

Consolidated Interim Report – 12 months and 4th quarter ended 31 December 2025

EfTEN Real Estate Fund AS

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MANAGEMENT REPORT

Fund Manager's Commentary

Despite a challenging economic environment, EfTEN Real Estate Fund AS succeeded in 2025 in increasing both total consolidated rental income (+3%) and portfolio EBITDA (+1.3%). During 2025, the Fund's subsidiaries made new investments amounting to €6.6 million in the elderly care segment and €5.3 million in the logistics segment. In the remainder of the real estate portfolio, the Group invested a total of €2.3 million.

The share of EfTEN Real Estate Fund AS is primarily a dividend share. In 2025, the Fund generated free cash flow of €13.088 million, which is 18% higher than in the previous year. Based on the free cash flow earned, the Fund could, in accordance with its dividend policy, distribute gross dividends of €10.5 million. Taking into account the Fund's conservative financing policy and the annuity-based loan repayments, the Fund's subsidiaries are able to increase their dividend capacity by refinancing loans where the loan-to-value (LTV) ratio has fallen below the limits set in the Fund's capital management principles and where operating cash flows exceed loan principal and interest payments by more than two times. Considering the additional funds potentially received through loan refinancing, the Management Board proposes to the Supervisory Board and the General Meeting to distribute net dividends from retained earnings in the total amount of €13.8 million (€1.2 per share) in spring 2026, which is 8.1% more than in the previous year.

In a prolonged period of low economic activity, the Group pays close attention to maintaining a high occupancy level across its buildings. At the end of 2025, the occupancy rate of the Group's entire real estate portfolio stood at 96.8% (31 December 2024: 97.4%). Occupancy remains lowest in the office segment (85.6%), where the Fund continues to invest in order to meet market demand for smaller office units.

In the summer of 2025, the second stage of the ERMI elderly care home located in Tartu municipality was completed, with rental income gradually increasing to the contractual level by August. Together with the Hiiu elderly care home added in April and the completion of a new stage of the Valkla elderly care home, rental income from the elderly care segment increased to €1.4 million in 2025, i.e. by 74%.

Excluding non-cash gains and losses and income tax expense, the Group generated the highest operating profit in its history in 2025, amounting to €20.24 million, which is 12.5% higher than in 2024. A significant contribution to the higher profit was primarily made by the decrease in interest expenses resulting from the decreased EURIBOR. While in 2024 the weighted average interest rate of the Fund's loan portfolio was 5.82%, in 2025 it was 4.35%. At the end of 2025, the weighted average interest rate on the Fund's loans stood at 3.99%.

Overview of Financial Results

EfTEN Real Estate Fund AS's consolidated sales income for the fourth quarter of 2025 amounted to €8.656 million (Q4 2024: €8.314 million), while sales income for the last 12 months totalled €33.083 million (12 months of 2024: €32.238 million). Compared to the same period last year, fourth-quarter sales income increased by 4.1% and 12-month sales income by 2.6%. The increase in sales income was primarily supported by new investments in the logistics and elderly care segments.

The Fund's consolidated net rental income (NOI) for the 12 months of 2025 amounted to €30.685 million (12 months of 2024: €29.977 million), representing an increase of 2.4%. The 12-month NOI margin remained at 93% (2024: unchanged), meaning that costs directly related to property management (including land tax, insurance, maintenance and improvement works) as well as marketing expenses accounted for 7% of the Fund's sales income.

In the fourth quarter of 2025, the Fund's consolidated net loss was €1.208 million (Q4 2024: net profit of €3.460 million), of which €4.005 million was attributable to a loss from changes in the fair value of investment properties (Q4 2024: gain of €0.831 million).

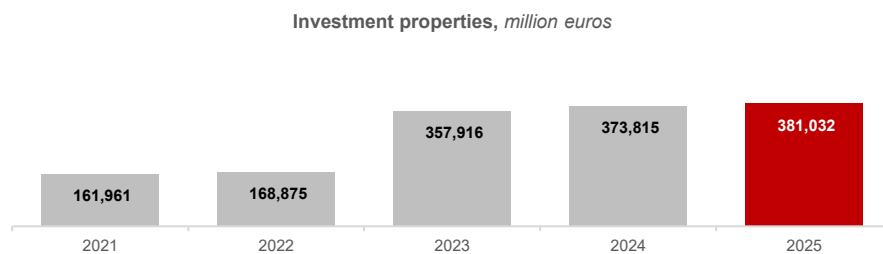
For the 12 months of 2025, the Fund's consolidated net profit amounted to €12.235 million (12 months of 2024: €13.564 million). In 2025, the Fund earned a total loss of €3.459 million from changes in the fair value of investment properties (2024: loss of €1.080 million). Interest expenses decreased by €1.996 million, or 23%, compared to the same period last year.

	IV quarter			12 months		
	2025	2024	2023	2025	2024	2023
€ million						
Rental revenue, other fees from investment properties	8.656	8.314	8.103	33.083	32.238	31.817
Expenses related to investment properties, incl. marketing costs	-0.649	-0.540	-0.696	-2.398	-2.261	-2.209
Net rental income	8.007	7.774	7.407	30.685	29.977	29.608
<i>Net rental income margin</i>	93%	94%	91%	93%	93%	93%
Interest income and expense	-1.553	-1.990	-2.190	-6.515	-8.418	-7.786
Net rental revenue less finance costs	6.454	5.784	5.217	24.170	21.559	21.822
Management fees	-0.643	-0.543	-0.541	-2.332	-2.159	-2.148
Other revenue and expenses	-0.464	-0.443	-0.439	-1.600	-1.419	-1.377
Profit before changes in the value of investment properties, joint venture profits and losses and income tax expense	5.347	4.798	4.237	20.238	17.981	18.297

As of 31 December 2025, the Group's total assets amounted to €405.851 million (31 December 2024: €398.763 million), of which the fair value of investment properties accounted for 93.9% of total assets (31 December 2024: 93.7%).

	31.12.25	31.12.2024	31.12.2023
€ million			
Investment properties	381.032	373.815	357.916
Ownership in joint venture	2.182	1.960	2.078
Other non-current assets	0.357	0.288	0.372
Current assets, excluding cash and cash equivalents and deposits	1.990	2.193	2.466
Net debt (cash and deposits minus short-term and long-term bank loans)	-133.823	-129.045	-129.796
Net asset value (NAV) ¹	234.204	233.073	218.698
EPRA net asset value (EPRA NRV)	245.106	242.779	226.807
Net asset value (NAV) per share, in euros ¹	20.32	20.37	20.21
EPRA net asset value (EPRA NRV) per share, in euros	21.27	21.22	20.96

¹ EfTEN Real Estate Fund AS's NAV is equal to the EPRA NDV value calculated in accordance with EPRA Best Practice Recommendations.



Investment properties by segment

Segment	31.12.25	31.12.2024	31.12.2023	31.12.2022	31.12.2021
€ million					
Logistics	124.310	124.297	109.860	51.300	50.590
Retail	137.382	136.140	138.542	56.820	55.270
Office building	89.530	90.560	90.460	51.801	49.831
Care homes	22.790	15.618	11.834	8.954	6.270
National	7.020	7.200	7.220	0.000	0.000
Total investment properties	381.032	373.815	357.916	168.875	161.961

Key performance and liquidity ratios

12 months	2025	2024	2023
ROE, % (net profit of the period / average equity of the period) * 100	5.2	6.0	0.6
ROA, % (net profit of the period / average assets of the period) * 100	3.0	3.5	0.4
ROIC, % (net profit of the period / average invested capital of the period) * 100	6.0	6.8	0.8
Revenue, € thousands	33,083	32,238	31,817
Rent income, € thousands	32,013	31,076	30,606
EBITDA (operating profit minus change in fair value of investment properties minus gain on sale of fixed assets), € thousands	26,805	26,454	26,152
EBITDA margin (EBITDA / revenue), %	81%	82%	82%
EBIT (operating profit), € thousands	23,294	25,319	12,142
EPRA profit (see 'EPRA performance indicators'), € thousands	16,909	16,458	16,700
Net dividend paid, €	1.11	1.00	1.15
Net dividend per net profit (net dividend / net profit)	104%	80%	1247%
Liquidity ratio (current assets / current liabilities)	0.5	0.7	1.0
DSCR (EBITDA / (interest expenses + scheduled loan payments))	2.0	1.7	1.8

Real Estate Portfolio

As of 31 December 2025, the Group held 37 commercial real estate investments (31 December 2024: 36), with a fair value of €381.032 million as at the balance sheet date (31 December 2024: €373.815 million) and an acquisition cost of €381.235 million (31 December 2024: €370.561 million). In addition to the real estate investments owned by the Fund's subsidiaries, the Group also holds a 50% interest in the joint venture owning the Palace Hotel in Tallinn, the fair value of which amounted to €8.680 million as at 31 December 2025 (31 December 2024: €8.630 million).

Key indicators of the real estate portfolio

Investment property, as of 31.12.2025	Location	Group's Owner-ship	Acquisition on cost, € thousands ²	Fair value, € thousands	Net leasable area	Projected annual net rental income, € thousands	Direct return ³	Net primary productio n ⁴	Occupan cy, %	Average length of rental agreements	Number of tenants
Premia Külmhoone	Tallinn	100	6,840	6,620	7,258	524	7.7%	7.9%	100.0	1.5	1
Kuuli 10	Tallinn	100	11,713	11,880	15,197	843	7.2%	7.1%	100.0	6.9	1
Betooni 1a	Tallinn	100	9,217	9,030	10,678	671	7.3%	7.4%	100.0	1.3	1
Betooni 6	Tallinn	100	10,265	9,930	17,669	797	7.8%	8.0%	97.0	2.0	19
Jurkalne Technology Park	Riga	100	25,369	24,380	44,465	2,125	8.4%	8.7%	96.3	7.3	61
DSV logistics centre	Vilnius	100	8,580	9,460	11,751	757	8.8%	8.0%	100.0	0.8	1
DSV logistics centre	Tallinn	100	12,368	9,770	16,014	898	7.3%	9.2%	100.0	0.8	1
DSV logistics centre	Riga	100	9,099	9,000	12,149	780	8.6%	8.7%	100.0	3.9	1
Piepilsetas logistics centre	Kekava	100	8,858	8,360	13,382	664	7.5%	7.9%	96.7	2.0	8
Ramgalos logistics centre	Panevezys	100	10,028	11,070	20,126	867	8.6%	7.8%	100.0	11.3	1
Härgmäe	Tallinn	100	8,829	8,900	9,838	679	7.7%	7.6%	100.0	8.8	1
Paemurru	Harku vald	100	5,673	5,910	5,407	451	7.9%	7.6%	100.0	9.3	1
Logistics total			126,839	124,310	183,934	10,056	7.9%	8.1%	98.6	4.5	97
Võru Rautakesko	Võru	100	2,890	2,710	3,120	246	8.5%	9.1%	100.0	2.3	1
Uku Centre	Viljandi	100	13,726	13,630	8,929	1,117	8.1%	8.2%	100.0	4.0	46
Mustika Centre	Tallinn	100	37,383	39,480	27,639	3,036	8.1%	7.7%	99.2	2.6	64
RAF Centrs	Jelgava	100	9,363	10,313	6,218	777	8.3%	7.5%	100.0	5.2	41
Tammsaare tee Rautakesko	Tallinn	100	15,700	15,850	9,120	1,251	8.0%	7.9%	100.0	6.2	1
Jelgava development project	Jelgava	100	2,342	1,659					<i>In construction</i>		
Saules Miestas shopping centre	Šiauliai	100	31,983	39,150	20,145	3,125	9.8%	8.0%	99.6	4.8	121
Laagri Selver	Tallinn	100	6,303	8,150	3,059	562	8.9%	6.9%	100.0	4.4	13
Laagri gardening centre	Laagri	100	3,181	3,490	3,470	289	9.1%	8.3%	100.0	9.3	1
ABC Motors Car Centre	Tallinn	100	3,482	2,950	2,149	294	8.4%	10.0%	100.0	3.1	1
Retail total			126,353	137,382	83,849	10,697	8.5%	7.8%	99.6	4.3	289
Lauteri 5	Tallinn	100	6,024	4,990	3,625	315	5.2%	6.3%	84.9	1.7	21
Pärnu mnt 105	Tallinn	100	8,378	5,890	4,712	472	5.6%	8.0%	96.3	1.0	33
Pärnu mnt 102	Tallinn	100	17,279	11,300	8,509	759	4.4%	6.7%	71.5	1.1	58
Terbata	Riga	100	9,330	8,520	6,036	490	5.3%	5.8%	63.3	1.9	12
Menulio 11	Vilnius	100	8,633	7,400	5,617	381	4.4%	5.1%	53.3	2.5	13
Ulonu	Vilnius	100	8,444	8,760	5,290	595	7.0%	6.8%	100.0	1.6	12
L3	Vilnius	100	9,010	10,500	6,150	779	8.6%	7.4%	98.8	2.9	32
Evolution	Vilnius	100	10,621	11,400	6,614	786	7.4%	6.9%	92.1	3.2	28
airBaltic	Riga	100	7,780	7,810	6,217	651	8.4%	8.3%	100.0	3.0	1
Rutkauskas	Vilnius	100	11,822	12,960	6,835	941	8.0%	7.3%	100.0	6.5	5
Office total			97,321	89,530	59,605	6,169	6.3%	6.9%	85.6	2.8	215
Pirita Pansionaat	Tallinn	100	6,217	5,890	5,983	445	7.2%	7.6%	100.0	4.9	1
Valkla Südamekodu	Valkla	100	4,990	4,460	6,505	373	7.5%	8.4%	100.0	6.3	1
Tartu Südamekodu	Tartu	100	6,882	6,720	4,118	492	7.1%	7.3%	100.0	8.6	1
Nõmme Südamekodu	Tallinn	100	5,265	5,720					<i>In construction</i>		2
Care homes total			23,354	22,790	16,606	1,310	5.6%	5.7%	100.0	6.7	5
Rakvere Police and Rescue building (national)	Rakvere	100	7,368	7,020	5,775	595	8.1%	8.5%	100.0	9.3	1
Hotell Palace (hotels) ¹	Tallinn	50	11,192	8,680	4,874	531	4.7%	6.1%	100.0	4.7	1
Total investment portfolio			392,427	389,712	354,643	29,358	7.5%	7.5%	96.8	3.9	608

¹ Hotel Palace belongs to the group's joint venture EFTEN SPV11 OÜ. The group has a 50% stake in the joint venture.

