount of € 240,000 as a variable remuneration.

Robert Kaess has received a base compensation of € 60,000 and the amount of € 240,000 as a variable remuneration.

	2021	2020
11. **Amortisation and depreciation**		
Intangible fixed assets	-	666
Tangible fixed assets	4,103	-
	4,103	666

Financial income and expenses

12. *Result on sale of shares of participating interests*

	2021	2020
Result on sale of shares	53,463	3,123,961

	2021	2020
	€	€
13. **Taxation on result of ordinary activities**		
Corporate income tax	1	1
14. **Share of minority interest in result**		
Minority interests The Acon Group SE	-14	11

7 COMPANY BALANCE SHEET AS AT DECEMBER 31, 2021

(after appropriation of result)

		December 31, 2021		December 31, 2020	
		€	€	€	€
ASSETS					
FIXED ASSETS					
Financial fixed assets	(15)		6,479,885		4,372,873
CURRENT ASSETS					
Receivables, prepayments and accrued income	(16)				
Receivables from group companies and other investments		648,144		417,415	
Taxes and social securities		6,898		16,499	
Other receivables, deferred assets		528,000		604,965	
			1,183,042		1,038,879
Securities	(17)		9,296,920		9,007,703
Cash and cash equivalents			1,340,236		2,670,935
TOTAL OF ASSETS			18,300,083		17,090,390

	Note	December 31, 2021		December 31, 2020	
		€	€	€	€
EQUITY AND LIABILITIES					
EQUITY	(18)				
Issued share capital		1,311,089		1,311,089	
Share premium reserve		20,198,673		20,198,673	
Legal reserve		-		53,463	
Other reserves		-4,877,652		-6,020,663	
			16,632,110		15,542,562
NON-CURRENT LIABILITIES	(19)				
Debt to group companies			1,000,000		1,000,000
CURRENT LIABILITIES	(20)				
Trade creditors		1,090		101,848	
Amounts due to participants and to companies in which participation takes place		96,730		60,230	
Other liabilities and Accruals and deferred income		570,153		385,750	
			667,973		547,828
TOTAL OF EQUITY AND LIABILITIES			18,300,083		17,090,390

8 COMPANY PROFIT AND LOSS ACCOUNT OVER 2021

		2021		2020	
		€	€	€	€
Net turnover			10,000		-
Employee expenses		660,000		278,675	
Other operating expenses		122,830		375,928	
			782,830		654,603
Operating result			-772,830		-654,603
Financial income and expenses	(22)		3,145,229		3,415,559
Result before tax			2,372,399		2,760,956
Taxation on result of ordinary activities			-		-
Result from participations	(23)		7,011		-180,336
Result after tax			2,379,410		2,580,620

9 NOTES TO THE COMPANY BALANCE SHEET AS OF DECEMBER 31, 2021

Fixed assets

	12/31/2021	12/31/2020
	€	€
15. *Financial fixed assets*		
Participations in group companies	1,660,609	1,503,438
Receivables from group companies and other investments	4,819,276	2,869,435
	6,479,885	4,372,873

Participations in group companies

The Acon Group SE	1,660,608	1,503,437
Elgin Road Property Holdings Ltd.	1	1
	1,660,609	1,503,438

	2021	2020
	€	€
The Acon Group SE		
Carrying amount as of January 1	1,503,437	1,587,920
Share in result	157,171	-84,483
Carrying amount as of December 31	1,660,608	1,503,437

	2021	2020
	€	€
Elgin Road Property Holdings Ltd.		
Carrying amount as of January 1	-280,764	-184,911
Share in result	-150,159	-95,853
	-430,923	-280,764
Provision loan	430,924	280,765
Carrying amount as of December 31	1	1

For the negative equity of Elgin Road property Holdings Ltd, amounting to € 430,923 (2020: € 280,764), an amount of € 430,924 is deducted from the outstanding loan to the subsidiary. The subsidiary is not valued less than € 1. The share in the result of Elgin Road Property Holdings Ltd. amounts to € -150,159.

