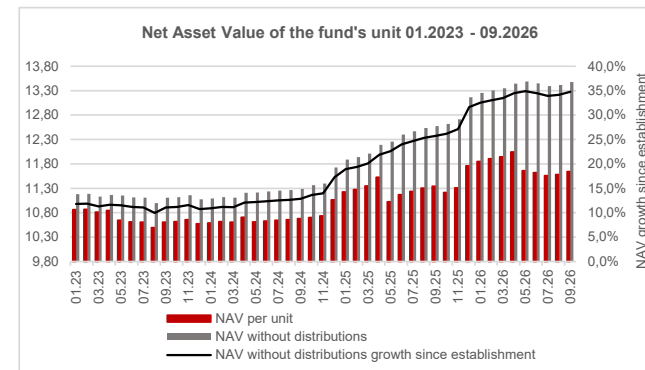




STATEMENT OF PROFIT OR LOSS	09.26	08.26	Δ MOM	YTD26	YTD25	YoY
€ in thousands						
Interest and dividend income	30	28	1	1 943	824	136%
Other interest income	1	2	-1	30	9	
Total interest and dividends	31	30	0	1 973	833	137%
Net gains / (losses) from fair value changes of long-term investments	134	38	97	-1 036	1 427	
Finance costs	0	0	0	0	-6	
Other financial income / (expenses)	0	0	0	0	4	
Total financial profit	165	68	97	937	2 258	-58%
Management fees	-9	-6	-3	-68	-82	
Regulatory expenses	-2	-1	-1	-23	-22	
Other general expenses	-2	-3	1	-70	-49	
Total general expenses	-13	-10	-3	-161	-154	5%
NET PROFIT FOR THE PERIOD	152	58	94	777	2 105	-63%

STATEMENT OF CASH FLOWS	09.26	08.26	Δ MOM	YTD26	YTD25
General expenses	-13	-10	-3	-161	-154
Changes in working capital	0	-5		0	2
Net cash flows from operating activities	-13	-15	2	-161	-151
Change in bank deposits	0	0		0	120
Acquisition of subsidiaries	0	-1		-1	0
Sale of subsidiaries	0	-5		414	0
Acquisition of other financial assets	4	-2 335		-2 419	-58
Sale of long-term financial investments	0	0		0	139
Loans granted	0	-143		-1 261	0
Repayments of loans granted	0	0		1 516	1 602
Interest received	1	2		86	1 143
Dividends and distributions received	72	0		1 976	455
Net cash flows from investing activities	77	-2 481	2 558	310	3 401
Bank overdraft	0	0		0	-400
Interest paid	0	0		0	-6
Contributions from unit holders	0	0		0	0
Distributions to unit holders	0	0		-1 060	-1 416
Net cash flows from financing activities	0	0	0	-1 060	-1 821
equivalents	64	-2 496	2 560	-911	1 428
Cash and cash equivalents at beginning of period	799	3 295		1 774	0
Net increase / (decrease) in cash and cash equivalents	64	-2 496	2 560	-911	1 428
Cash and cash equivalents at end of period	863	799		863	1 428

STATEMENT OF FINANCIAL POSITION	30.09.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	863	1 774	
Deposits	0	0	
Short-term loan receivables	0	1 516	
Interest receivable	80	300	-73%
Other current receivables	0	0	
Total current assets	943	3 590	-74%
Subsidiaries	1 079	3 111	
Associates	13 964	13 612	
Other long-term financial investments	9 201	6 751	
Long-term loan receivables	3 742	2 149	74%
Total assets	28 929	29 213	-1%
Other short-term liabilities	2	2	
Total liabilities	2	2	
Contributions from unit holders	25 466	25 466	0%
Retained earnings	3 461	3 744	-8%
Net assets attributable to unit holders	28 927	29 210	-1,0%
Total liabilities and net assets	28 929	29 213	-1%



NAV	09.26	08.26	07.26	06.26	05.26	04.26	03.26	02.26
NAV per unit	11,65	11,58	11,56	11,62	11,66	12,04	11,95	11,90
Change in NAV	0,5%	0,2%	-0,5%	-0,4%	-3,2%	0,8%	0,4%	

			LOANS				EQUITY PARTICIPATION					% of assets
			Loan balance	Int. receivable	Maturity	Interest rate	Purchase cost	Fair value	Ownership %	Acc. profit	TVPI (x)	
Assets 30.09.2026	Amount	Cash										
€ thousands												
Cash and cash equivalents	863	863										3,0%
Invego Uus-Järveküla OÜ	1 079						2	1 079	80,0%	3 364	1,81x	3,7%
Invego Uus-Järveküla 2 OÜ	712		700	12	31.12.2029	10,0%	1	0	80,0%	11	1,02x	2,5%
EFTEN M7 UAB	2 965		2 899	66	30.11.2027	9,0%				380	1,10x	10,2%
EFTEN Real Estate Fund 5	13 964						11 162	13 964	36,5%	3 518	1,27x	48,3%
EFTEN Domina SIA	2 533		143	2		8%	2 329	2 389	5,9%	61	1,02x	8,8%
EFTEN Residential Fund	1 501						1 458	1 501	4,2%	126	1,09x	5,2%
EFTEN Real Estate Fund	4 125						4 358	4 125	1,8%	939	1,21x	14,3%
EFTEN Special Opportunities Fund	309						288	309	0,8%	32	1,11x	1,1%
EFTEN Kinnisvarafond II	877						781	877	0,7%	240	1,25x	3,0%
Total	28 929	863	3 742	80			20 379	24 245		8 671	1,29x	100,0%

* TVPI = (received cash flows + fair value, loan balance and interest receivable at 30.09.2026) / invested amount