² The acquisition cost includes the costs associated with the initial acquisition of the investment property, plus the capital costs incurred later.

³ To find the direct return, the net operating income (NOI) is divided by the sum of the investment property's acquisition cost and subsequent capital expenditures.

⁴ To find the primary net income, the net operating income (NOI) is divided by the market value of the investment property.

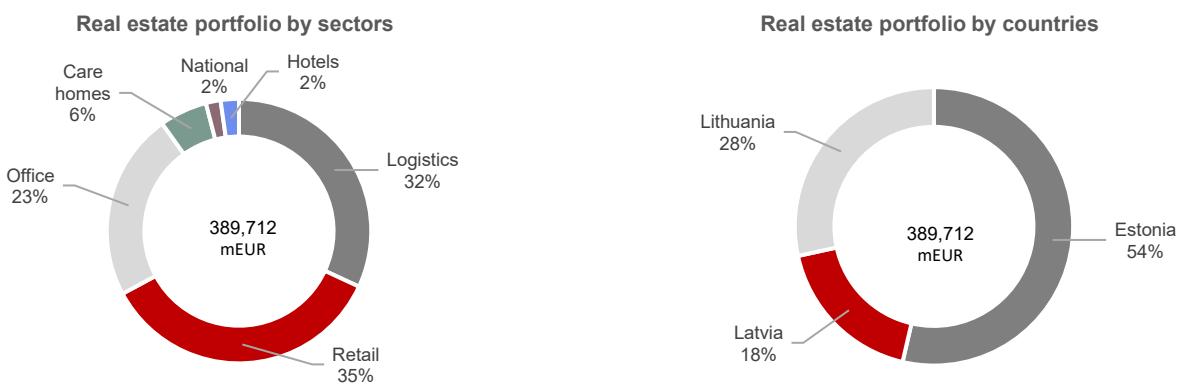
Investments in 2025

Over the 12 months of 2025, the Group invested a total of €10.676 million in both new investment properties and the development of the existing real estate portfolio.

In March, the Group's subsidiary EFTEN Hiiu OÜ acquired a property located at Hiiu 42, Tallinn, for €4.0 million. Under an existing lease agreement, the property continues to be partially used by the North Estonia Medical Centre Foundation, while the remaining premises were leased under a long-term lease agreement (10 + 10 years) to Hiiu Südamekodu OÜ, which belongs to the Südamekodud AS group. In cooperation with the tenant and Südamekodud AS, the building is being partially redeveloped into a general nursing home, "Nõmme Südamekodu", which will accommodate up to 170 elderly care residents in the future.

In the first half of 2025, construction works of the C-wing of the Valkla elderly care home were completed, and in the third quarter, the second stage of the ERMi elderly care home in Tartu was finalised.

In April 2025, the Paemurru logistics centre, acquired in autumn of the previous year, was completed. Total investments in the logistics centre during the reporting year amounted to €1.746 million.



Rental income

Over the 12 months of 2025, the Group earned total rental income of €32.013 million, which is 3% higher than in the same period of 2024.

Like-for-like rental income by segments

€ thousands	Fair value as of 31.12.2025	12 months			Change	Change, %
		Rental income 2025	Rental income 2024	Change		
Office	89,530	7,066	7,477	-411	-411	-5%
Logistics	109,500	9,452	9,547	-95	-95	-1%
Retail	135,723	12,287	12,050	237	237	2%
National	7,020	842	838	4	4	0%
Care homes	5,890	441	435	6	6	1%
Total like-for-like assets and rental income	347,663	30,088	30,347	-259	-259	-1%
Other assets and rental income	33,369	1,925	729	1,196		
Total investment portfolio and rental income	381,032	32,013	31,076	937	937	3%

€ thousands	Fair value as of 31.12.2025	IV quarter			Change	Change, %
		Rental income 2025	Rental income 2024	Change		
Office	89,530	1,771	1,873	-102	-102	-5%
Logistics	109,500	2,400	2,396	4	4	0%
Retail	135,723	3,305	3,200	105	105	3%
National	7,020	201	210	-9	-9	-4%
Care homes	5,890	110	110	0	0	0%
Total like-for-like assets and rental income	347,663	7,787	7,789	-2	-2	0%
Other assets and rental income	33,369	566	244	322		
Total investment portfolio and rental income	381,032	8,353	8,033	320	320	4%

Like-for-like rental income by countries

€ thousands	12 months				
	Fair value as of 31.12.2025	Rental income 2025	Rental income 2024	Change	Change, %
Estonia	168,580	14,451	14,585	-134	-1%
Latvia	68,383	6,194	6,232	-38	-1%
Lithuania	110,700	9,443	9,530	-87	-1%
Total like-for-like assets and rental income	347,663	30,088	30,347	-259	-1%
Other assets and rental income	33,369	1,925	729	1,196	
Total investment portfolio and rental income	381,032	32,013	31,076	937	3%

€ thousands	IV quarter				
	Fair value 31.12.2025	Rental income 2025	Rental income 2024	Change	Change, %
Estonia	168,580	3,657	3,692	-35	-1%
Latvia	68,383	1,529	1,552	-23	-1%
Lithuania	110,700	2,601	2,545	56	2%
Total like-for-like assets and rental income	347,663	7,787	7,789	-2	0%
Other assets and rental income	33,369	566	244	322	
Total investment portfolio and rental income	381,032	8,353	8,033	320	4%

As at 31 December 2025, the vacancy rate of the real estate investments owned by the Group stood at 3.2% (31 December 2024: 2.6%). Vacancy was highest in the office segment (14.4%), where the letting of vacant premises has taken longer than in previous periods.

EF TEN Real Estate Fund AS largest tenants as of 31.12.2025

Tenant	Share of total rental income
Kesko Senukai Estonia AS	5.3%
Livonia Print SIA	5.2%
Prisma Peremarket AS	4.9%
DSV Road AS	3.4%
Logistika Pluss OÜ	2.8%
Adax UAB	2.7%
Riigi Kinnisvara Aktsiaselts	2.6%
DSV Latvia SIA	2.4%
DHL Logistics Estonia OÜ	2.4%
DSV Lithuania, UAB	2.4%
Atea, UAB	2.3%
ELP Logistics OÜ	2.1%
Air Baltic Corporation AS	2.1%
Premia Tallinna Külmahoone AS	1.8%
Rimi Lietuva, UAB	1.7%
Tartu Südamekodu OÜ	1.6%
Südamekodud AS	1.5%
European Food OÜ	1.4%
Valkla Südamekodu OÜ	1.2%
Selver AS	1.2%
Others	49.0%

EPRA performance indicators

EPRA performance indicators

As of the balance sheet date or for the year	31.12.2025	31.12.2024
EPRA profit, € thousands	16,909	16,458
EPRA profit per share, in euros	1.48	1.52
EPRA NRV (net reinstatement value), € thousands	245,106	242,779
EPRA NRV per share, in euros	21.27	21.22
EPRA NDV (net disposal value), € thousands	234,204	233,073
EPRA NDV per share, in euros	20.32	20.37
EPRA NIY (primary net income)	7.7%	7.5%
EPRA Topped-up NIY (adjusted primary net income)	7.7%	7.5%
EPRA LTV	35.9%	35.4%
EPRA cost ratio, including direct vacancy costs	17%	15%
EPRA cost ratio, excluding direct costs related to vacancy	15%	14%
EPRA vacancy ratio	3.6%	3.0%

EPRA indicator calculations

EPRA net asset value indicators

As of 31.12.2025

€ thousands	EPRA NRV	EPRA NTA	EPRA NDV
Net asset value calculated in accordance with IFRS	234,204	234,204	234,204
Adjustments:			
Deferred income tax liability related to the change in the fair value of investment	10,909	10,909	-
Net asset value of EPRA	-7	-7	-
Number of fully diluted shares	245,106	245,106	234,204
EPRA Net asset value per unit, in euros	11,524,846	11,524,846	11,524,846
Net asset value calculated in accordance with IFRS	21.27	21.27	20.32

As of 31.12.2024

€ thousands	EPRA NRV	EPRA NTA	EPRA NDV
Net asset value calculated in accordance with IFRS	233,073	233,073	233,073
Adjustments:			
Deferred income tax liability related to the change in the fair value of investment	9,706	9,706	-
Net asset value of EPRA	242,779	242,779	233,073
Number of fully diluted shares	11,440,340	11,440,340	11,440,340
EPRA Net asset value per unit, in euros	21.22	21.22	20.37

EPRA profit

€ thousands	12 months	
	2025	2024
Net profit (IFRS)	12,235	13,564
Adjustments:		
Change in fair value of investment property	3,459	1,080
Change in fair value of financial instruments	-7	0
Effect of change in fair value of investment property on profit/loss from joint ventures	19	217
Deferred income tax expense related to EPRA adjustments	1,203	1,597
EPRA profit	16,909	16,458
Weighted average number of shares during the period	11,416,868	10,833,397
EPRA Net asset value per unit, in euros	1.48	1.52

EPRA Net Initial Yield

As at 31.12, € thousands	2025	2024
Investment property	381,032	373,815
Minus developments	-7,379	-6,372
Finished investment property	373,653	367,443
Annualized rental income from leases in force at the reporting date	32,554	31,156
Costs related to investment property not covered by tenants	-3,346	-3,165
Annualized net rental income	29,208	27,991
Nominal impact of the end of rent exemptions or other rental incentives	0	23
Adjusted annualized net rental income	29,208	28,014
EPRA initial net yield (NIY)	7.7%	7.5%
EPRA adjusted initial net yield (Topped-up NIY)	7.7%	7.5%

EPRA vacancy rate

€ thousands	12 months	
	2025	2024
Estimated rental income from vacant premises	1,172	957
Estimated rental income for the entire real estate portfolio	32,829	32,113
EPRA vacancy rate	3.6%	3.0%

EPRA cost ratios

€ thousands	12 months	
	2025	2024
Cost of sales	-1,677	-1,569
Other sales revenue paid by tenants to cover expenses	1,070	1,162
Marketing costs	-721	-692
Operating costs	-3,982	-3,666
Total costs, including direct costs related to the vacancy	-5,310	-4,765
Direct vacancy costs	-356	-371
Total costs excluding direct costs related to the vacancy	-4,954	-4,394
Rental income (gross)	32,013	31,076
EPRA cost ratio, including direct vacancy costs	17%	15%
EPRA cost ratio, excluding direct costs related to vacancy	15%	14%

EPRA LTV

€ thousands	31.12.2025	31.12.2024
Total bank loans	154,100	149,552
Net liabilities	2,913	3,245
Minus cash and cash equivalents	19,957	18,415
Minus short-term deposits	320	2,092
Total net debt	136,736	132,290
Completed investment properties	373,653	367,443
Investment properties and land under development	7,379	6,372
Total asset value	381,032	373,815
EPRA LTV	35.9%	35.4%

Financing

Due to improved financial capacity, the subsidiaries of EfTEN Real Estate Fund AS increased the total amount of their bank loans by €7.32 million in April 2025. In addition, in 2025 the construction works of the Valkla and ERMi elderly care homes and the Paemurru logistics centre were financed with bank loans in the total amount of €3.184 million. The Fund's subsidiary EfTEN Hiiu OÜ entered into a loan agreement in the amount of €3.650 million to finance the reconstruction works of the building located at Hiiu 42, of which €0.7 million had been drawn down as at 31 December 2025.