	12/31/2021	12/31/2020
	€	€
Receivables from group companies and other investments		
Audius SE	-	-
The Acon Group SE	100,000	-
Elgin Road Property Holdings Ltd.	4,719,276	2,869,435
	4,819,276	2,869,435

	2021	2020
	€	€
Audius SE		
Carrying amount as of January 1	594,963	1,366,894
Repayments	-607,795	-804,999
Interest	12,832	33,068
	-	594,963
Short-term receivable	-	-594,963
Carrying amount as of December 31	-	-

The interest charge on the receivables from Audius SE is 3%. The full amount was paid up in 2021.

The Acon Group SE		
Carrying amount as of January 1	-	-
Issued loan	100,000	-
Carrying amount as of December 31	100,000	-

The interest charge on the receivables from The Acon Group SE is and 3%. Repayment is due before March 31, 2023.

	2021	2020
	€	€
Elgin Road Property Holdings Ltd.		
Carrying amount as of January 1	3,150,199	1,150,199
Issued loans	2,000,000	2,000,000
	5,150,199	3,150,199
Provision loan due to negative equity	-430,923	-280,764
Carrying amount as of December 31	4,719,276	2,869,435

The interest charge on the receivables from Elgin Road Property Holdings Ltd is between 5% and 6%. Repayment is due within 5 years.

Investments in equity instruments

Investments in equity instruments		
Carrying amount as of January 1	-	2,145,474
Investments	-	196,129
Divestments	-	-1,996,964
Fair value changes	-	-65,969
Reclassification to other listed securities	-	-278,670
Carrying amount as of December 31	-	-

Current assets

16. *Receivables, prepayments and accrued income*

	12/31/2021	12/31/2020
	€	€
Receivables from group companies and other investments		
Elgin Road Property Holdings Ltd	645,719	417,415
The Acon Group SE	2,425	-
	648,144	417,415

Other receivables, deferred assets and prepayments		
Loan Audius SE	-	594,963
Other receivables	528,000	10,002
	528,000	604,965

17. *Securities*

Net Digital AG	1,611,482	1,973,035
Other listed securities	7,685,438	7,034,668
Total securities	9,296,920	9,007,703

Net Digital AG is considered a related party.

All securities are held for trading and are recognised at fair value (listed value).

18. **Equity**

	12/31/2021	12/31/2020
	€	€
Issued share capital		
Subscribed and paid up 6,555,445 ordinary shares at par value € 0.20	1,311,089	1,311,089

	2021	2020
	€	€
Share premium reserve		
Carrying amount as of January 1	20,198,673	20,198,673
Carrying amount as of December 31	20,198,673	20,198,673
Legal reserve		
Carrying amount as of January 1	53,463	1,584,829
Recognition following divestment of majority share Audius SE	-	-1,438,966
Movement	-53,463	-92,400
Carrying amount as of December 31	-	53,463

The legal reserve consists for 100% of a revaluation reserve.

	2021	2020
Other reserves		
Carrying amount as of January 1	-6,020,663	-8,601,283
Allocation of financial year net result	2,379,410	2,580,620
Dividend	-654,806	-
Own shares acquired	-581,593	-
Carrying amount as of December 31	-4,877,652	-6,020,663

To reduce the difference between the share price and NAV per share, the company acquired 309,306 own shares during 2021 with a nominal value of € 0,20 each for an total amount of € 581,593. This represents 4,7% of the total issued share capital.

At December 31, 2021 the number of own shares held by NAVSTONE SE amounted to 2,285,410 which have a nominal value of € 457,082 and a listed share value of € 5,576,400. This represents 34,9% of the total issued capital.

The difference between the 2021 consolidated equity and the company only equity amounts to € 416,656.
The difference is caused by the negative equity of Acon Research und Services GmbH of € 416,656 which is valued in the company only financial statements at € 1.

The difference between the 2021 consolidated result and the company only result amounts to € 14,284.
The difference is caused by the negative result of Acon Research und Services GmbH of € 14,284, which due to the negative equity is not included in the company only result as the participation is valued at € 1.

