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Lagom Holdings LLC  
(the “Company”)  
a Georgia Domestic Limited Liability Company

Financial Statements with Independent Auditor’s Report  
Inception through December 31, 2025

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## INDEPENDENT AUDITOR’S REPORT

To: Lagom Holdings LLC. Management

### **Opinion:**

We have audited the accompanying financial statements of the Company which comprise the balance sheets as from inception through December 31, 2025 and the related statements of operations, statement of changes in member equity, and statement of cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2025 and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion:**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the “Auditor’s Responsibilities” section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Substantial Doubt About the Entity’s Ability to Continue as a Going Concern:**

As discussed in Note 1, specific circumstances raise substantial doubt about the Company’s ability to continue as a going concern in the foreseeable future. The provided financial statements have not been adjusted for potential requirements in case the Company cannot continue its operations. Management’s plans in regard to these matters are also described in Note 1. Our opinion is not modified with respect to the matter.

### **Management’s Responsibility for the Financial Statements:**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company’s ability to continue as a going concern for the twelve months subsequent to the date this audit report is issued.

### **Auditor’s Responsibility:**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from



material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. 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. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain 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 Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

*RNB Capital CPAs LLC*

Indianapolis, IN  
March 3, 2026



**LAGOM HOLDINGS LLC  
BALANCE SHEET**

**AS OF DECEMBER 31,**

**2025**

**ASSETS**

***Current Assets:***

Cash and cash equivalents \$ (103)

Prepaid Expenses 1,154

***Total Current Assets*** 1,051

***Non-Current Assets:***

***Total Non-Current Assets*** -

**TOTAL ASSETS** \$ 1,051

**LIABILITIES AND EQUITY**

***TOTAL LIABILITIES*** -

**EQUITY**

Contributed Capital \$ 9,970

Accumulated Deficit (8,919)

***TOTAL EQUITY*** \$ 1,051

**TOTAL LIABILITIES AND  
EQUITY** \$ 1,051

See Accompanying Notes to these Audited Financial Statements

**LAGOM HOLDINGS LLC  
STATEMENT OF OPERATIONS**

**Inception through  
December 31, 2025**

|  |                              |
|--|------------------------------|
| <b>Operating Expenses</b>                  |                              |
| General and Administrative                 | \$ 8,919                     |
| <b><i>Total Operating Expenses</i></b>     | <b>8,919</b>                 |
| <b><i>Total Loss from Operations</i></b>   | <b><u>(8,919)</u></b>        |
| <b><i>Other Income (Expense)</i></b>       |                              |
| <b><i>Total Other Income (Expense)</i></b> | <b><u>-</u></b>              |
| <b><i>Net Income (Loss)</i></b>            | <b><u><u>(8,919)</u></u></b> |

See Accompanying Notes to these Audited Financial Statements

**LAGOM HOLDINGS LLC**  
**STATEMENT OF CHANGES IN MEMBER EQUITY**

|  | <b>Members' Capital</b> |                  | <b>Retained</b>                     | <b>Total Members'</b> |
|--|-------------------------|------------------|-------------------------------------|-----------------------|
|  | <b>Units</b>            | <b>\$ Amount</b> | <b>Earnings</b><br><b>(Deficit)</b> |                       |
| Beginning balance at inception 5/23/25 | -                       | -                | -                                   | -                     |
| Contribution                           | -                       | 9,970            | -                                   | 9,970                 |
| Net income (loss)                      | -                       | -                | (8,919)                             | (8,919)               |
| <b>Ending balance at 12/31/25</b>      | <b>-</b>                | <b>9,970</b>     | <b>(8,919)</b>                      | <b>1,051</b>          |

See Accompanying Notes to these Audited Financial Statements

**LAGOM HOLDINGS LLC**  
**STATEMENT OF CASH FLOWS**

**Inception through  
December 31, 2025**

**OPERATING ACTIVITIES**

|  |           |                        |
|--|-----------|------------------------|
| Net Income (Loss)  | \$        | (8,919)                |
| Adjustments to reconcile Net Income to Net Cash provided by operations:              |           |                        |
| Prepaid Expense  |           | (1,154)                |
| <i>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</i> |           | <i>(1,154)</i>         |
| <i>Net Cash provided by (used in) Operating Activities</i>                           | <i>\$</i> | <i><u>(10,073)</u></i> |