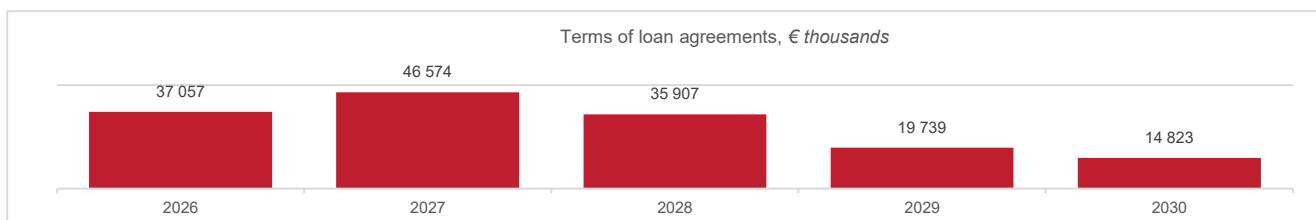
Over the next 12 months, loan agreements of ten Group subsidiaries will mature, with an outstanding balance of €37.057 million as at 31 December 2025. The loan-to-value (LTV) ratios of the maturing loan agreements range between 34% and 60%, and the investment properties generate stable rental cash flows. Accordingly, the Group's management does not anticipate any obstacles to the extension of these loan agreements.

As at 31 December 2025, the weighted average interest rate of the Group's loan agreements was 3.99% (31 December 2024: 4.89%), and the LTV (Loan-to-Value) ratio was 41% (31 December 2024: 40%). All loan agreements of the Fund's subsidiaries are linked to floating interest rates. To hedge interest rate risk, two Group subsidiaries entered into interest rate swap agreements with a total notional amount of €22.6 million, thereby fixing the floating interest rate (1-month EURIBOR) at levels of 1.995% and 2.2%.

The interest coverage ratio (ICR) of the Fund's loans was 4.0 in 2025 (2024: 3.0). The increase in the ICR was mainly caused by the decrease in EURIBOR.

ICR	12 months	
	2025	2024
EBITDA	26,805	26,454
Interest expenses	-6,700	-8,696
ICR	4.0	3.0

Due to the scheduled repayments of loans secured by the Group's investment properties and the low level of financial leverage, the Fund's management plans to refinance loans also in early 2026, thereby increasing the Fund's capacity to distribute dividends.



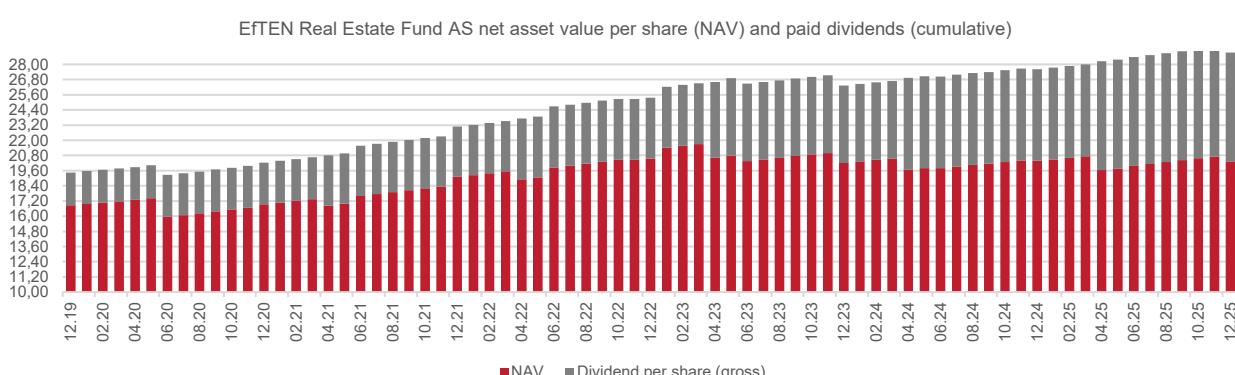
Share information

In November 2025, the Fund issued 84,506 new shares at an issue price of €19.11 per share, consisting of a nominal value of €10.00 and a share premium of €9.11. As a result of the issue, the Fund's share capital increased by €845 thousand and the share premium by €770 thousand (total increase of €1,615 thousand). Direct costs related to the share issue amounted to €20 thousand. The increase in share capital was registered in the Commercial Register on 27 November 2025.

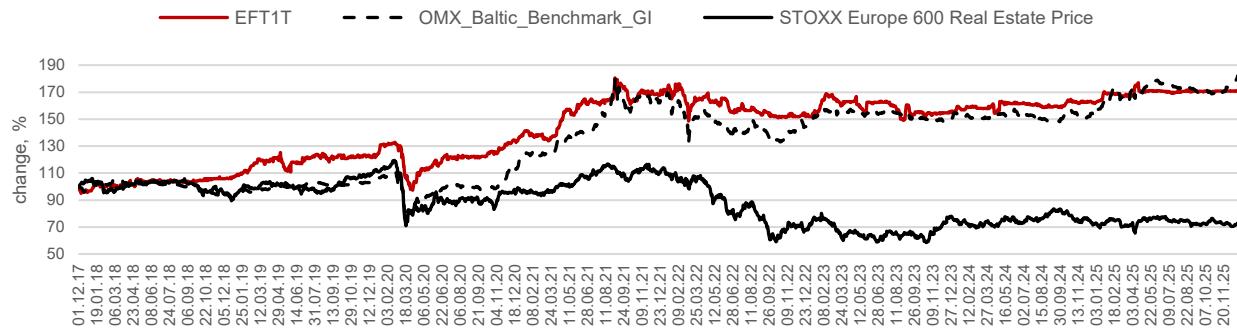
As at 31 December 2025, the registered share capital of EfTEN Real Estate Fund AS amounted to €115,248 thousand (31 December 2024: €114,403 thousand). The share capital consisted of 11,524,846 shares (31 December 2024: 11,440,340 shares) with a nominal value of €10 per share (31 December 2024: unchanged).

As at 31 December 2025, the net asset value (NAV) per share of EfTEN Real Estate Fund AS was €20.32 (31 December 2024: €20.37). The NAV per share decreased by 0.25% in 2025. Without dividend distributions, the Fund's NAV would have increased by 4.7% over the year.

In 2025, the trading turnover of EfTEN Real Estate Fund AS shares on the Tallinn Stock Exchange amounted to €6.16 million, doubling compared to the previous year.



EfTEN Real Estate AS share (EFT1T) price dynamics compared NASDAQ Baltic Benchmark GI (OMXBBGI) and Stoxx 600 Real Estate index 01.12.2017 until 31.12.2025



During 2025, the Group generated adjusted cash flow (EBITDA minus loan principal repayments minus interest expenses) of €13.088 million (2024: €11.109 million), increasing by 18% compared to the same period last year. This was primarily driven by additional cash flows from new acquisitions and development projects, as well as lower interest expenses resulting from the decrease in EURIBOR. Based on the cash flow generated, the Fund could, in accordance with its dividend policy, distribute gross dividends of €10.5 million.

Due to the Fund's conservative financing policy and annuity-based loan repayments, the Fund's subsidiaries are able to increase their dividend payment by refinancing loans where the loan-to-value (LTV) ratio has fallen below the limits set out in the Fund's capital management principles and where operating cash flows exceed loan principal and interest payments by more than two times. Taking into account the additional funds released through loan refinancing, the Management Board proposes to the Supervisory Board and the General Meeting to distribute net dividends from retained earnings in spring 2026 in the total amount of €13.8 million (€1.2 per share), i.e. 8.1% more than in the previous year.

Calculation of potential dividends

	12 months	
	2025	2024
€ thousands		
Operating profit	23,294	25,319
Adjustment for valuation gains on investment property	3,459	1,080
Adjustment with depreciation and impairment of fixed assets	52	55
EBITDA	26,805	26,454
Interest expense	-6,700	-8,696
Repayments of bank loans	-6,656	-6,617
Income tax expense on profits (Lithuania)	-361	-32
Free cash flow	13,088	11,109
80% of free cash flow	10,470	8,887
Adjustments for gross dividends	2,276	0
Income tax from dividends	-1,821	-1,320
Potential net dividend according to dividend policy	10,925	7,567
Potential additional cash-flow from refinancing	3,730	6,300
Income tax from additional dividends	-821	-1,310
Potential net dividend, including additional cash-flow from refinancing	13,834	12,557
Number of shares at the end of reporting period	11,524,846	11,440,340
Potential net dividend per share, euros	1.20	1.10

EfTEN Real Estate Fund AS shares have been traded on the Nasdaq Tallinn Main List since December 2017.

EfTEN share statistics	As of the balance sheet date or for the year	
	2025	2024
Opening price	18.95	18.90
Closing price	19.15	18.95
Minimum share price	18.90	18.25
Maximum share price	20.60	19.90
Volume of traded shares, thousands	318.164	161.782
Volume, EUR millions	6.160	3.070
Market capitalization as of 31.12, EUR millions	220.701	216.794
Profit per share, EUR	1.07	1.25
Net accounting value of the share	20.32	20.37
EPRA net value of the share	21.27	21.22
P/B (closing price / equity per share)	0.94	0.93
P/B EPRA (closing price / EPRA equity per share)	0.90	0.89

Shareholder statistics

	31.12.2025	31.12.2024
Number of shareholders	7,004	7,058
Number of represented countries	24	25
Share of Estonian residents in share capital	96.06%	96.33%
Share of legal entities in share capital	78.05%	79.27%
Share of private individuals in share capital	21.95%	20.73%

As of 31.12.2025 32.03% of the shares belonged to the members of the Fund's Supervisory and Management Board and their related persons.

Shareholders by geographical areas

Share	31.12.2025	31.12.2024
Estonia	96.06%	96.33%
Lithuania	2.04%	2.03%
Switzerland	1.28%	1.30%
Latvia	0.38%	0.13%
United States	0.19%	0.17%
Other	0.05%	0.04%

The largest shareholders as of 31.12.2025

	Number of shares	Ownership
Altuse KVI OÜ	1,565,503	13.6%
Hoiukonto OÜ	1,287,296	11.2%
REF Aktsiad OÜ	1,258,144	10.9%
LHV Pensionifond Ettevõtlusk	1,198,848	10.4%
Vello Kunman	630,864	5.5%
EfTEN Capital AS	292,688	2.5%
LHV Pensionifond Tasakaalukas	227,458	2.0%
LHV Pensionifond Julge	212,779	1.8%
EfTEN United Property Fund	211,559	1.8%
HTB Investeeringute OÜ	198,032	1.7%
Invego Tiskreoga OÜ	180,636	1.6%
Luminor Bank AS/EE Pensions	171,754	1.5%
Gomab (Swiss) AG	146,690	1.3%

INTERIM FINANCIAL STATEMENTS OF THE CONSOLIDATION GROUP

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Notes	IV quarter		12 months	
	2025	2024	2025	2024
€ thousands				
Revenue	3,4	8,656	8,314	33,083
Cost of services sold	5	-399	-337	-1,677
Gross profit		8,257	7,977	31,406
Marketing costs	6	-250	-203	-721
General and administrative expenses	7	-1,138	-987	-3,982
Profit / loss from valuation of investment properties	14	-4,005	831	-3,459
Other operating income and expense		31	1	50
Operating profit/loss	3	2,895	7,619	23,294
Profit / loss from joint ventures	2,8	55	53	222
Interest income		45	62	185
Other finance income and expense	9	-1,521	-2,052	-6,693
Profit before income tax		1,474	5,682	17,008
Income tax expense	10	-2,682	-2,222	-4,773
Net profit for the reporting period	3	-1,208	3,460	12,235
Net comprehensive profit for the reporting period		-1,208	3,460	12,235
Earnings per share	11			
- basic		-0.11	0.32	1.07
- diluted		-0.11	0.32	1.07
				1.25

The notes on pages 17-36 are integral parts of the interim financial report.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	31.12.2025	31.12.2024
€ thousands			
ASSETS			
Cash and cash equivalents	12	19,957	18,415
Short-term deposits	17	320	2,092
Derivatives	17	13	0
Receivables and accrued income	13	1,697	2,055
Prepaid expenses		293	138
Total current assets		22,280	22,700
Long-term receivables	13	164	154
Shares in joint ventures	2	2,182	1,960
Investment property	3,14	381,032	373,815
Property, plant and equipment		193	134
Total non-current assets		383,571	376,063
TOTAL ASSETS		405,851	398,763
LIABILITIES AND EQUITY			
Borrowings	15	42,261	30,300
Derivatives	17	6	0
Liabilities and prepayments	16	2,913	3,245
Total current liabilities		45,180	33,545
Borrowings	15	111,727	119,120
Other long-term liabilities	16	1,992	1,928
Deferred income tax liability	10	12,748	11,097
Total non-current liabilities		126,467	132,145
Total liabilities		171,647	165,690
Share capital	18	115,248	114,403
Share premium	18	91,076	90,306
Statutory reserve capital		4,156	2,799
Retained earnings	19	23,724	25,565
TOTAL EQUITY		234,204	233,073
TOTAL LIABILITIES AND EQUITY		405,851	398,763

The notes on pages 17-36 are integral parts of the interim financial report.

