PORTFOLIO INVESTMENTS

PUBLIC EQUITY SNAPSHOT | ORDINARY SHARES

CHILONZOR BUYUM
CBSK

Urban retail estate with earnings and dividend carry

A 12.27ha single-site retail platform in Tashkent with 2,780 fixed units and a live public-sale catalyst.

UZS 3.16	UZS 277.7bn	9.32%	21 AUG 2026
21 Aug ordinary close	market capitalization	trailing dividend yield	data cutoff

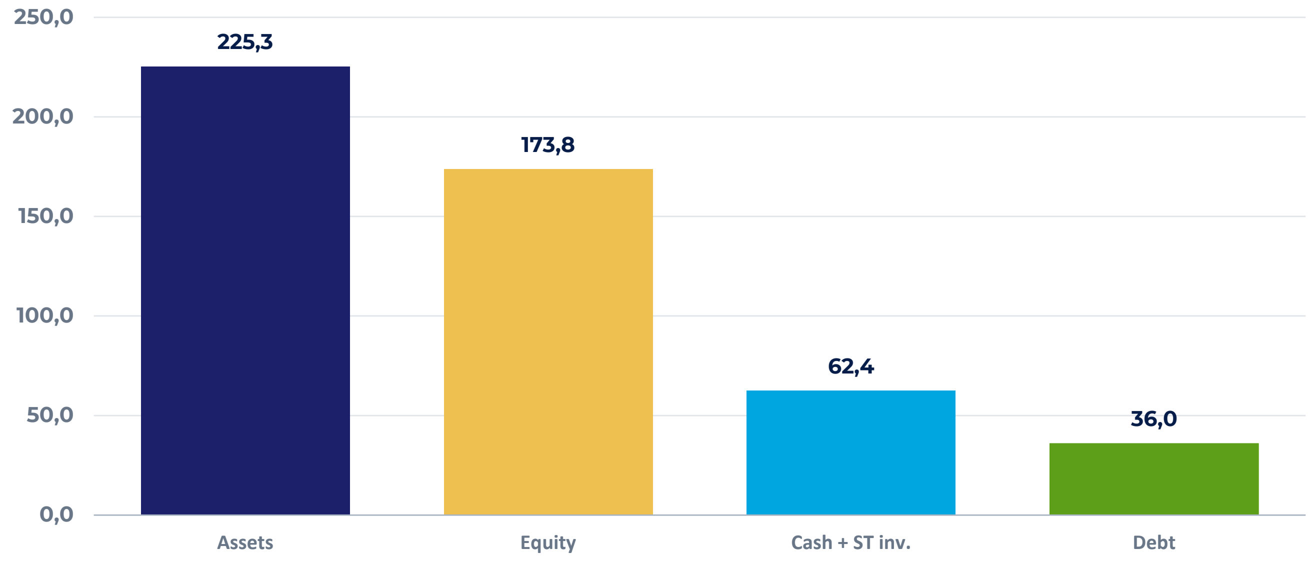
A scaled urban retail platform combines cash earnings with a live ownership catalyst

Established in 1996; leasing and operating a single retail complex at 156A Bunyodkor Avenue, Tashkent.

12.27ha	2,780	41.7k sqm	28.9k sqm	24.0k sqm	17
land area	fixed retail units	total outlet area	trading area	parking area	warehouses

H1 2026 BALANCE SHEET & LIQUIDITY

UZS bn | OpenInfo NAS



Net cash including short-term investments was UZS26.4bn; H1 revenue +4.9% and net profit +16.3% YoY.

PUBLIC DRIVERS

publicly disclosed | no forecast

EARNINGS — H1 revenue +4.9%, net profit +16.3%; period expenses −12.4% YoY.

DIVIDEND — FY2025 DPS UZS0.2946; 9.32% trailing yield at the current close.

SALE CATALYST — PQ-279 includes CBSK in a public-sale and redevelopment program.

KEY RISKS / LIMITATIONS

UZS 36bn	1.44%	Single
short-term debt	issued shares traded | 12m	site exposure

Sale structure, valuation, capex and minority-holder treatment remain unspecified; the other-held proxy is not verified free float.

Revenue and profit expanded over five years, while equity strengthened

OpenInfo NAS | UZS bn | FY24R is the restated FY2024 opening balance in the FY2025 filing.