19. **Non-current liabilities**

	12/31/2021	12/31/2020
	€	€
Debt to group companies		
Loan The Acon Group SE	1,000,000	1,000,000

An interest rate of 3,6% has been calculated. The loan matures December 31, 2025.

20. **Current liabilities**

Accruals and deferred income		
Other accruals and deferred income	570,153	385,750

10 NOTES TO THE COMPANY PROFIT AND LOSS ACCOUNT 2021

Staff

During the 2021 financial year the company had no employees.

The total remuneration for the statutory directors and supervisory board amounts to approximately € 660,000 (2020: € 278,000). Of this amount € 600,000 relates to remuneration of the board of directors and € 60,000 for the supervisory board.

The Remuneration for the members of the Management Board consist of the following items:
- Fixed base salary of EUR 60.000 for each Board Member
- Short term performance related remuneration (Bonus) of maximum 10% of the pre tax profit for each Board Member

Dr. Michael Hasenstab has received a base compensation of € 60,000 and the amount of € 240,000 as a variable remuneration.

Robert Kaess has received a base compensation of € 60,000 and the amount of € 240,000 as a variable remuneration.

Other operating expenses

	2021	2020
	€	€
21. *General expenses*		
Other general expenses	122,830	375,928

22. **Financial income and expenses**		
Income of non-current receivables and of securities	2,631,196	229,771
Interest and similar income	593,194	185,646
Result on sale of shares of participating interests	53,463	3,089,297
Interest and similar expenses	-132,624	-89,155
	3,145,229	3,415,559

Interest and similar income		
Other interests and income	310,332	34,818
Interest receivable group	231,229	123,964
Currency differences	51,633	26,864
	593,194	185,646

Interest and similar expenses		
Other interest and expenses	-96,124	-52,555
Interest payable group	-36,500	-36,600
	-132,624	-89,155

23. **Result from participations**

	2021	2020
	€	€
Share in result of participating interests	7,011	-180,336

OTHER DISCLOSURE

Appropriation of the result for the 2020 financial year

The Annual General Meeting of NAVSTONE SE for the fiscal year 2020 took place in Waalre, the Netherlands, on August 4, 2021. In total 27.41 % of the share capital was represented at the meeting. All items of the agenda were approved unanimously.

Appropriation of the profit for 2021

The board of directors proposes to add the company only profit for 2021 of € 2.379.410 to the other reserves and proposes to add the consolidated result of € 2,365,126 to the other reserves.
This proposal has been processed in the annual accounts in advance of the adoption by the General Meeting.

Signing of the financial statements

Waalre, ..., 2022

Management board	Supervisory Board
R. Käß	E.R. Hoffman
M. Hasenstab	J. Bodenkamp

OTHER INFORMATION

1 STATUTORY APPROPRIATION OF PROFIT

Based on article 17 of the statutes the result is at disposal of the General Shareholders Meeting which can allocate the profit wholly or partly to the general or specific reserve funds.

The company can only make payments to the shareholders and other parties entitled to the distributable profit for the amount the shareholders'equity is greater than the paid-up and called-up part of the capital plus the legally required reserves.

Article 17 of the company's Articles of Association:

1. Following the prior approval of the supervisory board, the management board is authorised to reserve such a portion of the profit as it deems necessary, with due observance of the obligation to retain statutory reserves, or any reserves prescribed by these articles.

2. Any profit remaining following the reserves rretained to in the foregoing paragraph is placed at the disposal of the general meeting. A resolution to distribute profits in cash shall be adopted by the general meeting of shareholders by more than half of the votes cast. A resolution to distribute rofits in kind shall be adopted by the general meeting of shareholders with a majority of at least ninety-five percent (95%) of the votes cast, provided that at least fifty percent (50%) of the issued share capital is represented at the general meeting of shareholders.

3. Other than by adoption of the annual accounts, the general meeting is authorised to cancel the reserves, either wholly or in part, at the proposal of the management board, which proposal is approved by the supervisory board. A deficit may only be offset against the reserves prescribed by law to the extent that this is allowed by law.

