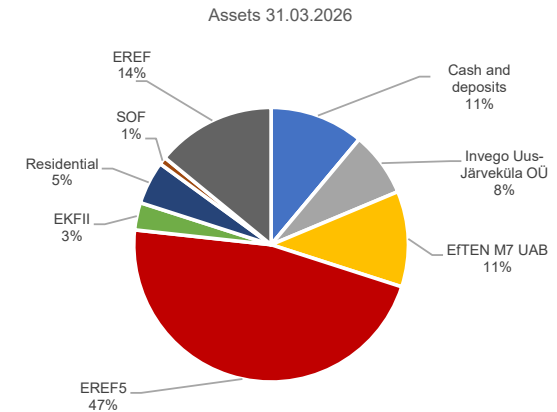




INCOME STATEMENT	03.26	02.26	Δ MOM	YTD26	YTD25	YoY
<i>€ in thousands</i>						
Interest income from loans	15	24	-9	66	152	-57%
Other interest income	3	2	1	8	2	
Distributions from equity investments	58	0	58	58	0	
Interests and dividends total	76	26	50	131	154	-15%
Profit / loss from the fair value changes of long-term investments	44	132	-88	402	615	
Interest cost	0	0	0	0	-5	
Other financial income / expenses	0	0	0	0	4	
Total financial profit	121	159	-38	533	768	-31%
Management fees	-9	-9	0	-27	-29	
Regulatory expenses	-2	-2	1	-8	-7	
Other general expenses	-4	-16	12	-38	-30	
General expenses total	-14	-27	13	-73	-65	11%
NET PROFIT	106	131	-25	461	703	-34%

BALANCE SHEET	31.03.26	31.12.25	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	3 287	1 774	
Deposits	0	0	
Short-term loan receivables	0	1 516	
Interest receivables	310	300	3%
Other current receivables	0	0	
Current assets total	3 597	3 590	0%
Subsidiaries	3 146	3 111	
Associates	13 877	13 612	
Other long-term financial investments	6 906	6 751	
Long-term loan receivables	2 149	2 149	0%
Assets total	29 675	29 213	2%
Bank overdraft	0	0	
Other short-term liabilities	4	2	
Liabilities total	4	2	
Paid-in capital	25 466	25 466	0%
Undistributed profit	4 205	3 744	12%
Net Asset Value total	29 671	29 210	1,6%
Liabilities and NAV total	29 675	29 213	2%



CASH-FLOW STATEMENT	03.26	02.26	Δ MOM	YTD26	YTD25
General expenses	-14	-27	13	-73	-65
Changes in working capital	-13	11		1	5
Cash flows in operating activities	-28	-17	-11	-71	-60
Change in bank deposits	0	0		0	120
Acquisition of other financial assets	-53	0		-53	0
Sale of long-term financial investments	0	0		0	139
Loans given	0	0		0	0
Loans repaid	1 516	0		1 516	0
Interests received	60	2		64	5
Distributions from equity investments	58	0		58	35
Cash flows in investing activities	1 580	2	1 578	1 585	299
Bank overdraft	0	0		0	-234
Interests paid	0	0		0	-5
Paid-in capital	0	0		0	0
Distributions	0	0		0	0
Cash flows in financing activities	0	0	0	0	-239
Cash-flows total	1 553	-15	1 567	1 513	0
Cash balance at the beginning of period	1 734	1 749		1 774	0
Increase/decrease	1 553	-15	1 567	1 513	0
Cash balance at the end of period	3 287	1 734		3 287	0

Assets 31.03.2026	Amount	Cash	Loan balance	Interest receivable	Loan term	Equity participation				Δ, %
						Interest rate	Purchase price	Fair value	% in equity	
<i>€ thousands</i>										
Cash and deposits	3 287	3 287								
Invego Uus-Järveküla OÜ	2 259					2	2 259	80,0%	2 257	1128x
EFTEN M7 UAB	3 346	2 149	310	28.02.2027	4%	723	887	100,0%	541	19%
EFTEN Real Estate Fund 5	13 877					11 277	13 877	36,5%	3 011	27%
EFTEN Kinnisvarafond II	956					853	956	0,7%	248	29%
EFTEN Residential Fund	1 508					1 472	1 508	4,2%	89	6%
EFTEN Special Opportunity Fund	263					251	263	0,8%	18	7%
EFTEN Real Estate Fund	4 178					4 358	4 178	1,8%	738	17%
Total	29 675	3 287	2 149	310		18 935	23 929		6 902	
NAV		03.26	02.26	01.26	12.25	11.25	10.25	09.25	08.25	07.25
NAV per share		11,95	11,90	11,85	11,76	11,31	11,22	11,34	11,30	11,24
Change in NAV		0,4%	0,4%	0,8%	4,0%	0,8%	-1,1%	0,3%	0,6%	