CONSOLIDATED STATEMENT OF CASH FLOWS

	Notes	IV quarter		12 months		
		2025	2024	2025	2024	
€ thousands						
Cash flow from operating activities						
Net profit		-1,208	3,460	12,235	13,564	
Adjustments of net profit:						
Profit/loss from joint ventures using the equity method	2,8	-55	-53	-222	118	
Income on interest		-45	-62	-185	-278	
Finance income and expense	9	1,521	2,052	6,693	8,696	
Profit/loss on valuation of investment property	14	4,005	-831	3,459	1,080	
Depreciation and impairment of fixed assets	5,7	14	12	52	55	
Income tax expense	10	2,682	2,222	4,773	3,219	
Total adjustments with non-cash changes		8,122	3,340	14,570	12,890	
Cash flow from operations before changes in working capital						
Change in receivables and payables related to operating activities		-337	-340	-312	344	
Change in business-related liabilities		207	405	394	-73	
Net cash flow generated from operating activities		6,784	6,865	26,887	26,725	
Cash flow from investing activities						
Acquisition of property, plant and equipment		-50	-19	-110	-33	
Acquisition of investment property	14	-2,001	-12,248	-11,190	-21,448	
Sale of investment properties	14	0	0	0	4,633	
Change in short-term deposits	17	-320	50	1,772	1,308	
Interest received		37	43	202	258	
Net cash flow generated from investing activities		-2,334	-12,174	-9,326	-15,282	
Cash flow from financing activities						
Loans received	15	1,051	8,441	11,204	14,260	
Loan repayments scheduled	15	-1,656	-4,924	-6,656	-12,615	
Interest paid		-1,591	-2,060	-6,702	-8,822	
Issuance of shares	18	1,595	11,630	1,595	11,630	
Dividends paid	18	0	0	-12,699	-10,820	
Income tax on dividends paid		1	0	-2,761	-1,373	
Net cash flow generated from financing activities		-600	13,087	-16,019	-7,740	
NET CASH FLOW		3,850	7,778	1,542	3,703	
Cash and cash equivalents at the beginning of period	12	16,107	10,637	18,415	14,712	
Change in cash and cash equivalents		3,850	7,778	1,542	3,703	
Change in cash and cash equivalents	12	19,957	18,415	19,957	18,415	

The notes on pages 17-36 are integral parts of the interim financial report.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium	Statutory reserve capital	Retained earnings	Total
€ thousands					
Balance 31.12.2023	108,198	84,721	2,749	23,030	218,698
Issuance of shares	6,205	5,585	0	-159	11,631
Dividends declared	0	0	0	-10,820	-10,820
Provision for reserve capital	0	0	50	-50	0
Total transactions with owners	6,205	5,585	50	-11,029	811
Net profit for the financial period	0	0	0	13,564	13,564
Total comprehensive income for the financial period	0	0	0	13,564	13,564
Balance 31.12.2024	114,403	90,306	2,799	25,565	233,073
Balance 31.12.2024	114,403	90,306	2,799	25,565	233,073
Issuance of shares	845	770	0	-20	1,595
Dividends declared	0	0	0	-12,699	-12,699
Provision for reserve capital	0	0	1,357	-1,357	0
Total transactions with owners	845	770	1,357	-14,076	-11,104
Net profit for the financial period	0	0	0	12,235	12,235
Total comprehensive income for the financial period	0	0	0	12,235	12,235
Balance 31.12.2025	115,248	91,076	4,156	23,724	234,204

Additional information on share capital is provided in Note 18.

The notes on pages 17-36 are integral parts of the interim financial report.

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

1 Accounting policies and measurement bases used in the preparation of the consolidated interim financial statements

EFTEN Real Estate Fund AS is a public closed-end alternative investment fund established in 2015, whose principal activity is investing in cash-flow-generating commercial real estate in the Baltic countries.

The structure of the EFTEN Real Estate Fund AS group as of 31.12.2025 is as follows (see also Note 2):

EFTEN REAL ESTATE FUND AS					
	OFFICE	LOGISTICS	RETAIL	CARE HOMES	OTHER
ESTONIA	EFTEN SPV2 OÜ <i>Lauteri 5, Tallinn</i>	EFTEN SPV15 OÜ <i>Premia Külmaheone, Tallinn</i>	EFTEN SPV14 OÜ <i>Võru Rautakesko</i>	EFTEN Pirita OÜ <i>Pirita Pansionaat, Tallinn</i>	EFTEN SPV4 OÜ <i>Rakvere Police and Rescue building</i>
	EFTEN SPV5 OÜ <i>Pärnu mnt 105, Tallinn</i>	EFTEN SPV17 OÜ <i>Betooni 1a, Betooni 6, Tallinn</i>	EFTEN SPV3 OÜ <i>Uku Centre, Viljandi</i>	EFTEN Valkla OÜ <i>Valkla Südamekodu</i>	EFTEN SPV11 OÜ (joint venture 50%) <i>Hotel Palace</i>
	EFTEN SPV6 OÜ <i>Pärnu mnt 102, Tallinn</i>	EFTEN SPV12 OÜ <i>Kuuli 10, Tallinn</i>	EFTEN SPV7 OÜ, EFTEN SPV8 OÜ <i>Mustika Centre, Tallinn</i>	EFTEN Erm OÜ <i>Tartu Südamekodu</i>	
		EFTEN Tänassilma OÜ <i>DSV logistics centre, Tallinn</i>	EFTEN SPV12 OÜ <i>Tammsaare tee Rautakesko, Tallinn</i>	EFTEN Hiiu OÜ <i>Nõmme Südamekodud (under development)</i>	
		EFTEN Härgmäe OÜ <i>Härgmäe tn 8, Tallinn</i>	EFTEN Laagri OÜ <i>Laagri Selver, Tallinn</i>		
		EFTEN Paemurru OÜ <i>Paemurru tee 3, Harku parish</i>	EFTEN Seljaku OÜ <i>Gardening centre, Laagri</i>		
			EFTEN Autokeskus OÜ <i>ABC Motors Car Centre, Tallinn</i>		
			EFTEN Tähesaju tee OÜ <i>in liquidation</i>		
	EFTEN Terbata SIA <i>Terbata office building, Riga</i>	EFTEN Jurkalne SIA <i>Jurkalne Technology Park, Riga</i>	EFTEN Jelgava SIA <i>RAF Centrs, Jelgava</i>		EFTEN ABC SIA
	EFTEN Riga Airport SIA <i>airBaltic main building, Riga</i>	EFTEN Krustpils SIA <i>DSV logistics centre, Riga</i>			Auras Centrs SIA <i>Jelgava development project (under development)</i>
LATVIA		EFTEN Piepilstetas SIA <i>Piepilstetas logistics centre, Kekava</i>			
	Verkių projektas UAB <i>Ulonu office building, Vilnius</i>	EFTEN Stasylu UAB <i>DSV logistics centre, Vilnius</i>	Saulės Miestas UAB <i>Saulės Miestas Shopping centre, Šiauliai</i>		
	EFTEN Menilio UAB <i>Menilio 11, Vilnius</i>	EFTEN Ramygalos UAB <i>Ramygalos logistics centre, Panevėžys</i>			
	EFTEN Laisves UAB <i>L3 office building, Vilnius</i>				
	EFTEN Evolution UAB <i>Evolution office building, Vilnius</i>				
LITHUANIA	EFTEN Rutkausko UAB <i>Rutkausko office building, Vilnius</i>				

The consolidated interim financial statements of EFTEN Real Estate Fund AS and its subsidiaries have been prepared in accordance with the International Standards as adopted by the European Union (IFRS EU). These consolidated interim financial statements have been prepared in accordance with International Accounting Standard IAS 34: Interim Financial Reporting. The interim report has been prepared using the same accounting methods as in the annual report for the year ended 31.12.2024. The interim report should be read in conjunction with the Group's most recently published annual report for 2024, prepared in accordance with International Financial Reporting Standards (IFRS). In the opinion of the management board, the interim report of EFTEN Real Estate Fund AS for the fourth quarter and 12 months of 2025 correctly and fairly reflects the financial performance of the group in accordance with the going concern principle. This interim report has not been audited or otherwise verified by auditors and contains only consolidated reports of the Group. The reporting currency is the euro. The interim consolidated financial statements are prepared in thousands of euros, and all figures are rounded to the nearest thousand, unless otherwise indicated.

2 Subsidiaries and joint ventures

In February 2025, the Group established a new subsidiary - EfTEN Hiiu OÜ. EfTEN Hiiu OÜ was established to acquire an investment property 'Nõmme Südamekodud' and 4,183 thousand euros have been contributed to the company's equity. In June 2025, the Group began the liquidation process of its subsidiary EfTEN Tähesaju tee OÜ (in liquidation).

As of 31.12.2025, EfTEN Real Estate Fund AS owned the following subsidiaries and joint ventures:

Company name	Country of domicile	Investment property	Equity, € thousands		Group's ownership, %	
			31.12.2025	31.12.2024	31.12.2025	31.12.2024
Parent company						
EfTEN Real Estate Fund AS	Estonia					
Subsidiaries						
Saules Miestas UAB	Lithuania	Saules Miestas shopping centre, Šiauliai	24,301	24,079	100	100
Verkiu Projektas UAB	Lithuania	Ulonu office building, Vilnius	4,689	4,364	100	100
EfTEN Stasylu UAB	Lithuania	DSV logistics centre, Vilnius	5,425	5,252	100	100
EfTEN Tänassilmal OÜ	Estonia	DSV logistics centre, Tallinn	5,242	8,514	100	100
EfTEN Krustpils SIA	Latvia	DSV logistics centre, Riga	3,953	3,077	100	100
EfTEN Laisves UAB	Lithuania	L3 office building, Vilnius	6,225	6,076	100	100
EfTEN Laagri OÜ	Estonia	Laagri Selver, Tallinn	4,921	4,723	100	100
EfTEN Seljaku OÜ	Estonia	Gardening centre, Laagri	2,612	2,482	100	100
EfTEN Evolution UAB	Lithuania	Evolution office building, Vilnius	6,072	5,728	100	100
EfTEN Tähesaju tee OÜ (in liquidation)	Estonia	-	23	63	100	100
EfTEN Autokeskus OÜ	Estonia	ABC Motors Car Centre, Tallinn	1,775	1,828	100	100
EfTEN Riga Airport SIA	Latvia	airBaltic main building, Riga	5,667	5,238	100	100
EfTEN Piepilsetas SIA	Latvia	Piepilsetas logistics centre, Kekava	2,677	3,811	100	100
EfTEN Rutkausko UAB	Lithuania	Rutkausko office building, Vilnius	7,176	6,667	100	100
EfTEN Pirita OÜ	Estonia	Pirita Pansionaat, Tallinn	3,679	3,560	100	100
EfTEN Ramygalos UAB	Lithuania	Ramygalos logistics centre, Panevėžys	6,008	5,573	100	100
EfTEN Valkla OÜ	Estonia	Valkla Südamekodu, Valkla	2,011	1,822	100	100
EfTEN Ermi OÜ	Estonia	Tartu Südamekodu, Tartu	2,698	-183	100	100
EfTEN ABC SIA	Latvia	-	2	3	100	100
EfTEN SPV2 OÜ	Estonia	Lauteri 5, Tallinn	3,295	3,295	100	100
EfTEN SPV3 OÜ	Estonia	Uku Centre, Viljandi	7,132	7,948	100	100
EfTEN SPV4 OÜ	Estonia	Rakvere Police and Rescue building	4,098	4,127	100	100
EfTEN SPV5 OÜ	Estonia	Pärnu mnt 105, Tallinn	2,547	2,843	100	100
EfTEN SPV6 OÜ	Estonia	Pärnu mnt 102, Tallinn	4,334	5,305	100	100
EfTEN SPV7 OÜ	Estonia	Mustika Centre, Tallinn	24,964	25,144	100	100
EfTEN SPV8 OÜ (EfTEN SPV7 OÜ subsidiary)	Estonia	Mustika Centre, Tallinn	10,592	10,596	100	100
EfTEN SPV12 OÜ	Estonia	Tammsaare tee Rautakesko, Tallinn; Kuuli 10, Tallinn	18,306	17,553	100	100
EfTEN SPV14 OÜ	Estonia	Võru Rautakesko	1,660	1,619	100	100
EfTEN SPV15 OÜ	Estonia	Premia Külmhoone, Tallinn	3,900	3,690	100	100
EfTEN SPV17 OÜ	Estonia	Betooni 1a, Tallinn, Betooni 6, Tallinn	11,864	11,494	100	100
EfTEN Jelgava SIA	Latvia	RAF Centrs, Jelgava	5,277	5,844	100	100
EfTEN Jurkalne SIA	Latvia	Jurkalne Technology Park, Riga	14,258	14,814	100	100
EfTEN Terbata SIA	Latvia	Terbata office building, Riga	5,172	4,757	100	100
Auras Centrs SIA	Latvia	Jelgava development project, Jelgava	727	822	100	100
EfTEN Menulio UAB	Lithuania	Menulio 11, Vilnius	3,250	3,661	100	100
EfTEN Härgmäe OÜ	Estonia	Härgmäe tn 8, Tallinn	4,838	4,383	100	100
EfTEN Paemurru OÜ	Estonia	Paemurru tee 3, Harku vald	2,206	1,886	100	100
EfTEN Hiiu OÜ	Estonia	Hiiu tn.42, Tallinn	4,714	0	100	0
Joint ventures						
EfTEN SPV11 OÜ	Estonia	Hotel Palace, Tallinn	2,182	1,960	50	50

All subsidiaries and the joint venture are engaged in the acquisition and leasing of investment properties. None of the subsidiaries' shares are listed on the stock exchange.