4. The company may only pay out to shareholders and other entitled parties any profit subject to distribution to the extent that its equity capital exceeds the amount of the paid and called-up portion of the capital plus the reserves that must be retained by law or in accordance with the articles of association.

5. In calculation the profit distribution, shares that the company holds in its own capital do not count and no profit is distributed in respect of them except if and to the extent that the shares in question are encumbered with a right of usufruct established by the company at the time they were acquired. These shares do not confer any right to a share in the balance left after winding-up either.

2 INDEPENDENT AUDITOR'S REPORT

vanBoekel accountants en adviseurs

INDEPENDENT AUDITOR'S REPORT

To: The shareholders and supervisory board of NAVSTONE SE

A. Report on the audit of the financial statements 2021 included in the annual report

Our opinion

We have audited the financial statements 2021 of NAVSTONE SE based in Amsterdam.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of NAVSTONE SE as at 31 December 2021 and of its result for 2021 in accordance with Part 9 of Book 2 of the Dutch Civil Code.

The financial statements comprise:
1. the consolidated and company balance sheet as at 31 December 2021;
2. the consolidated and company profit and loss account for 20210;
3. the consolidated cash flow statement 2020; and
4. the notes comprising a summary of the accounting policies and other explanatory information.

Basis for our opinion

We conducted our audit in accordance with Dutch law, including the Dutch Standards on Auditing. Our responsibilities under those standards are further described in the 'Our responsibilities for the audit of the financial statements' section of our report.

We are independent of NAVSTONE SE in accordance with the Wet toezicht accountantsorganisaties (Wta, Audit firms supervision act), the Verordening inzake de onafhankelijkheid van accountants bij assurance-opdrachten (ViO, Code of Ethics for Professional Accountants, a regulation with respect to independence) and other relevant independence regulations in the Netherlands. Furthermore we have complied with the Verordening gedrags- en beroepsregels accountants (VGBA, Dutch Code of Ethics).

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

B. Report on the other information included in the annual report

In addition to the financial statements and our auditor's report thereon.

Based on the following procedures performed we conclude that the other information:
- is consistent with the financial statements and does not contain material misstatements;
- contains all the information regarding the management report and the other information as required by Part 9 of Book 2 of the Dutch Civil Code.

We have read the other information. Based on our knowledge and understanding obtained through our audit of the financial statements or otherwise, we have considered whether the other information contains material misstatements.

By performing these procedures, we comply with the requirements of Part 9 of Book 2 of the Dutch Civil Code and the Dutch Standard 720. The scope of the procedures performed is substantially less than the scope of those performed in our audit of the financial statements.

Management is responsible for the preparation of the other information, including the management report in accordance with Part 9 of Book 2 of the Dutch Civil Code and other information as required by Part 9 of Book 2 of the Dutch Civil Code.

C. Description of responsibilities regarding the financial statements

Responsibilities of management and the supervisory board for the financial statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with Part 9 of Book 2 of the Dutch Civil Code. Furthermore, management is responsible for such internal control as management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

As part of the preparation of the financial statements, management is responsible for assessing the company's ability to continue as a going concern. Based on the financial reporting framework mentioned, management should prepare the financial statements using the going concern basis of accounting, unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.
Management should disclose events and circumstances that may cast significant doubt on the company's ability to continue as a going concern in the financial statements.

The supervisory board is responsible for overseeing the company's financial reporting process.

Our responsibilities for the audit of the financial statements
Our responsibility is to plan and perform the audit engagement in a manner that allows us to obtain sufficient and appropriate audit evidence for our opinion.

Our audit has been performed with a high, but not absolute, level of assurance, which means we may not detect all material errors and fraud during our audit.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. The materiality affects the nature, timing and extent of our audit procedures and the evaluation of the effect of identified misstatements on our opinion.

vanBoekel accountants en adviseurs

We have exercised professional judgement and have maintained professional scepticism throughout the audit, in accordance with Dutch Standards on Auditing, ethical requirements and independence requirements. Our audit included among others:

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

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

Was signed,

Tilburg, 23 June 2022

Van Boekel accountants en adviseurs

Drs. Paul P.J. Mouwen RA