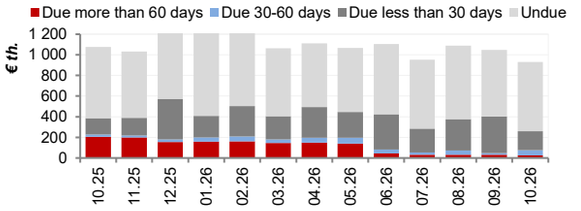
EfTEN Real Estate Fund AS, consolidated financial overview 31.10.2026

INCOME STATEMENT	10.26	09.26	Δ MOM	YTD26	YTD25	YOY%
€ in thousands						
Rental income	2 941	2 943	-2	28 123	26 377	6,6%
Other sales income	119	118	1	1 020	846	21%
Sales cost	-130	-101	-29	-1 264	-1 412	-10%
Distribution and marketing costs	-102	-66	-37	-773	-559	38%
Net rental income (NOI)	**2 828**	**2 895**	**-67**	**27 106**	**25 253**	**7,3%**
NOI margin	*96%*	*98%*		*96%*	*96%*	
Management fees	-212	-201	-10	-1 979	-1 876	5%
Other operating costs	-146	-131	-15	-1 325	-1 246	6%
Amortization costs	-3	-4	0	-38	-30	
Changes in IP fair value	0	0	0	-52	546	
Profit / loss from sales of investment properties	0	0	0	103	0	
Other income and other costs	1	2	-1	29	33	
Operating profit	**2 468**	**2 561**	**-93**	**23 844**	**22 679**	5%
EBITDA	**2 473**	**2 565**	**-93**	**23 855**	**22 175**	**7,6%**
EBITDA margin	*81%*	*84%*		*82%*	*81%*	
Other financial income and expenses	51	72	-21	49	332	
Interest rate swap fair value changes	-84	139	-222	392	-83	
Interest costs	-612	-618	6	-5 608	-5 636	0%
Income tax	-96	-96	0	-1 933	-2 176	-11%
NET PROFIT	**1 728**	**2 058**	**-330**	**16 745**	**15 116**	**11%**
EPRA PROFIT	1 869	1 979	-110	17 188	15 120	14%
EPRA profit per share, in cents	15,94	16,88	-0,94	148,38	132,16	12,3%
EPRA cost ratio	16,1%	13,1%	3,1%	15,5%	16,2%	-4,4%
Potential gross dividend per share (cents)	**8,73**	**9,07**	-0,34	**83,93**	**74,83**	**12,2%**

CASH-FLOW STATEMENT	10.26	09.26	Δ MOM	YTD26	YTD25	YOY%
EBITDA	**2 473**	**2 565**	**-93**	**23 855**	**22 175**	**8%**
Changes in working capital	272	-275	548	-12	351	
Interest received	21	27	-7	202	173	
Cash flows in operating activities	**2 766**	**2 317**	**448**	**24 045**	**22 699**	
Acquisition of investment properties	-312	-152	-161	-5 508	-9 825	
Short-term deposits	0	0	0	320	2 092	
Sale of investment properties	0	0	0	5 512	0	
Sale / acquisition of subsidiary	0	0	0	-6 479	0	
Cash-flows in investing activities	**-312**	**-152**	**-161**	**-6 155**	**-7 733**	
Bank loans received/repaid	0	-4 000	4 000	6 682	10 305	
Bank loan repayment (annuity)	-543	-582	39	-5 621	-5 558	1%
Increase in financial collateral	0	0	0	-68	0	
Interest paid on bank loan	-527	-621	94	-5 517	-5 639	-2%
Dividend, dividend income tax paid	0	0	0	-16 382	-15 460	
Share issues	525	0	525	4 328	0	
Cash flows in financing activities	**-545**	**-5 203**	**4 658**	**-16 578**	**-16 352**	
Cash-flows total	**1 908**	**-3 037**	**4 945**	**1 312**	**-1 386**	
Cash balance at the beginning of period	**19 360**	**22 398**		**19 957**	**18 415**	
Increase/decrease	1 908	-3 037	4 945	1 312	-1 386	
Cash balance at the end of period	**21 269**	**19 360**		**21 269**	**17 029**	