EfTEN Real Estate Fund AS owns a 50% stake in the joint venture EfTEN SPV11 OÜ, which owns the Palace Hotel building in Tallinn. The main financial indicators of the joint venture are presented in the table below:

EfTEN SPV11 OÜ	31.12.2025	31.12.2024
€ thousands		
Cash and cash equivalents	307	49
Other current assets	78	48
Total current assets	385	97
Investment property	8,680	8,630
Shares in joint ventures	196	190
Total non-current assets	8,876	8,820
TOTAL ASSETS	9,261	8,917
Current borrowings	104	4,970
Other current liabilities	31	26
Total current liabilities	135	4,996
Long-term borrowings	4,762	0
Total non-current liabilities	4,762	0
TOTAL LIABILITIES	4,897	4,996
NET ASSETS	4,364	3,921

	2025	2024
€ thousands		
Revenue	634	498
<i>incl. sales revenue 4th quarter</i>	119	88
Profit/loss	443	-235

The following changes have occurred in the investment in the joint venture in 2025:

	31.12.2025	31.12.2024
€ thousands		
Carrying amount at the beginning of the reporting period	1,960	2,078
Profit/loss from joint venture (Note 3)	222	-118
Carrying amount at the end of the reporting period	2,182	1,960

3 Segment reporting

SEGMENT RESULTS

12 months	Office		Logistics		Retail		Care homes		National		Non allocated		Total	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
€ thousands														
Revenue (note 4), incl.	7,103	7,503	10,754	9,979	13,024	13,119	1,360	799	842	838	0	0	33,083	32,238
Estonia	1,690	2,041	5,243	4,319	7,540	7,638	1,360	799	842	838	0	0	16,675	15,635
Latvia	1,320	1,336	4,020	4,053	1,092	1,084	0	0	0	0	0	0	6,432	6,473
Lithuania	4,093	4,126	1,491	1,607	4,392	4,397	0	0	0	0	0	0	9,976	10,130
Net rental income, incl.	6,469	6,958	10,331	9,476	11,873	12,082	1,345	792	676	679	-9	-10	30,685	29,977
Estonia	1,417	1,826	5,097	4,213	6,997	7,189	1,345	792	676	679	0	0	15,532	14,699
Latvia	1,211	1,224	3,746	3,656	921	904	0	0	0	0	-9	-10	5,869	5,774
Lithuania	3,841	3,908	1,488	1,607	3,955	3,989	0	0	0	0	0	0	9,284	9,504
Operating profit, incl.	3,238	3,982	7,098	9,694	11,196	11,629	1,667	452	480	638	-385	-1,076	23,294	25,319
Estonia	-689	-642	1,584	4,194	6,896	7,754	1,667	452	480	638	-325	-328	9,613	12,068
Latvia	1,140	1,234	3,929	3,548	1,029	1,419	0	0	0	0	-60	-748	6,038	5,453
Lithuania	2,787	3,390	1,585	1,952	3,271	2,456	0	0	0	0	0	0	7,643	7,798
EBITDA, incl.	5,604	6,163	9,272	8,624	10,535	10,740	1,119	650	660	666	-385	-389	26,805	26,454
Estonia	1,265	1,660	4,630	3,929	6,348	6,434	1,119	650	660	666	-325	-327	13,697	13,012
Latvia	969	1,026	3,318	3,243	784	794	0	0	0	0	-60	-62	5,011	5,001
Lithuania	3,370	3,477	1,324	1,452	3,403	3,512	0	0	0	0	0	0	8,097	8,441
Operating profit													23,294	25,319
Profit/loss from joint venture (Note 2)													222	-118
Net financial expense													-6,508	-8,418
Profit before income tax													17,008	16,783
Income tax expense (Note 10)													-4,773	-3,219
NET PROFIT FOR THE REPORTING PERIOD													12,235	13,564

SEGMENT RESULTS for the fourth quarter

IV quarter	Office		Logistics		Retail		Care homes		National		Non allocated		Total	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
€ thousands														
Revenue, incl.	1,790	1,870	2,754	2,607	3,519	3,414	392	213	201	210	0	0	8,656	8,314
Estonia	428	530	1,339	1,188	1,932	1,874	392	213	201	210	0	0	4,292	4,015
Latvia	311	329	1,008	1,018	276	271	0	0	0	0	0	0	1,595	1,618
Lithuania	1,051	1,011	407	401	1,311	1,269	0	0	0	0	0	0	2,769	2,681
Net rental income, incl.	1,645	1,752	2,623	2,503	3,193	3,148	388	211	159	170	-1	-10	8,007	7,774
Estonia	352	475	1,315	1,157	1,803	1,777	388	211	159	170	0	0	4,017	3,790
Latvia	272	291	904	944	230	238	0	0	0	0	-1	-10	1,405	1,463
Lithuania	1,021	986	404	402	1,160	1,133	0	0	0	0	0	0	2,585	2,521
Operating profit, incl.	48	573	-256	2,576	2,813	5,097	886	-32	-505	198	-91	-793	2,895	7,619
Estonia	-586	-791	-2,273	1,074	1,587	3,553	886	-32	-505	198	-75	-45	-966	3,957
Latvia	154	184	1,391	894	196	812	0	0	0	0	-16	-748	1,725	1,142
Lithuania	480	1,180	626	608	1,030	732	0	0	0	0	0	0	2,136	2,520
EBITDA, incl.	1,399	1,514	2,345	2,257	2,832	2,793	274	176	155	166	-91	-106	6,914	6,800
Estonia	325	436	1,195	1,068	1,623	1,598	274	176	155	166	-75	-44	3,497	3,400
Latvia	202	231	793	831	192	197	0	0	0	0	-16	-62	1,171	1,197
Lithuania	872	847	357	358	1,017	998	0	0	0	0	0	0	2,246	2,203
Operating profit													2,895	7,619
Profit/loss from joint venture (Note 2, 8)													55	53
Net financial expense													-1,476	-1,990
Profit before income tax													1,474	5,682
Income tax expense (Note 10)													-2,682	-2,222
NET PROFIT FOR THE 4TH QUARTER													-1,208	3,460

SEGMENT ASSETS

	Office		Logistics		Retail		Care homes		National		Total	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
As at 31 December												
€ thousands												
Investment property												
Estonia	22,180	23,520	62,040	63,157	86,260	85,310	22,790	15,618	7,020	7,200	200,290	194,805
Latvia	16,330	16,080	41,740	40,890	11,972	11,650	0	0	0	0	70,042	68,620
Lithuania	51,020	50,960	20,530	20,250	39,150	39,180	0	0	0	0	110,700	110,390
Total investment property (Note 14)	89,530	90,560	124,310	124,297	137,382	136,140	22,790	15,618	7,020	7,200	381,032	373,815
Joint ventures (Note 2)											2,182	1,960
Other non-current assets											357	288
Net debt (liabilities minus cash)											-151,690	-147,275
Other current assets											2,323	4,285
NET ASSETS											234,204	233,073

In 2025, the Group acquired one property in the care home segment – 'Nõmme Südamekodud' at Hiiu tn. 42, Tallinn.

There were no inter-segment transactions in 2025 and 2024. The Group's main income is derived from investment properties located in the same countries as the subsidiary holding the investment property.

The Group's largest customers are Kesko Senukai Estonia AS, Livonia Print SIA and Prisma Peremarket AS, accounting for 5.3%, 5.2% and 4.9% of the Group's consolidated rental income, respectively. The remaining tenants' share of consolidated income is less than 5%.

4 Revenue

Segments	12 months	
	2025	2024
€ thousands		
Rental income from office premises (Note 14)	7,066	7,477
Rental income from national institutions (Note 14)	842	838
Rental income from retail premises (Note 14)	12,287	12,292
Rental income from logistics premises (Note 14)	10,459	9,687
Rental income from care home premises (Note 14)	1,359	782
Other sales revenue	1,070	1,162
Total revenue by segments of activity (Note 3)	33,083	32,238

Revenue by geographic areas	12 months	
	2025	2024
€ thousands		
Estonia	16,675	15,635
Latvia	6,432	6,473
Lithuania	9,976	10,130
Total revenue by geographical area (Note 3)	33,083	32,238

5 Cost of services sold

Cost of services sold	12 months	
	2025	2024
€ thousands		
Repair and maintenance of rental premises	-615	-719
Property insurance	-74	-63
Land tax and real estate tax	-262	-208
Other costs of administrative activities	-215	-104
Utility costs of vacant premises	-260	-254
Depreciation expenses	-14	-18
Improvement costs	-123	-98
Wage costs, including taxes (Note 20)	0	-4
Proportional costs of VAT	-21	-20
Other selling expenses	-3	-1
Allowance for doubtful accounts	-90	-80
Total cost of services sold (Note 14)	-1,677	-1,569

6 Marketing costs

Marketing costs	12 months	
	2025	2024
€ thousands		
Commission expenses on rental premises	-96	-117
Advertising, advertising events ¹	-625	-575
Total marketing costs	-721	-692

¹ Expenditure on advertising and promotional events consists to a large extent of the costs of marketing events in shopping centres, which are covered by tenants through agreed marketing fees.

7 General and administrative expenses

General and administrative expenses	12 months	
	2025	2024
€ thousands		
Management services (Note 20)	-2,332	-2,159
Office expenses	-105	-75
Wages and salaries, incl. Taxes (Note 20)	-447	-478
Consulting expenses, legal expenses, accounting service, evaluation service	-643	-561
Audit costs	-195	-143
Regulator costs	-179	-148
Other general administrative expenses	-43	-64
Depreciation costs	-38	-38
Total administrative expense	-3,982	-3,666

8 Profit/loss from joint ventures

Profit/loss from joint ventures	12 months	
	2025	2024
€ thousands		
Profit/loss from joint ventures using the equity method (Note 2)	222	-118
Total profit/loss from joint ventures	222	-118

9 Other financial income and expenses

Other financial income and expenses	12 months	
	2025	2024
€ thousands		
Interest expenses, incl.	-6,700	-8,696
Interest expenses from loans	-6,688	-8,696
Interest expenses from derivatives (-) / cost reduction (+)	-12	0
Fair value change of interest rate swaps (Note 17)	7	0
Total other financial income and expenses (Note 3, 17)	-6,693	-8,696

10 Income tax

Income tax expense

€ thousands	12 months	
	2025	2024
Deferred income tax expense on dividends	-1,779	-1,320
Income tax expense from added dividends	-1,430	-270
Lithuanian corporate deferred income tax expense	-1,203	-1,597
Lithuanian corporate income tax expense on profits	-361	-32
Total income tax expense (Note 3)	-4,773	-3,219

Deferred income tax liability

	Deferred income tax liability related to real estate investments	Deferred income tax liability in respect of dividends	Total
€ thousands			
Balance 31.12.2023	8,109	1,174	9,283
Change in deferred income tax liability in the income statement in 2024	1,597	1,320	2,917
Income tax expense from added dividends	0	270	270
Income tax paid on dividends	0	-1,373	-1,373
Balance 31.12.2024	9,706	1,391	11,097
Change in deferred income tax liability in the income statement	1,203	1,779	2,982
Income tax expense from added dividends	0	1,430	1,430
Income tax paid on dividends	0	-2,761	-2,761
Balance 31.12.2025	10,909	1,839	12,748

11 Earnings per share

Earnings per share	IV quarter		12 months	
	2025	2024	2025	2024
Net profit for the period, € thousands	-1,208	3,460	12,235	13,564
Dividend per share, euros	0.00	0.00	1.11	1.00
Weighted average number of shares, pcs.	11,471,914	10,874,349	11,416,868	10,833,397
Earnings per share, euros	-0.11	0.32	1.07	1.25

12 Cash and cash equivalents

	31.12.2025	31.12.2024
€ thousands		
Demand deposit	8,497	7,476
Overnight deposits	7,980	10,369
Deposits with a maturity of less than 3 months	3,480	570
Cash and cash equivalents (Note 17)	19,957	18,415

Overnight deposits bear interest at a variable rate, as of 31.12.2025 the interest rate was 1.534% and 0.499% (31.12.2024: 1.412% and 2.52%) per annum. Term deposits bear interest at 1.50%, 1.75% and 2,0% (31.12.2024: 2.5% and 3.5%) per annum.

