

REPORT

beginning of financial year:	18.03.2025
end of the financial year:	30.06.2025
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Management report

Invego is a new-generation real estate developer operating in three countries, specializing in the creation of large-scale residential areas and business quarters with an integrated concept that creates future urban space. With over 10 years of operational history, the Invego group includes over 60 companies in Estonia, Latvia, and Portugal, and has about 30 different development projects in progress. Invego has developed more than 150,000 m² and has an additional 450,000 m² of residential and commercial real estate in progress. Among companies developing real estate in Tallinn and its surroundings, Invego ranks second in terms of new homes sold over the past five years, with 900 homes. Its largest developments to date include the completed Vana-Peetri, Tiskreojä, and Tabasalu Kodu, as well as the currently ongoing Luccaranna, Uus-Järveküla, and Keila Pargikodud residential areas. The company has also developed over 50,000 m² of commercial space. In the capital of Latvia, Invego is developing the residential districts Vitoli Parks and Marupes Sirds, as well as, in partnership with developer Retterra, Parka Kvartals, Skanstes Rezidences, and Miera Rezidences. Just outside Riga, Invego is developing a row house residential area in Vide Adaži. In southern Portugal, Invego is developing Silves Hills — a 154-villa project spread across 65 hectares, suitable for both year-round living and seasonal use.

Invego Latvia OÜ and Bond Issuance

Invego Latvia OÜ was established on 18 March 2025 with the aim of streamlining the group's structure and increasing transparency. It is a holding-type company that holds interests in Invego's Latvian development projects through its subsidiary Invego Latvia SIA.

In the spring of 2025, Invego Latvia OÜ, a member of the Invego Group, successfully carried out a public bond offering that attracted strong interest from investors across all three Baltic countries. A total of 2,038 investors participated in the offering, which took place from May 12 to May 22, subscribing to bonds in the total amount of €15.8 million. This resulted in the base volume being oversubscribed by 3.95 times, with the average subscription amount per investor reaching €7,750. Due to the high demand, the offering volume was increased to 8,000 bonds, or €8 million. The first trading day of the bonds on Nasdaq Tallinn's alternative market, First North, was May 30, 2025. A total of 8,000 bonds were issued, each with a nominal value of €1,000 and an annual interest rate of 11%. Interest payments will be made quarterly—on February 28, May 29, August 29, and November 29—with the first payment date set for August 29, 2025. The bonds will mature on May 29, 2029, and are secured by shares of Invego Latvia SIA.

More detailed terms and additional information about the bonds are available on Invego's website: <https://invego.ee/investor/tutvustus/>.

The accounts

Statement of financial position

(In Euros)

	30.06.2025	18.03.2025	Note
Assets			
Current assets			
Cash and cash equivalents	2 275 663	0	
Total current assets	2 275 663	0	
Non-current assets			
Investments in subsidiaries and associates	1 328 610	0	3,4
Receivables and prepayments	6 932 367	0	2,9
Total non-current assets	8 260 977	0	
Total assets	10 536 640	0	
Liabilities and equity			
Liabilities			
Current liabilities			
Payables and prepayments	75 778	0	7
Total current liabilities	75 778	0	
Non-current liabilities			
Loan liabilities	9 130 811	0	6,9
Payables and prepayments	52 460	0	7,9
Total non-current liabilities	9 183 271	0	
Total liabilities	9 259 049	0	
Equity			
Issued capital	10 000	2 500	
Unpaid capital	0	-2 500	
Share premium	1 321 110	0	
Annual period profit (loss)	-53 519	0	
Total equity	1 277 591	0	
Total liabilities and equity	10 536 640	0	

Income statement

(In Euros)

	18.03.2025 - 30.06.2025
Interest income	64 789
Interest expenses	-100 881
Other financial income and expense	-17 427
Profit (loss) before tax	-53 519
Annual period profit (loss)	-53 519

Notes

Note 1 Accounting policies

General information

The financial statements of Invego Latvia OÜ have been prepared in accordance with the Estonian financial reporting standard. This standard is based on internationally recognized accounting and reporting principles, with its main requirements established by the Accounting Act of the Republic of Estonia and supplemented by guidelines issued by the Estonian Accounting Standards Board. The report has been prepared as a condensed report for a small enterprise.