**INVESTING ACTIVITIES**

|  |           |                 |
|--|-----------|-----------------|
| <i>Net Cash provided by (used in) Investing Activities</i> | <i>\$</i> | <i><u>-</u></i> |
|--|-----------|-----------------|

**FINANCING ACTIVITIES**

|  |           |                     |
|--|-----------|---------------------|
| Contributed Capital  | \$        | 9,970               |
| <i>Net Cash provided by (used in) Financing Activities</i> | <i>\$</i> | <i><u>9,970</u></i> |
| Cash at the beginning of period                            |           | -                   |
| Net Cash increase (decrease) for period                    | \$        | <u>(103)</u>        |
| Cash at end of period                                      | \$        | <u><u>(103)</u></u> |

Supplemental Disclosures of Cash Flow Information:

Cash paid during the year for:

|              |   |   |
|--------------|---|---|
| Interest     | - | - |
| Income taxes | - | - |

See Accompanying Notes to these Audited Financial Statements

## **NOTE 1 – DESCRIPTION OF ORGANIZATION AND BUSINESS OPERATIONS**

Lagom Holdings LLC (the “Company”) was formed in the State of Georgia as a domestic limited liability company on May 23, 2025, under the name Charlie Hustle Holding Co LLC and was renamed Lagom Holdings LLC on June 27, 2025. The Company is a vertically integrated housing business focused on the production of attainable residential housing through industrialized construction, standardized product design, and integrated land development and sales operations. The Company operates across manufacturing, development, construction, brokerage, and digital sales infrastructure to reduce housing delivery costs, compress project timelines, and improve capital efficiency. The Company’s housing products are standardized to support repeatability and scalability, with core offerings generally ranging from approximately 1,000 to 1,500 square feet and designed to meet entry-level and workforce buyer demand. The Company’s headquarters is located in Atlanta, Georgia, and its customers are expected to be located in the United States.

The Company plans to conduct an equity crowdfunding campaign during 2026 to raise growth capital for its operations.

### Concentrations of Credit Risks

The Company’s financial instruments that are exposed to concentrations of credit risk primarily consist of its cash and cash equivalents. The Company places its cash and cash equivalents with financial institutions of high credit worthiness. The Company’s management plans to assess the financial strength and credit worthiness of any parties to which it extends funds, and as such, it believes that any associated credit risk exposures are limited.

### Substantial Doubt about the Entity’s Ability to Continue as a Going Concern:

The accompanying balance sheet has been prepared on a going concern basis, which means that the entity expects to continue its operations and meet its obligations in the normal course of business during the next twelve months. Conditions and events creating the doubt include the fact that the Company has not commenced principal operations and will likely realize losses prior to generating positive working capital for an unknown period of time. The Company’s management has evaluated this condition and plans to generate revenues and raise capital as needed to meet its capital requirements. However, there is no guarantee of success in these efforts. The financial statements do not include any adjustments that might result from the outcome of this uncertainty.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### Basis of Presentation

The Company’s financial statements are prepared in accordance with U.S. generally accepted accounting principles (“GAAP”). The Company’s fiscal year ends on December 31. The Company has no interest in variable interest entities and no predecessor entities.

### Use of Estimates and Assumptions

In preparing these audited financial statements in conformity with U.S. GAAP, the Company’s management makes estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported expenses during the reporting period.

Making estimates requires management to exercise significant judgment. It is at least reasonably possible that the estimate of the effect of a condition, situation or set of circumstances that existed at the date of the financial statements, which management considered in formulating its estimate, could change in the near term due to one or more future confirming events. Accordingly, the actual results could differ significantly from those estimates.

#### Fair Value of Financial Instruments

FASB Accounting Standards Codification (ASC) 820 “*Fair Value Measurements and Disclosures*” establishes a three-tier fair value hierarchy, which prioritizes the inputs in measuring fair value. The hierarchy prioritizes the inputs into three levels based on the extent to which inputs used in measuring fair value are observable in the market.