15.0%
revenue CAGR | FY21–25

19.7%
net-profit CAGR | FY21–25

UZS 95.1bn
FY2025 revenue

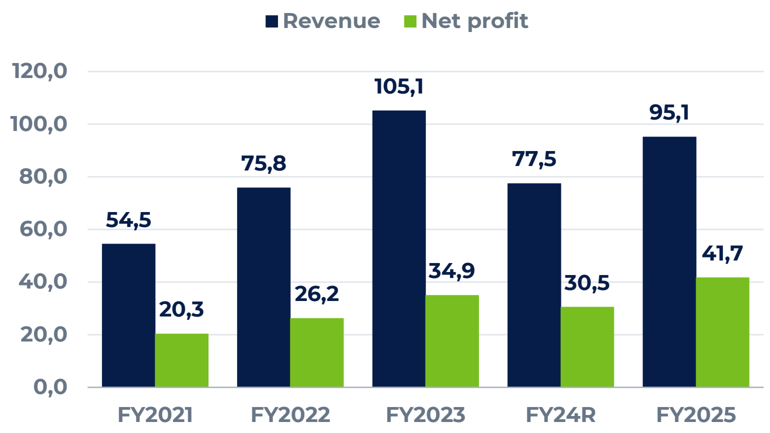
UZS 41.7bn
FY2025 net profit

UZS 202.1bn
FY2025 assets

16.6%
equity CAGR | FY21–25

REVENUE & NET PROFIT

UZS bn | OpenInfo NAS

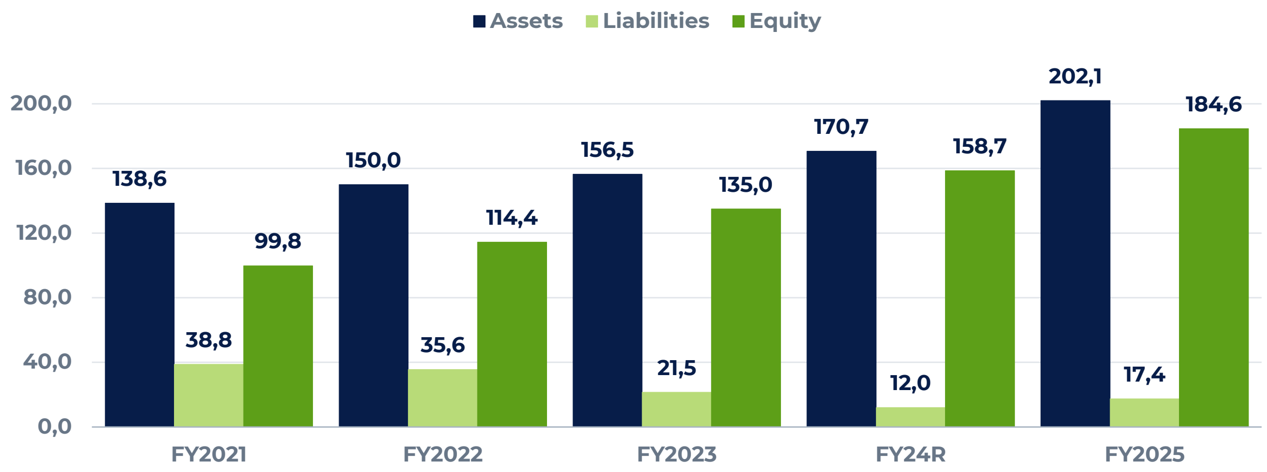


FY24R restated balance

FY24R balance uses the FY2025 opening comparative; FY2024 revenue and net profit were unchanged.

BALANCE SHEET | ASSETS, LIABILITIES & EQUITY

UZS bn | OpenInfo NAS | FY24R restated comparative



202.1bn FY2025 assets

184.6bn FY2025 equity

CBSK gained 43.6% over 12 months, although liquidity remained limited

Official UZSE daily sessions · 12 months to 21 Aug 2026 · unsmoothed close (UZS) · daily traded shares

CURRENT PRICE	MARKET CAP	12M RETURN	TURNOVER / ADTV	FY2025 DPS	TRAILING YIELD
UZS 3.16	UZS 277.7bn	+43.6%	UZS 3.72bn / 15.0m	UZS 0.2946	9.32%

Method: actual sessions only; no interpolation or smoothing; 21 Apr zero close reconciled to UZS3.22; May 2025 capitalization predates this window.

249 sessions · 1.267bn shares traded · 1.44% of issued shares · volume columns and price line use identical session dates

Sources: UZSE/OpenInfo official CBSK daily sessions; UZSE corporate-action register; OpenInfo issuer disclosures.

DATA CUTOFF

21 AUGUST 2026

PORTFOLIO INVESTMENTS

PUBLIC MARKET CONTEXT, CATALYSTS & RISKS

REQUEST ACCESS TO THE FULL INVESTOR MATERIALS

Detailed analysis and supporting financial model available to qualified investors upon request.

TRAILING MARKET CONTEXT

5.56x annualised H1 2026 NAS P/E
1.60x H1 2026 NAS P/B
9.32% FY2025 dividend yield
30.93% other-held proxy*

PUBLIC CATALYSTS

• H1 2026 net profit +16.3% and revenue +4.9% YoY.
• FY2025 DPS UZS0.2946 supports a 9.32% trailing yield.
• PQ-279 creates a live public-sale and redevelopment catalyst.

KEY RISKS

• Single-site concentration in one Tashkent retail complex.
• Sale structure, valuation, timing and capex remain unspecified.
• UZS36.0bn short-term debt and limited executable liquidity.

PUBLIC DISCLAIMER

*Sources: OpenInfo NAS; UZSE; issuer profile; PQ-279. *Other-held proxy is not exchange-certified free float. Data cutoff 21 Aug 2026.*

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