13 Receivables and accrued income

Short-term receivables

	31.12.2025	31.12.2024
€ thousands		
Trade receivables		
Trade receivables	1,505	1,309
Allowance for doubtful accounts	-138	-136
Total trade receivables (Note 17)	1,367	1,173
Other short-term receivables		
Other short-term receivables	5	32
Total other short-term receivables	5	32
Accrued income		
Interests	11	28
Advances and refunds of VAT	172	325
Other accrued income	142	497
Total accrued income	325	850
Total receivables and accrued income (Note 17)	1,697	2,055

Long-term receivables

	31.12.2025	31.12.2024
€ thousands		
Receivables and prepayments related to real estate development projects	164	154
Total long-term receivables	164	154

Additional information on receivables and accrued income is provided in Note 17.

14 Investment properties

As of 31.12.2025, the Group has made investments in the following investment properties:

Name	Location	Net rental area (m ²)	Year of construction	Date of acquisition	Acquisition cost	Fair value 31.12.2025	Increase in value	Share of the market value of the fund's assets
€ thousands								
Office								
Lauteri 5	Tallinn, Estonia	3,625	1958	01.2023	6,024	4,990	-17%	1%
Pärnu mnt 105	Tallinn, Estonia	4,712	1998	01.2023	8,378	5,890	-30%	1%
Pärnu mnt 102	Tallinn, Estonia	8,509	2005	01.2023	17,279	11,300	-35%	3%
Terbeta	Riga, Latvia	6,036	2005	01.2023	9,330	8,520	-9%	2%
Menulio 11	Vilnius, Lithuania	5,617	renov. 2011-2013	01.2023	8,633	7,400	-14%	2%
Ulonu	Vilnius, Lithuania	5,290	2012	12.2015	8,444	8,760	4%	2%
L3	Vilnius, Lithuania	6,150	2004	10.2016	9,010	10,500	17%	3%
Evolution	Vilnius, Lithuania	6,614	2009	05.2018	10,621	11,400	7%	3%
airBaltic	Riga, Latvia	6,217	renov. 2016	03.2020	7,780	7,810	0%	2%
Rutkausko	Vilnius, Lithuania	6,835	2014	08.2020	11,822	12,960	10%	3%
Office total		59,605			97,321	89,530	-8%	22%
Logistics								
Premia Külmhoone	Tallinn, Estonia	7,258	2002/2007	01.2023	6,840	6,620	-3%	2%
Kuuli 10	Tallinn, Estonia	15,197	2006	01.2023	11,713	11,880	1%	3%
Betooni 1a	Tallinn, Estonia	10,678	2008	01.2023	9,217	9,030	-2%	2%
Betooni 6	Tallinn, Estonia	17,669	1998	01.2023	10,265	9,930	-3%	2%
Jurkalne Technology Park	Riga, Latvia	44,465	2002	01.2023	25,369	24,380	-4%	6%
DSV logistics centre	Vilnius, Lithuania	11,751	2005	06.2016	8,580	9,460	10%	2%
DSV logistics centre	Tallinn, Estonia	16,014	2003	07.2016	12,368	9,770	-21%	2%
DSV logistics centre	Riga, Latvia	12,149	2000	07.2016	9,099	9,000	-1%	2%
Piepisetas logistics centre	Kekava, Latvia	13,382	2007	03.2020	8,858	8,360	-6%	2%
Ramygalos logistics centre	Panėvėžys, Lithuania	20,126	2007	06.2021	10,028	11,070	10%	3%
Härgmäe logistics centre	Tallinn, Estonia	9,838	2024	09.2024	8,829	8,900	1%	2%
Paemurru logistics centre	Tallinn, Estonia	5,407	2025	09.2024	5,673	5,910	4%	1%
Logistics total		183,934			126,839	124,310	-2%	31%
Retail								
Võru Rautakesko	Võru, Estonia	3,120	2008	01.2023	2,890	2,710	-6%	1%
Uku Centre	Viljandi, Estonia	8,929	2012/2018	01.2023	13,726	13,630	-1%	3%
Mustika Centre	Tallinn, Estonia	27,639	1998/2002	01.2023	37,383	39,480	6%	10%
RAF Centrs	Jelgava, Latvia	6,218	2014/2017	01.2023	9,363	10,313	10%	3%
Tammsaare tee Rautakesko	Tallinn, Estonia	9,120	2007	01.2023	15,700	15,850	1%	4%
Jelgava development project	Jelgava, Latvia		under development	01.2023	2,342	1,659	-29%	0%
Saules Miestas shopping centre	Šiauliai, Lithuania	20,145	2007	08.2015	31,983	39,150	22%	10%
Laagri Selver	Tallinn, Estonia	3,059	2017	05.2017	6,303	8,150	29%	2%
Laagri gardening centre	Laagri, Estonia	3,470	2006	05.2017	3,181	3,490	10%	1%
ABC Motors Car Centre	Tallinn, Estonia	2,149	2002	02.2019	3,482	2,950	-15%	1%
Retail total		83,849			126,353	137,382	9%	34%
National								
Rakvere Police and Rescue building (National)	Rakvere, Estonia	5,775	2010	01.2023	7,368	7,020	-5%	2%
Care homes								
Pirita Pansionaat	Tallinn, Estonia	5,983	2020	12.2020	6,217	5,890	-5%	1%
Valkla Südamekodu	Valkla, Estonia	6,505	2023	04.2022	4,990	4,460	-11%	1%
Tartu Südamekodu	Tartu, Estonia	4,118	2024	04.2022	6,882	6,720	-2%	2%
Nõmme Südamekodu	Tallinn, Estonia		under development	03.2025	5,265	5,720	9%	1%
Care homes total		16,606			23,354	22,790	-2%	6%
Total		349,769			381,235	381,032	0%	94%

During the reporting period, the Group acquired a property at Hiiu tn. 42, Tallinn for the construction of 'Nõmme Südamekodu' for the price of 4,000 thousand euros.

In addition to the investment properties listed in the table above, the Group's 50% joint venture EfTEN SPV11 OÜ owns an investment property at Vabaduse väljak 3 /Pärnu mnt 14, Tallinn (hotel "Palace"). The fair value of the investment property as of 31.12.2025 was 8,680 thousand euros (Note 2).

The following changes have occurred in the Group's investment properties in 2025 and 2024:

	Investment property under development	Completed investment property	Total investment property
Balance as of 31.12.2023	5,016	352,900	357,916
Acquisitions and developments	7,909	8,829	16,738
Capitalized improvements	0	4,874	4,874
Reclassifications	-5,868	5,868	0
Sales	0	-4,633	-4,633
Profit/loss from the change in fair value	-685	-395	-1,080
Balance as of 31.12.2024	6,372	367,443	373,815
Acquisitions and developments	7,357	1,015	8,372
Assets acquired from the merger	0	2,304	2,304
Capitalized improvements	-6,804	6,804	0
Reclassifications	454	-3,913	-3,459
Balance as of 31.12.2025	7,379	373,653	381,032

Additional information regarding investment properties is provided in Note 3.

The Group's income statement and balance sheet reflect, among other things, the following income and expenses and balances related to investment properties:

As of December 31, or for the year	2025	2024
Rental income from investment properties (Note 4)	32,013	31,076
Costs directly related to the management of investment properties (Note 5)	-1,677	-1,569
Outstanding amounts from the acquisition of investment properties (Note 16)	551	1,065
Book value of investment properties pledged as collateral for loan liabilities	379,373	372,158

Assumptions and basis for determining the fair value of investment properties

The Group's investment properties are valued by an independent valuer twice a year – as of 30 June and 31 December. The fair value of investment properties recognised in the Group's financial statements as of 31.12.2025 has been obtained using the discounted cash flow method. The following assumptions have been used in determining the fair value:

As of 31.12.2025:

Sector	Fair value	Valuation method	Estimated rental income per year	Discount rate	Exit yield	Average rental price €/m2
€ thousands						
Office	89,530	Discounted cash flows	7,047	7.5%-10.8%	6.5%-8.5%	11.0
Logistics	124,310	Discounted cash flows	10,768	8.0%-10.5%	7.1%-8.5%	4.9
Retail	137,382	Discounted cash flows	12,174	7.9%-10.05%	6.9%-8.5%	12.6
National	7,020	Discounted cash flows	787	9.0%	8.0%	10.4
Care homes	22,790	Discounted cash flows	1,779	8.5%-9.5%	7.5%-8.5%	7.6
Total	381,032		32,555			

As of 31.12.2024:

Sector	Fair value	Valuation method	Estimated rental income per year	Discount rate	Exit yield	Average rental price €/m2
€ thousands						
Office	90,560	Discounted cash flows	7,192	7.5%-9.55%	6.5%-8.3%	11.2
Logistics	124,297	Discounted cash flows	10,461	8.0%-10.55%	7.1%-8.5%	4.8
Retail	136,140	Discounted cash flows	11,637	7.8%-10.0%	6.8%-8.5%	12.6
National	7,200	Discounted cash flows	836	9.4%	8.5%	11.1
Care homes	15,618	Discounted cash flows	1,133	8.5%-9.5%	7.5%-8.5%	8.9
Total	373,815		31,259			

Independent expert estimates for the fair value of investment properties are based on the following:

- Rental income: prices and real growth rates resulting from existing leases are used;
- Vacancy: the actual vacancy of an investment property, considering the risks associated with the object;
- Discount rate: calculated based on the weighted average cost of capital (WACC) related to investment property;
- Exit yield: based on the estimated level of return at the end of the expected deposit period, considering the foreseeable market situation and the risks associated with the object.

Level three inputs have been used to determine the fair value of all of the Group's investment properties (Note 17).

Fair value sensitivity analysis

The table below illustrates the sensitivity of the fair value of investment properties recognized in the Group's balance sheet as of 31.12.2025 to the most important valuation assumptions:

Sector	Fair value	Sensitivity to management estimate		Sensitivity to independent appraisal			
		Revenue +10%	Revenue -10%	Discount rate +50bp	Discount rate -50bp	Exit yield rate +50bp	Exit yield rate -50bp
€ thousands							
Office	89,530	9,900	-9,860	-1,790	1,840	-3,970	4,550
Logistics	124,310	13,190	-13,190	-2,390	2,450	-3,900	7,240
Retail	137,382	15,367	-15,423	-2,683	2,697	-5,653	6,347
National	7,020	950	-950	-140	140	-270	310
Care homes	22,790	2,610	-2,630	-460	440	-1,060	1,160
TOTAL	381,032	42,017	-42,053	-7,463	7,567	-14,853	19,607

As of 31.12.2024:

Sector	Fair value	Sensitivity to management Estimate		Sensitivity to independent appraisal			
		Revenue +10%	Revenue -10%	Discount rate +50bp	Discount rate -50bp	Exit yield rate +50bp	Exit yield rate -50bp
€ thousands							
Office	90,560	10,070	-10,110	-1,830	1,850	-4,090	4,660
Logistics	124,297	13,250	-13,230	-2,420	2,520	-5,200	5,930
Retail	136,140	14,897	-14,953	-2,593	2,597	-5,503	6,207
National	7,200	930	-930	-140	140	-270	300
Care homes	15,618	960	-980	-300	270	-410	430
TOTAL	373,815	40,107	-40,203	-7,283	7,377	-15,473	17,527

15 Borrowings

As of 31.12.2025, the Group has the following loan obligations:

Lender	Country of lender	Loan amount as per agreement	Loan balance as of 31.12.25	Contract term	Loan agreement interest rate as of 31.12.25	Loan collateral	Collateral value	Share of the fund's net asset value
SEB	Estonia	4,800	3,012	30.04.27	3.80%	Mortgage - Premia Külmhoone	6,620	1.3%
Luminor	Estonia	2,633	1,166	25.12.26	4.34%	Mortgage - Võru Rautakesko	2,710	0.5%
SEB	Estonia	2,714	1,929	13.06.26	3.85%	Mortgage - Lauteri 5	4,990	0.8%
SEB	Estonia	9,429	5,773	25.01.27	3.85%	Mortgage - Uku Keskus	13,630	2.5%
Swedbank	Estonia	3,711	3,349	25.10.30	3.68%	Mortgage - Rakvere Police and rescue communal building	7,020	1.4%
Swedbank	Estonia	4,153	2,820	30.08.28	3.66%	Mortgage - Pärnu mnt 105	5,890	1.2%
Swedbank	Estonia	8,508	6,730	30.08.26	3.61%	Mortgage - Pärnu mnt 102	11,300	2.9%
SEB	Estonia	21,500	15,996	31.08.27	4.10%	Mortgage - Mustika Keskus	39,480	6.8%
Swedbank	Estonia	15,622	11,346	31.05.28	3.48%	Mortgage - Tammsaare tee Rautakesko; Kuuli 10	27,730	4.8%
SEB	Estonia	10,300	7,780	26.06.27	4.02%	Mortgage - Betooni 1a; Betooni 6	18,960	3.3%
Swedbank	Lithuania	4,078	2,755	07.12.30	4.58%	Mortgage - Menilio 11	7,400	1.2%
SEB	Latvia	5,561	4,079	16.04.27	3.82%	Mortgage - RAF Centrs	10,313	1.7%
Swedbank	Latvia	5,850	3,312	31.07.27	3.88%	Mortgage - Terbata office building	8,520	1.4%
SEB	Latvia	14,560	10,961	08.08.29	4.00%	Mortgage - Jurkalne Technology Park	24,380	4.7%
Swedbank	Lithuania	17,116	12,587	13.08.28	4.37%	Mortgage - Saules Miestas shopping centre	39,150	5.4%
SEB	Lithuania	5,500	3,518	28.06.26	3.81%	Mortgage - DSV logistics centre	9,460	1.5%
SEB	Latvia	5,123	3,388	29.06.26	3.87%	Mortgage - DSV logistics centre	9,000	1.4%
SEB	Estonia	7,950	5,103	29.06.26	3.87%	Mortgage - DSV logistics centre	9,770	2.2%
SEB	Lithuania	5,620	3,595	27.10.26	3.86%	Mortgage - L3 office building	10,500	1.5%
SEB	Lithuania	5,200	3,174	05.01.26	4.21%	Mortgage - Ulonu office building	8,760	1.4%
SEB	Lithuania	5,850	4,207	30.05.28	3.90%	Mortgage - Evolution office building	11,400	1.8%
Swedbank	Estonia	3,833	3,469	29.06.27	3.30%	Mortgage - Laagri Selver	8,150	1.5%
SEB	Estonia	1,860	1,077	05.07.27	4.03%	Mortgage - Hortes gardening centre Laagri	3,490	0.5%
LHV	Estonia	1,800	1,488	25.02.29	5.08%	Mortgage - ABC Motors Autokeskus	2,950	0.6%
Swedbank	Latvia	4,000	3,556	05.02.26	4.19%	Mortgage - Piepilsetas logistics centre	8,360	1.5%
Luminor	Latvia	3,905	1,968	29.02.28	4.55%	Mortgage - airBaltic main building	7,810	0.8%
Swedbank	Estonia	3,100	2,546	20.10.30	3.73%	Mortgage - Pirita Pansionaat	5,890	1.1%
Swedbank	Estonia	2,250	2,076	25.09.27	3.83%	Mortgage - Valkla Südamekodu	4,460	0.9%
Swedbank	Estonia	3,250	2,979	21.12.28	3.83%	Mortgage - Tartu Südamekodu; EFTEN Real Estate Fund AS guarantee	6,720	1.3%
Šiauliai bankas	Lithuania	6,000	4,898	13.06.26	4.58%	Mortgage - Ramygalos logistics centre	11,070	2.1%
SEB	Lithuania	7,300	5,474	30.09.30	3.92%	Mortgage - Rutkauskas office building	12,960	2.3%
Swedbank	Estonia	4,500	4,331	27.09.29	3.92%	Mortgage - Härgmäe logistics centre	8,900	1.8%
SEB	Estonia	3,000	2,958	27.10.29	3.82%	Mortgage - Paemurru logistics centre; EFTEN Real Estate Fund AS guarantee	5,910	1.3%
Swedbank	Estonia	3,650	700	30.04.30	4.08%	Mortgage - Hiiu tn 42; EFTEN Real Estate Fund AS guarantee	5,720	-
Total		214,226	154,100				379,373	65.5%

Short-term borrowings	31.12.2025	31.12.2024
€ thousands		
Repayments of non-current bank loans in the next period ¹	42,309	30,358
Discounted contract fees for bank loans	-48	-58
Total short-term borrowings	42,261	30,300

¹ Repayments of long-term bank loans in the next period as of 31.12.2025 include the balance of ten loan obligations expiring within the next 12 months in the amount of 37,057 thousand euros. The LTV of expiring loan agreements is 34% - 60% and investment properties have a stable rental cash flow, therefore, according to the Group's management, there will be no obstacles to extending loan agreements and the Group's working capital is sufficient to cover short-term liabilities.

Long-term borrowings	31.12.2025	31.12.2024
€ thousands		
Total long-term borrowings	153,988	149,420
incl. current portion of borrowings	42,261	30,300
incl. non-current portion of borrowings, incl.	111,727	119,120
Bank loans	111,791	119,194
Discounted contract fees for bank loans	-64	-74

Repayments of borrowings by maturity	31.12.2025	31.12.2024
€ thousands		
Up to 1 year	42,309	30,358
2-5 years	111,791	119,194
Total repayments of borrowings	154,100	149,552

Cash flows of borrowings	12 months	
	2025	2024
€ thousands		
Balance at the beginning of the period	149,420	147,756
Bank loans received	11,204	14,260
Annuity payments on bank loans	-6,656	-6,617
Bank loan repayments	0	-5,998
Change of discounted contract fees	20	19
Balance at the end of the period	153,988	149,420

Additional information on borrowings is provided in Note 17.

16 Liabilities and prepayments

Current liabilities and prepayments

	31.12.2025	31.12.2024
€ thousands		
Payables to suppliers from fixed asset transactions (Note 14)	551	1,065
Other payables to suppliers	515	621
Total payables to suppliers	1,066	1,686
Other payables	61	74
Total other payables	61	74
Tax liabilities		
VAT	599	551
Corporate income tax	267	1
Individual income tax	6	7
Social tax	9	13
Land tax, real estate tax	67	88
Other tax liabilities	9	9
Total tax liabilities	957	669
Payables to employees	35	36
Interest liabilities	95	118
Tenants' security deposits	458	452
Other accrued liabilities	231	208
Total accrued liabilities	819	814
Other prepaid income	10	2
Total prepayments	10	2
Total liabilities and prepayments (Note 17)	2,913	3,245

Non-current liabilities

	31.12.2025	31.12.2024
€ thousands		
Tenants' security deposits	1,992	1,928
Total other non-current liabilities	1,992	1,928

Additional information on liabilities is provided in Note 17.

17 *Financial instruments, management of financial risks*

The main financial liabilities of the Group are borrowings that have been raised to finance the investment properties of the Group. The balance sheet of the Group also contains cash and short-term deposits, trade receivables, other receivables and trade payables. For additional information on the Group's finance costs, please see Note 9.

The table below indicates the division of the Group's financial assets and financial liabilities according to financial instrument type.

Carrying amounts of financial instruments

	Notes	31.12.2025	31.12.2024
€ thousands			
Financial assets – loans and receivables			
Cash and cash equivalents	12	19,957	18,415
Short-term deposits ¹		320	2,092
Trade receivables	13	1,367	1,173
Derivatives (interest rate swaps)	17	13	0
Total financial assets		21,657	21,680
Financial liabilities measured at amortised cost			
Borrowings	15	153,988	149,420
Trade payables	16	1,066	1,686
Tenant security deposits	16	2,450	2,380
Interest liabilities	16	95	118
Accrued expenses	16	266	244
Total financial liabilities measured at amortised cost		157,865	153,848
Financial liabilities at fair value			
Derivatives (interest rate swaps)	17	6	0
Total financial liabilities at fair value		6	0
Total financial liabilities		157,871	153,848

¹ Short-term deposits are concluded with a term of 4 months and bear interest of 2.0% per annum (as of 31.12.2024: short-term deposits are concluded with a term of 3 to 6 months and bear interest of 2.8% - 3.7%).

The fair value of the financial assets and financial liabilities presented in the table above, which are recorded at adjusted cost, does not differ materially from their fair value.

The Group's risk management is based on the principle that risks must be taken in a balanced manner, taking into account the rules established by the Group and implementing risk mitigation measures as appropriate, which achieves the Group's stable profitability and shareholder value growth. When making new investment decisions, the solvency of future customers, the length of lease agreements, the possibility of tenant substitutability and the risks of rising interest rates are carefully assessed. The terms of the financing agreements are adjusted to correspond to the net cash flow of a specific real estate object, which ensures the preservation and growth of sufficient free cash of the Group even after the fulfilment of financial obligations.

The investment of the Group's assets is based on the risk expectations of the Group's investors, therefore excessive risk-taking is unacceptable and appropriate measures must be applied to manage the risks.

The Group considers financial risk to be the risk that arises directly from investing in real estate, including market risk, liquidity risk and credit risk, thereby reducing the company's financial strength or reducing the value of investments.

Market risk

Market risk is a risk involving change in the fair value of financial instruments due to changes in market prices. The Group's financial instruments most influenced by changes in market prices are borrowings and interest rate derivatives. The main factor influencing these financial instruments is interest rate risk.

Interest rate risk

Interest rate risk is the risk of changes in the future cash flows of financial instruments due to changes in market interest rates. A change in market interest rates mainly influences the long-term floating rate borrowings of the Group.

As of 31.12.2025 all of the Group's loan agreements are concluded on a floating interest basis (margin between 1.40% and 3.0% plus 1-month, 3-month and 6-month EURIBOR). All agreements in the Group's loan portfolio have a 0% floor to protect against negative EURIBOR, i.e. in the event of a negative EURIBOR, the loan margin on these loan obligations will not decrease.

The weighted average interest rate of the Group's loans as of 31.12.2025 was 3.99% (31.12.2024: 4.89%).

To hedge interest rate risk, two of the Group's subsidiaries entered into interest rate swap agreements in June and September 2025. The fair value of the interest rate swaps is determined by discounting the cash flows of the swap so that, based on market expectations for EURIBOR, the incoming and outgoing cash flows are projected and discounted using the zero-rate curve. For measuring the fair value of the interest rate swaps, the Group relies on information obtained from the credit institution acting as the counterparty to the agreements. As a result of entering into the aforementioned derivative contracts, 14% of the Fund's consolidated loan portfolio will bear a fixed interest rate for the next three years:

Country of location	Contract nominal amount	Contract term	Fixed interest rate	Fair value	
				31.12.2025	31.12.2024
€ thousands					
SEB	Latvia	11,040	08.08.2029	1-month EURIBOR at 2.200%	-6
Swedbank	Estonia	11,599	25.05.2028	1-month EURIBOR at 1.995%	13
Total		22,639		7	0

The change in EURIBOR has a significant impact on the Group's net profit and cash flows. The table below shows the impact of the change in interest rates on the Group's profit before tax and cash flows by EURIBOR level, taking into account the outstanding loans as of 31.12.2025:

EURIBOR RATE	Impact on pre-tax profits and cash flows per year	Change in interest expense, %
€ thousands		
Interest expense per year, as at the end of the reporting period	-5,316	
Effect of EURIBOR change:		
EURIBOR 1.0%	1,064	-20.0%
EURIBOR 1.5%	502	-9.4%
EURIBOR 2.5%	-622	11.7%
EURIBOR 3.0%	-1,184	22.3%

Liquidity risk

Liquidity risk arises from a potential change in financial position that would reduce the Group's ability to service its liabilities in a timely and correct manner. The Group's liquidity is primarily affected by the following factors:

- Decrease or volatility of rental income, reducing the Group's ability to generate positive net cash flows;
- Vacancy of rental property;
- Mismatch between the maturities of assets and liabilities and flexibility in changing them;
- Marketability of long -term assets;
- Volume and pace of real estate development activities;
- Financing structure.

The Group's objective is to manage net cash flows so that no more than 65% of the acquisition cost of the investment is involved in external capital when making real estate investments and the Group's debt coverage ratio is greater than 1.2. As of 31.12.2025, the Group's interest-bearing debt obligations as a percentage of rental income-producing investment properties were 41% (31.12.2024: 40%) and the average debt service coverage ratio (DSCR) for the last 12 months was 2.0 (31.12.2024: 1.7).