These tiers include:

Level 1: Observable inputs such as quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets and quoted prices for identical or similar assets or liabilities in markets that are not active.

Level 3: Unobservable inputs in which little or no market data exists, therefore developed using estimates and assumptions developed by us, which reflect those that a market participant would use.

There were no material items that were measured at fair value as of December 31, 2025.

#### Cash and Cash Equivalents

The Company considers all short-term investments with an original maturity of three months or less when purchased to be cash equivalents. The Company had \$(103) in cash and cash equivalents as of December 31, 2025.

#### Revenue Recognition

The Company recognizes revenue from the sale of products and services in accordance with ASC 606, “Revenue from Contracts with Customers” following the five steps procedure:

Step 1: Identify the contract(s) with customers

Step 2: Identify the performance obligations in the contract

Step 3: Determine the transaction price

Step 4: Allocate the transaction price to performance obligations

Step 5: Recognize revenue when or as performance obligations are satisfied

The Company will evaluate and document its performance obligations, transaction price, and allocation methodology for customer contracts upon execution of its initial customer contracts.

The Company expects its revenue-generating activities to be derived from an integrated, multi-vertical business model that includes manufacturing, residential development, construction, and sales and distribution operations.

Manufacturing operations expect to include the production of structural insulated panels and related panelized building components that are used in Company-developed projects and sold to third-party builders and institutional partners.

Residential development operations are planned to be focused on the entitlement, planning, and delivery of small-format cottage communities using standardized product types, with land typically controlled through options, phased takedowns, or public-private structures to reduce upfront capital exposure.

Construction operations planned to be vertically integrated, with the Company self-performing significant portions of vertical construction, and the use of panelized systems is intended to reduce build times, lower labor dependency, and improve schedule predictability. Sales and distribution activities will be conducted through an in-house brokerage platform supported by a proprietary digital interface that facilitates buyer qualification, design selection, and transaction execution.

Performance obligations will be typically satisfied at either a point in time or over time, depending on the nature of the underlying contract.

The Company will further refine and document its identification of performance obligations, allocation of transaction price, and methods for measuring progress as additional customer contracts are executed and its operations scale.

#### General and Administrative

General and administrative expenses consist primarily of travel, co-working space rentals, professional fees, and other miscellaneous operating expenses.

#### Income Taxes

The Company is a pass-through entity therefore any income tax expense or benefit is the responsibility of the company's owners. As such, no provision for income tax is recognized on the Statement of Operations.

#### Recent Accounting Pronouncements

The FASB issues Accounting Standards Updates (ASUs) to amend the authoritative literature in ASC. There have been a number of ASUs to date that amend the original text of ASC. Management believes that those issued to date either (i) provide supplemental guidance, (ii) are technical corrections, (iii) are not applicable to us or (iv) are not expected to have a significant impact on our financial statements.

### **NOTE 3 – RELATED PARTY TRANSACTIONS**

The Company follows ASC 850, "Related Party Disclosures," for the identification of related parties and disclosure of related party transactions. No transactions require disclosure.

### **NOTE 4 – COMMITMENTS, CONTINGENCIES, COMPLIANCE WITH LAWS AND REGULATIONS**

The Company is not currently involved with or knows of any pending or threatening litigation against it or any of its officers. Further, the Company is currently complying with all relevant laws and regulations. The Company does not have any long-term commitments or guarantees.

### **NOTE 5 – LIABILITIES AND DEBT**

The Company does not have any liabilities and debt as of December 31, 2025.

**NOTE 6 – EQUITY**

The Company was formed as a Georgia single-member limited liability company and, accordingly, all equity is reflected as member's equity in the accompanying financial statements. The sole member has limited liability under the laws of the state of formation, and changes in member contributions and distributions are presented within member's equity.

**NOTE 7 – SUBSEQUENT EVENTS**

The Company has evaluated events subsequent to December 31, 2025 to assess the need for potential recognition or disclosure in this report. Such events were evaluated through March 3, 2026, the date these financial statements were available to be issued. No events require recognition or disclosure.