Unaudited Condensed Financial Statements for the quarter and six months ended 30 June 2026 of Warwyck Phoenix Global Invest Fund 2 (the "Sub-fund 7"), a Sub-fund of Warwyck Phoenix VCC

Condensed Statement of Financial Position

	Unaudited as at 30 June 2026 EUR	Audited as at 31 December 2025 EUR
Assets		
Non Current		
Financial assets at fair value through profit and loss	**1,192,511**	1,233,877
Held-to-maturity investments	**54,408,947**	54,451,003
Loan receivable	**13,844,631**	15,841,676
Notes receivables	**84,995,063**	73,408,339
Non-current assets	**154,441,152**	144,934,895
Current		
Notes receivable	**2,268,885**	2,273,407
Loans receivable	**8,323,770**	8,341,148
Interest receivable	**6,148,642**	5,750,187
Other receivables	**1,600**	1,370
Cash and cash equivalents	**15,543**	791,604
Current assets	**16,758,440**	17,157,716
Total assets	**171,199,592**	162,092,611
Equity and Liabilities		
Equity		
Participating shares	**133,774,911**	126,494,677
Retained earnings	**36,298,816**	34,520,566
Total equity	**170,073,727**	161,015,243
Current		
Borrowings	**1,000,000**	1,000,000
Current tax liability	**10,325**	10,945
Payables and accruals	**115,540**	66,423
Current liabilities	**1,125,865**	1,077,368
Total liabilities	**1,125,865**	1,077,368
Total equity and liabilities	**171,199,592**	162,092,611
Net assets value per share	**1,388**	1,445

Condensed Statement Profit and Loss and Other Comprehensive Income

	Unaudited quarter ended 30 June 2026 EUR	Unaudited quarter ended 30 June 2025 EUR	Unaudited six months ended 30 June 2026 EUR	Unaudited six months ended 30 June 2025 EUR
INCOME				
Interest income	**1,124,876**	1,052,823	**2,245,481**	2,098,408
Total income	**1,124,876**	1,052,823	**2,245,481**	2,098,408
EXPENSES				
Net loss on investment	**(6,883)**	(162,088)	**41,366**	181,715
Expected credit losses on financial assets classified as amortised cost	**25,104**	(748)	**222,158**	165,451
Legal and professional fees	**1,060**	(14,843)	**2,140**	1,453
Management fees	**15,222**	18,783	**30,483**	32,579
Custodian fees	**8,445**	8,740	**19,221**	16,670
Investment advisory fees	**14,630**	25,196	**29,306**	27,579
Listing fees	**2,316**	3,821	**4,775**	4,766
Administration fees	**658**	545	**1,327**	1,332
License fees	**693**	693	**1,383**	1,388
Audit fees	**790**	1,059	**1,766**	1,751
Bank charges	**425**	43	**554**	284
Total expenses	**62,459**	(118,799)	**354,479**	434,968
Operating profit	**1,062,417**	1,171,622	**1,891,002**	1,663,440
Net finance cost	**(6,243)**	(10,145)	**(13,152)**	(18,731)
Reversal of impairment loss on financial assets	**-**	57,020	**136,085**	150,430
Net foreign exchange gains	**37,423**	35,122	**389,376**	336,339
Profit before tax	**1,093,597**	1,253,619	**2,403,311**	2,131,478
Tax (expense) / credit	**(9,134)**	34,021	**(17,886)**	25,479
Profit for the quarter/period	**1,084,463**	1,287,640	**2,385,425**	2,156,957
Other comprehensive income:				
Items that will not be reclassified subsequently to profit or loss:	**-**	-	**-**	-
Items that will be reclassified subsequently to profit or loss:	**-**	-	**-**	-
Other comprehensive income for the quarter/period, net of tax	**-**	-	**-**	-
Total comprehensive income for the quarter/period	**1,084,463**	1,287,640	**2,385,425**	2,156,957