The Group's financing policy stipulates that loan agreements to raise borrowed capital are entered into on a long-term basis, taking into account the maximum length of leases encumbering real estate properties. The table below summarizes the timeliness of the Group's financial liabilities (undiscounted cash flows):

As of 31.12.2025	Less than 1 month	2-4 months	5 to 12 months	2 to 5 years	over 5 years	Total
€ thousands						
Interest-bearing liabilities (Note 15)	3,685	5,205	33,419	111,791	0	154,100
Interest payments	526	1,451	3,339	6,693	0	12,009
Interest liabilities (Note 16)	95	0	0	0	0	95
Trade payables (Note 16)	1,066	0	0	0	0	1,066
Tenant security deposits (Note 16)	21	165	272	1,454	538	2,450
Accrued expenses (Note 16)	266	0	0	0	0	266
Derivatives (interest rate swaps)	6	0	0	0	0	6
Total financial liabilities	5,665	6,821	37,030	119,938	538	169,992

Statement of working capital

	31.12.2025	31.12.2024
€ thousands		
Cash and cash equivalents (Note 12)	19,957	18,415
Short-term deposits	320	2,092
Receivables and accrued income (Note 13)	1,710	2,055
Prepaid expenses	293	138
Total current assets	22,280	22,700
Short-term portion of long-term liabilities (Note 15)	-42,261	-30,300
Short-term debts and prepayments (Note 16)	-2,919	-3,245
Total current liabilities	-45,180	-33,545
Total working capital	-22,900	-10,845

The Group's working capital as of 31.12.2025 is negative in the amount of -22,900 thousand euros due to the Group's ten loan agreements maturing within the next 12 months in the total amount of 37,057 thousand euros (31.12.2024: negative in the amount of -10,845 euros due to the Group's six loan agreements maturing within the next 12 months in the total amount of 20,380 thousand euros). The expiring loan agreements are secured by investment properties with strong rental cash flow, therefore, according to the management's assessment, there will be no obstacles to extending these loan agreements.

Credit risk

Credit risk is the risk that counterparties will fail to meet their obligations to the Group. The Group is exposed to credit risk due to its business activities (mainly trade receivables) and transactions with financial institutions, including cash in bank accounts and deposits.

The Group's activities to prevent and minimize the decrease in cash flows arising from credit risk are to monitor and direct the payment behaviour of customers daily, which enables the implementation of operationally necessary measures. Customer agreements also provide for the payment of rent payments at the beginning of the calendar month in most cases, which provides sufficient time to monitor customers' payment discipline and to have sufficient liquidity in cash accounts on the day of the annuity payments of financing agreements. The terms of most leases give rise to an obligation to pay a security deposit, at the expense of which the Group has the right to write off debts arising from the insolvency of the lessee. For some leases, the deposit may be replaced by a bank guarantee.

Group companies generally only enter into lease agreements with counterparties previously recognized as creditworthy. The client's analysis of this is made before concluding the lease agreement.

If it becomes apparent that there is a risk that the lessee will become insolvent, the Group assesses each receivable individually and decides to recognize the receivables as doubtful. In general, receivables that are overdue for more than 180 days are considered unlikely to be collected, unless the Group has sufficient assurance that the receivable will be received, or a payment schedule has been agreed for the receivables.

Trade receivables are illustrated by the table below:

	31.12.2025	31.12.2024
Not due	932	1,005
Past due, incl	573	304
Up to 30 days	393	125
30-60 days	26	38
More than 60 days	154	141
Allowance for doubtful accounts	-138	-136
Total trade receivables (Note 13)	1,367	1,173

The maximum credit risk of the Group is provided in the table below:

	31.12.2025	31.12.2024
€ thousands		
Cash and cash equivalents (note 12)	19,957	18,415
Short-term deposits	320	2,092
Trade receivables (note 13)	1,367	1,173
Interest derivatives with a positive value	13	0
Total maximum credit risk	21,657	21,680

Capital management

The Group treats borrowings and equity as capital.

The Group's objective in capital management is to secure the Group's ability to continue as a going concern in order to ensure return on investment for its shareholders and to maintain an optimal capital structure.

The Group continues to invest in cash-generating real estate and raises new equity to make investments. The Group's investment policy stipulates that at least 35% of equity will be invested in new real estate projects. The required amount of equity is calculated for each investment individually, considering the volume and proportion of the net cash flows and loan payments of a specific investment.

After making an investment, the EBITDA of any cash-generating property must not be less than 120% of the loan's annuity payments (including interest expense).

In 2025, the Group has earned free cash flow (EBITDA minus loan payments and interest expenses) of 13,088 thousand euros (2024: 11,109 thousand euros). All loans were serviced as usual and no payment holidays were taken by the fund's subsidiaries.

Statement of capitalization

More detailed information on mortgages established as collateral for the obligations provided in the capitalization report is available in Note 14 of the report.

	31.12.2025	31.12.2024
€ thousands		
Short term liabilities guaranteed with mortgage (Note 15)	42,309	30,358
Unsecured current liabilities	2,871	3,187
Total current liabilities	45,180	33,545
Long term liabilities guaranteed with mortgage (Note 15)	111,791	119,194
Unsecured non-current liabilities	14,676	12,951
Total non-current liabilities	126,467	132,145
Share capital and share premium (Note 18)	206,324	204,709
Reserves	4,156	2,799
Retained earnings (Note 19)	23,724	25,565
Total shareholder's equity	234,204	233,073
Total liabilities and equity	405,851	398,763

Statement of net debt

	31.12.2025	31.12.2024
€ thousands		
Cash (Note 12)	19,957	18,415
Short term deposits	320	2,092
Total liquid assets	20,277	20,507
The current portion of non-current borrowings (Note 15)	42,309	30,358
Net current liabilities	22,032	9,851
Non-current borrowings (non-current portion) (Note 15)	111,791	119,194
Total non-current liabilities	111,791	119,194
Total net debt	133,823	129,045

Fair value

The valuation methods used to analyse the Group's assets and liabilities measured at fair value have been defined as follows:

Level 1 – quoted prices in active markets;

Level 2 – inputs other than quoted market prices that are observable for the asset or liability, either directly or indirectly;

Level 3 – unobservable inputs at the market.

As of 31.12.2025 or 31.12.2024, the Group does not have any assets with fair value that would be included in the Level 1 group for the purpose of determining the value. All of the Group's investment properties are recorded at fair value and are included in the Level 3 group according to the valuation method (see Note 14). All of the Group's loan liabilities are included in the Level 2 group.

To hedge interest rate risk, the Group has entered into two interest rate swap agreements, the fair value of which is determined by discounting the cash flows of the swap so that, based on market expectations for EURIBOR, the incoming and outgoing cash flows are projected and discounted using the zero-rate curve. For measuring the fair value of the interest rate swaps, the Group relies on information obtained from the credit institution acting as the counterparty to the agreements.

18 Share capital

The registered share capital of EFTEN Real Estate Fund AS as of 31.12.2025 was 115,248 thousand euros (31.12.2024: 114,403 thousand euros). The share capital consisted of 11,524,846 shares (31.12.2024: 11,440,340 shares) with a nominal value of 10 euros (31.12.2024: the same). As of 31.12.2025, EFTEN Real Estate Fund AS has allocated 2,799 thousand euros (31.12.2024: 2,799 thousand euros) from retained earnings to reserve capital.

In November 2025, the fund issued 84,506 new shares at an issue price of 19.11 euros, of which the nominal value was 10 euros and the share premium was 9.11 euros. As a result of the issue, the fund's share capital increased by 845 thousand euros and the share premium by 770 thousand euros (a total of 1,615 thousand euros). The total expenses directly related to the issue were 20 thousand euros. The increase in share capital was registered in the Commercial Register on 27.11.2025.

By the decision of the general meeting of EFTEN Real Estate Fund AS held on 08.04.2025, the fund distributed net dividends in the total amount of 12,699 thousand euros (1.11 euros per share) and allocated 1,357 thousand euros from retained earnings to reserve capital. Dividend payments were made to shareholders on 30.04.2025.

List of shareholders of EFTEN Real Estate Fund AS with more than 10% ownership:

Company	Number of shares	Ownership, %
Altuse KVI OÜ	1,565,503	13.58%
Hoiukonto OÜ	1,287,296	11.17%
REF Aktsiad OÜ	1,258,144	10.92%
LHV Pensionifond Ettevõtlusk	1,198,848	10.40%

Shares owned by EfTEN Real Estate Fund AS Management or Supervisory Board members, their close family members, or companies under their control:

Company	Number of shares	Ownership, %
REF Aktsiad OÜ, a company under significant control of the member of the Supervisory Board Olav Mii	1,258,144	10.92%
Altius KVI OÜ, a company under significant control of Council member Arti Arakas	1,565,503	13.58%
EfTEN Capital AS, fund management company	292,688	2.54%
EfTEN United Property Fund, a fund managed by fund manager EfTEN Capital AS	211,559	1.84%
HTB Investeeringud OÜ, a company under significant control of Siive Penu, a member of the Supervisory Board	198,032	1.72%
Member of the Board Tõnu Uustalu	77,302	0.67%
Member of the Supervisory Board Olav Mii	52,649	0.46%
Member of the Board Viljar Arakas	2,000	0.02%
Miemma Holding OÜ, a company owned by board member Viljar Arakas	22,606	0.20%
Meeli Leis, a close family member of board member Tõnu Uustalu	2,707	0.02%
Member of the Supervisory Board Siive Penu	1,500	0.01%
Aile Arakas, a relative of Council member Arti Arakas	2,652	0.02%
Martin Arakas, a close family member of Council member Arti Arakas	2,301	0.02%
Oskar Arakas, a close family member of Council member Arti Arakas	1,023	0.01%
Laura Ly Oja, a close family member of Board member Viljar Arakas	37	0.00%
Member of the Council Sander Rebane	2	0.00%
Sannu Investeeringud OÜ, owned by council member Sander Rebane	167	0.00%
Total	3,690,872	32.03%

19 Contingent liabilities

	31.12.2025	31.12.2024
€ thousands		
Retained earnings	23,724	25,565
Potential income tax liability	5,219	5,624
Dividends can be paid out	18,505	19,941

The maximum possible income tax liability has been calculated on the assumption that the net dividends to be distributed and the income tax expense related to their payment may not exceed the distributable profit as at 31.12.2025 and 31.12.2024.

20 Transactions with related parties

EfTEN Real Estate Fund AS considers the following as related parties:

- Management Board members and companies owned by the Management Board members of EfTEN Real Estate Fund AS;
- Management Board members and companies owned by the Management Board members of EfTEN Real Estate Fund AS subsidiaries;
- Supervisory Board members and companies owned by the Supervisory Board members of EfTEN Real Estate Fund AS;
- Employees and companies owned by the employees of EfTEN Real Estate Fund AS;
- Joint venture EfTEN SPV11 OÜ;
- EfTEN Capital AS (the fund management company).

During the year of 2025, the Group purchased management services from EfTEN Capital AS in the amount of 2,332 thousand euros (2024: 2,159 thousand euros) and accounting services in the amount of 262 thousand euros (2024: 204 thousand euros), (see Note 7). EfTEN Real Estate Fund AS did not purchase or sell other goods or services from other related parties during 2025 nor 2024.

As of 31.12.2025, the Group had a total of 12 employees (31.12.2024: 13 employees), who were paid a total of 447 thousand euros (2024: 482 thousand euros), including related taxes, (see Note 5, 7). No fees were calculated or paid to the members of the Group's Management Board or Supervisory Board during 2025 nor 2024. The members of the Group's Management Board work for EfTEN Capital AS, a company providing management services to the Group, and expenses related to the activities of a member of the Management Board are included in the management services.

21 *Provisions***Pending cases****EfTEN SPV2 OÜ lawsuit against AS Tallinna Vesi**

In 2020, EfTEN SPV2 OÜ filed a claim of 91 thousand euros against AS Tallinna Vesi, based on the fact that AS Tallinna Vesi had, during 2011–2019, unlawfully applied an excessively high price for water services without the approval of the Competition Authority. In April 2024, Harju County Court dismissed the claim, but in April 2025, the Tallinn Court of Appeal annulled that decision and referred the case back to the County Court for retrial. A hearing date has not yet been set. Due to the uncertainty surrounding the claim, the Group has not recognized it as a separate asset.

Declaration of the board for the consolidated interim report for the fourth quarter and 12 months of 2025

The Management Board hereby confirms that the consolidated interim report of EfTEN Real Estate Fund AS for the IV quarter and 12 months of 2025 has been prepared to the best of its knowledge and provides a true and fair view of the assets, liabilities, financial position and profit or loss of EfTEN Real Estate Fund AS and the entities included in the consolidation as a whole, in accordance with applicable accounting standards, and that the management report provides a true and fair view of the development and results of the business activities and financial position of EfTEN Real Estate Fund AS and the entities included in the consolidation as a whole, and includes a description of the main risks and uncertainties.

/signed digitally/

Viljar Arakas

Member of the Management Board

/signed digitally/

Tõnu Uustalu

Member of the Management Board