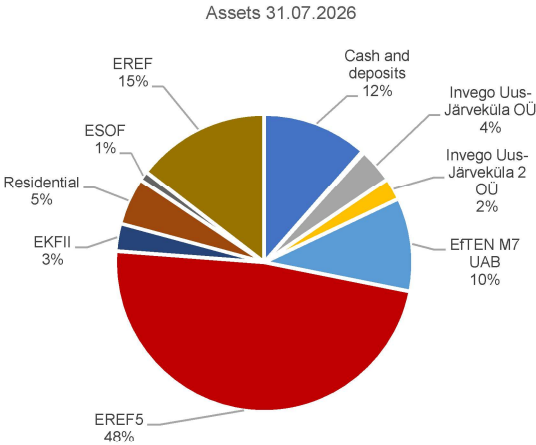




INCOME STATEMENT	07.26	06.26	Δ MOM	YTD26	YTD25	YoY
€ in thousands						
Interest income from loans	22	7	15	110	337	-67%
Other interest income	5	4	0	27	6	
Income from equity investments	0	0	0	775	420	
Interests and dividends total	27	11	16	912	763	19%
Profit / loss from the fair value changes of long-term investments	-155	-93	-62	-208	1 213	
Interest cost	0	0	0	0	-6	
Other financial income / expenses	0	0	0	0	4	
Total financial profit	-128	-81	-46	704	1 974	-64%
Management fees	-7	-6	-1	-53	-64	
Regulatory expenses	-1	-7	5	-20	-19	
Other general expenses	-7	-9	2	-65	-45	
General expenses total	-15	-21	7	-138	-128	7%
NET PROFIT	-143	-103	-40	566	1 846	-69%

CASH-FLOW STATEMENT	07.26	06.26	Δ MOM	YTD26	YTD25
General expenses	-15	-21	7	-138	-128
Changes in working capital	-67	61		4	8
Cash flows in operating activities	-82	39	-121	-133	-120
Change in bank deposits	0	0		0	120
Sale of subsidiaries	418	0		418	0
Acquisition of other financial assets	-6	-13		-87	-44
Sale of long-term financial investments	0	0		0	139
Loans given	-1 118	0		-1 118	0
Loans repaid	0	0		1 516	511
Interests received	5	4		83	1 014
Distributions from equity investments	1 000	0		1 904	455
Cash flows in investing activities	299	-9	308	2 715	2 195
Bank overdraft	0	0		0	-400
Interests paid	0	0		0	-6
Paid-in capital	0	0		0	0
Distributions	0	-1 060		-1 060	-1 416
Cash flows in financing activities	0	-1 060	1 060	-1 060	-1 821
Cash-flows total	217	-1 030	1 246	1 522	253
Cash balance at the beginning of period	3 079	4 109		1 774	0
Increase/decrease	217	-1 030	1 246	1 522	253
Cash balance at the end of period	3 295	3 079		3 295	253

BALANCE SHEET	31.07.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	3 295	1 774	
Deposits	0	0	
Short-term loan receivables	0	1 516	
Interest receivables	22	300	-93%
Other current receivables	72	0	
Current assets total	3 389	3 590	-6%
Subsidiaries	1 094	3 111	
Associates	13 803	13 612	
Other long-term financial investments	6 839	6 751	
Long-term loan receivables	3 599	2 149	67%
Assets total	28 724	29 213	-2%
Bank overdraft	0	0	
Other short-term liabilities	7	2	
Liabilities total	7	2	
Paid-in capital	25 466	25 466	0%
Undistributed profit	3 250	3 744	-13%
Net Asset Value total	28 717	29 210	-1,7%
Liabilities and NAV total	28 724	29 213	-2%



								Equity participation				
Assets 31.07.2026	Amount	Cash	Other assets	Loan balance	Interest receivable	Loan term	Interest rate	Purchase price	Fair value	% in equity	Accum. profit	Δ, %
€ thousands												
Cash and deposits	3 295	3 295										
Short-term receivables	72		72									
Invego Uus-Järveküla OÜ	1 093							2	1 093	80,0%	2 091	1046x
Invego Uus-Järveküla 2 OÜ	701			700	0	31.12.2029	10%	1	1	80,0%	0	0%
EFTEN M7 UAB	2 921			2 899	22	30.11.2027	9%					
EFTEN Real Estate Fund 5	13 803							11 162	13 803	36,5%	3 357	30%
EFTEN Kinnisvarafond II	867							781	867	0,7%	231	30%
EFTEN Residential Fund	1 492							1 458	1 492	4,2%	117	8%
EFTEN Special Opportunity Fund	302							286	302	0,8%	26	9%
EFTEN Real Estate Fund	4 178							4 358	4 178	1,8%	992	23%
Total	28 724	3 295	72	3 599	22			18 048	21 736		6 814	
NAV		07.26	06.26	05.26	04.26	03.26	02.26	01.26	12.25	11.25		
NAV per share		11,56	11,62	11,66	12,04	11,95	11,90	11,85	11,76	11,31		
Change in NAV		-0,5%	-0,4%	-3,2%	0,8%	0,4%	0,4%	0,8%	4,0%			