BALANCE SHEET	31.10.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	21 269	19 957	7%
Short-term deposits	68	320	
Trade receivables, *incl.*	916	1 366	
overdue and not provisioned	*243*	*434*	
Other current receivables	1 097	637	
Current assets total	**23 350**	**22 280**	5%
Investment properties	400 663	381 032	5%
Other long-term assets	2 474	2 540	
Assets total	**426 487**	**405 851**	5%
Short-term loan liabilities	65 538	42 310	
Long-term loan liabilities	97 480	111 791	
Other liabilities	22 546	17 546	
Liabilities total	**185 564**	**171 646**	8%
Share capital and premium	210 127	206 324	2%
Reserves	5 380	4 156	
Retained earnings	25 416	23 724	7%
Equity total	**240 923**	**234 205**	3%
Liabilities and equity total	**426 487**	**405 851**	5%

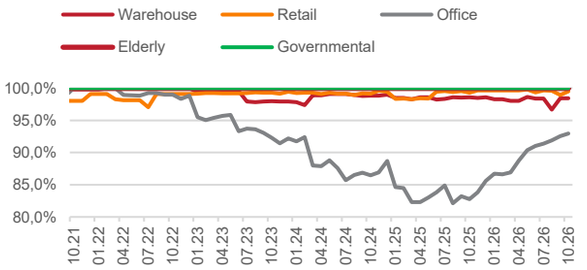
Trade receivables



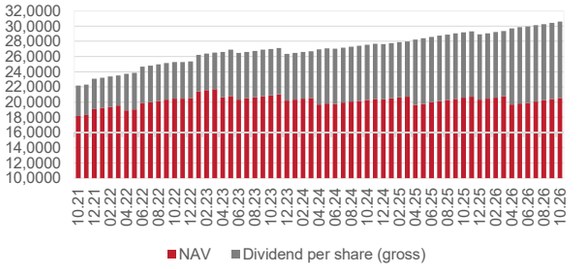
MAIN INDICATORS	31.10.26	30.09.26	31.08.26	31.07.26
Weight. Aver. Int. Rate	4,4%	4,4%	4,2%	4,2%
Loan to value	40,9%	41,0%	42,2%	42,3%
Debt to capital	43,7%	43,8%	44,5%	44,9%
Adjusted cash-flows	1 279	1 330	1 269	1 314
Portfolio net yield /a	7,6%	7,6%	7,6%	7,6%
DSCR	2,13	2,12	2,12	2,13
NAV	20,55	20,41	20,23	20,08
NAV change	0,7%	0,9%	0,7%	0,9%
ROIC*, annual basis	6,7%	6,7%	6,5%	6,5%

** ROIC is calculated as actual cumul. net profit/invested capital*

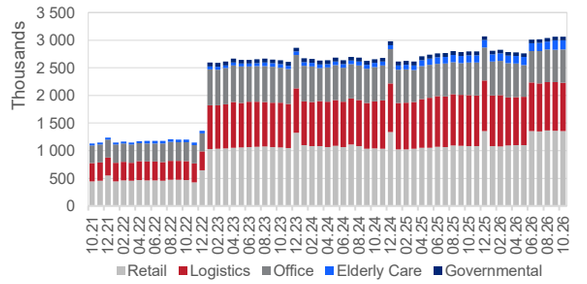
Occupancy



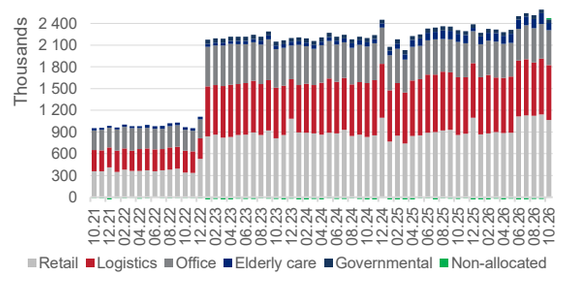
NAV



Sales income by segments



EBITDA by segments



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