Condensed Statement of Cash Flows

	Unaudited six months ended 30 June 2026 EUR	Unaudited six months ended 30 June 2025 EUR
Operating activities		
Profit before tax	**2,403,310**	2,131,478
Adjustment for:		
Net reversal of impairment loss on financial assets	**86,074**	15,021
Net gain on investment	**41,366**	181,715
Interest income	**(2,245,481)**	(2,098,412)
Exchange difference on balances	**(457,904)**	(335,992)
Total adjustments	**(2,575,945)**	(2,237,668)
Changes in working capital:		
Change in other receivables	**(231)**	(629)
Change in payables and accruals	**49,117**	4,687
Subscription in advance converted into shares	**-**	(606,061)
Total change in working capital	**48,886**	(602,003)
Taxes paid	**(18,503)**	(7,783)
Net cash used in operating activities	**(142,252)**	(715,976)
Investing activities		
Disposal of investment in financial assets at fair value through profit and loss	**-**	2,300,000
Loan issued	**(10,129,685)**	(100,000)
Loan and promissory notes repaid	**2,664,235**	3,034,063
Interest received	**158,582**	415,060
Net cash (used) in /generated from investing activities	**(7,306,868)**	5,649,123
Financing activities		
Proceeds from issue of participating shares	**10,196,387**	1,100,000
Redemption of participating shares	**(3,523,328)**	(4,827,375)
Net cash flows generated from / (used) in financing activities	**6,673,059**	(3,727,375)
Net change in cash and cash equivalents	**(776,061)**	1,205,772
Cash and cash equivalent at the beginning of the period	**791,604**	44,717
Cash and cash equivalent at end of period	**15,543**	1,250,489
Cash and cash equivalents made up of:		
Cash at bank	**15,543**	1,250,489
Total	**15,543**	1,250,489

Statement of Changes in Equity

	Participating shares EUR	Retained earnings EUR	Total EUR
At 01 January 2026	**126,494,677**	**34,250,566**	**160,745,243**
Issue of shares	**10,196,387**	**-**	**10,196,387**
Redemption of shares	**(2,916,153)**	**(607,175)**	**(3,523,328)**
Transaction with the shareholders	**7,280,234**	**(607,175)**	**6,673,059**
Profit for the period	**-**	**2,385,425**	**2,385,425**
Other comprehensive income for the period	**-**	**-**	**-**
Total comprehensive income for the period	**-**	**2,385,425**	**2,385,425**
At 30 June 2026	**133,774,911**	**36,028,816**	**169,803,727**
At 01 January 2025	130,010,626	31,410,298	161,420,924
Issue of shares	1,100,000	-	1,100,000
Redemption of shares	(3,814,479)	(1,012,895)	(4,827,374)
Transaction with the shareholders	(2,714,479)	(1,012,895)	(3,727,374)
Profit for the period	-	2,156,957	2,156,957
Other comprehensive income for the period	-	-	-
Total comprehensive income for the period	-	2,156,957	2,156,957
At 30 June 2025	127,296,147	32,554,360	159,850,507

1. The investment objective of Warwyck Phoenix Global Invest Fund 2 ("Sub-fund 7") seeks to achieve long-term capital appreciation by investing in the Textile & Hotel Industries and into related Real Estate Business. In pursuing its objective, Sub-fund 7 seeks to generate attractive long-term returns with low sensitivity to traditional equity and fixed-income indices. Sub-fund 7 has an intermediate and long investment horizon and will focus on growth. Sub-fund 7 is suitable for investors with high risk tolerance.

2. The unaudited condensed financial statements for the quarter and six months ended 30 June 2026 were approved by the board on 14 August 2026.

3. These financial statements have been prepared in accordance with the measurement and recognition requirements of International Financial Reporting Standards, the requirements of IAS 34: Interim Financial Reporting, the SEM Listing Rules and using the same accounting policies as those of the audited financial statements for the year ended 31 December 2025. These financial statements have not been reviewed or reported by the Company's external auditor.

By order of the board

Perigeum Capital Ltd

SEM authorised representative and sponsor

Date: 14 August 2026

Notes:

Copies of the unaudited condensed financial statements for the quarter and six months ended 30 June 2026 are available free of charges at the registered office of Warwyck Phoenix VCC at Warwyck House, Nalletamby Road, Phoenix.

This communiqué is issued pursuant to SEM Listing Rules 11.3 and 12.20. The board of Warwyck Phoenix VCC accepts full responsibility for the accuracy of the information contained in this communiqué. The directors are not aware of any matters or circumstances arising subsequent to 30 June 2026 that require any additional disclosure or adjustment to the financial statements.