The financial year of the private limited company is from 1 January to 31 December.

The income statement is prepared based on Format No. 2, as established by the Estonian Accounting Standards Board.

The financial statements are presented in euros and rounded to the nearest whole number.

Cash and cash equivalents

Cash and cash equivalents include cash on hand and in bank accounts, demand deposits, and short-term bank deposits.

Shares in subsidiaries and associates

A subsidiary is an entity controlled by the parent company. Control is presumed if the parent directly or indirectly owns more than 50% of the voting rights or otherwise has the power to govern the financial and operating policies of the subsidiary.

An associate is an entity over which the parent has significant influence but does not control. Significant influence is generally presumed if the company holds between 20% and 50% of the voting rights in the associate.

Investments in subsidiaries and associates are recognized applying the cost model.

Receivables and prepayments

Receivables from Customers

Trade receivables are measured in the balance sheet at the amounts expected to be collected. Each customer's receivables are assessed individually, based on available information about their creditworthiness. Doubtful receivables are partially or fully written down, depending on the cause of uncollectibility, and expensed as other operating expenses. Bad debts are written off from the balance sheet.

Other Receivables

All other receivables (accrued income, loans granted, and other short- and long-term receivables), except for those acquired for resale, are measured at amortized cost.

For short-term receivables, the acquisition cost generally equals the nominal value (less any allowances), and they are presented at their expected collectible amount. Long-term receivables are initially recognized at fair value and subsequently measured at amortized cost using the effective interest rate method. Receivables acquired for resale purposes are measured at fair value.

Financial liabilities

All financial liabilities (trade payables, borrowings, accrued expenses, and other short- and long-term liabilities) are initially recognized at cost, which includes all transaction costs directly attributable to their acquisition. Subsequent measurement is based on amortized cost.

The amortized cost of short-term liabilities is usually equal to their nominal value, so they are presented at the amount payable. Long-term liabilities are measured using the effective interest rate method.

Financial liability is classified as short-term if it is due within 12 months from the balance sheet date or if the company does not have an unconditional right to defer settlement beyond 12 months. Loans that are due within 12 months but refinanced as long-term after the balance sheet date, but before the approval of the financial statements, are still classified as short-term.

Revenue recognition

Revenue from the sale of goods is recognized when all significant risks and rewards of ownership have been transferred to the buyer, the amount of revenue and the associated costs can be reliably measured, and it is probable that the economic benefits associated with the transaction will flow to the company.

Revenue from the provision of services is recognized based on the stage of completion, meaning revenue and associated profit are recognized proportionally in the same periods as the related costs are incurred.

Taxation

According to the Estonian Income Tax Act, corporate profits are not taxed in Estonia. Income tax is payable on dividends, fringe benefits, gifts, donations, representation expenses, non-business expenses, and transfer pricing adjustments.

The tax rate on distributed profits is 22%, i.e., 22/78 of the net amount distributed.

A precondition for exemption from income tax on dividends received and re-distributed is that the company held at least a 10% participation in the distributing entity at the time the dividends were received.

The previous reduced tax rate of 14%, i.e., 14/86 of the net amount, which applied to regularly paid dividends, is no longer applicable as of 1 January 2025. A transitional provision may be applied when redistributing dividends received before that date and taxed at the lower rate.

Related parties

Parties are considered related when one party has control or significant influence over the other party's business decisions. For the purposes of the private limited company's financial report, related parties include: the management board and supervisory board members, and private individuals who hold significant ownership, unless such persons do not have the ability to influence the company's business decisions.

In addition, close family members of these individuals and the entities related to them are also considered related parties.

Note 2 Receivables and prepayments

(In Euros)

	30.06.2025	Allocation by remaining maturity		Note
		Within 12 months	1 - 5 years	
Loan receivables	6 812 447	0	6 812 447	9
Other receivables	119 920	0	119 920	9
Interest receivables	119 920	0	119 920	9
Total receivables and prepayments	6 932 367	0	6 932 367	

Note 3 Investments in subsidiaries and associates

(In Euros)

	30.06.2025
Shares of subsidiaries	1 328 610
Total investments in subsidiaries and associates	1 328 610

Note 4 Shares of subsidiaries

(In Euros)

Shares of subsidiaries, general information					
Subsidiary's registry code	Name of subsidiary	Country of incorporation	Principal activity	Ownership interest (%)	
				18.03.2025	30.06.2025
40203479575	Invego Latvia SIA	Latvia	Holding company activities	0	100

Shares of subsidiaries, detailed information:			
Name of subsidiary	18.03.2025	Acquisition	30.06.2025
Invego Latvia SIA	0	1 328 610	1 328 610
Total shares of subsidiaries at end of previous period	0	1 328 610	1 328 610

Note 5 Loan receivables

(In Euros)

	30.06.2025	Allocation by remaining maturity		Interest rate	Base currencies	Due date	Note
		Within 12 months	1 - 5 years				
Loan receivables	6 812 447	0	6 812 447	12%	EUR	2027	9
Loan receivables	6 812 447	0	6 812 447				

Note 6 Loan commitments

(In Euros)

	30.06.2025	Allocation by remaining maturity			Interest rate	Base currencies	Due date	Note
		Within 12 months	1 - 5 years	Over 5 years				
Non-current loans								
Long-term loans	1 130 811	0	1 130 811	0	10%	EUR	2027	9
Non-current loans total	1 130 811	0	1 130 811	0				
Non-current bonds								
Long-term bonds	8 000 000	0	8 000 000	0	11%	EUR	2029	
Non-current bonds total	8 000 000	0	8 000 000	0				
Loan commitments total	9 130 811	0	9 130 811	0				

Note 7 Payables and prepayments

(In Euros)

	30.06.2025	Allocation by remaining maturity		Note
		Within 12 months	1 - 5 years	
Other payables	128 238	75 778	52 460	9
Interest payables	128 238	75 778	52 460	9
Total payables and prepayments	128 238	75 778	52 460	

Note 8 Labor expense

(In Euros)

The accounting entity has no employees.

Note 9 Related parties

(In Euros)

Name of accounting entity's parent company	Meb Trust OÜ
Country where accounting entity's parent company is registered	Estonia

Related party balances according to groups

LONG TERM	30.06.2025	18.03.2025	Note
Receivables and prepayments			
Subsidiaries	3 563 545	0	2,5
Other entities belonging to the same consolidation group	3 368 822	0	2,5
Total receivables and prepayments	6 932 367	0	
Loan commitments			
Parent company	1 130 811	0	6
	1 130 811	0	
Payables and prepayments			
Parent company	52 460	0	7
Total payables and prepayments	52 460	0	

GIVEN LOANS	18.03.2025	Given loans	Given loans repayments	30.06.2025	Interest accrued for period	Note
Subsidiaries	0	3 459 321	0	3 459 321	48 503	2,5
Other entities belonging to the same consolidation group	0	3 353 126	0	3 453 126	15 696	2,5
Total given loans	0	6 812 447	0	6 912 447	64 199	

LOAN COMMITMENTS	18.03.2025	Loans received	Loans received repayments	30.06.2025	Interest accrued for period	Note
Parent company	0	1 130 811	0	1 130 811	19 433	6,7
Management and higher supervisory body and individuals with material ownership interest and material influence of management and higher	0	618 510	681 510	0	5 670	6,7
Total loan commitments	0	1 749 321	681 510	1 130 811	25 103	