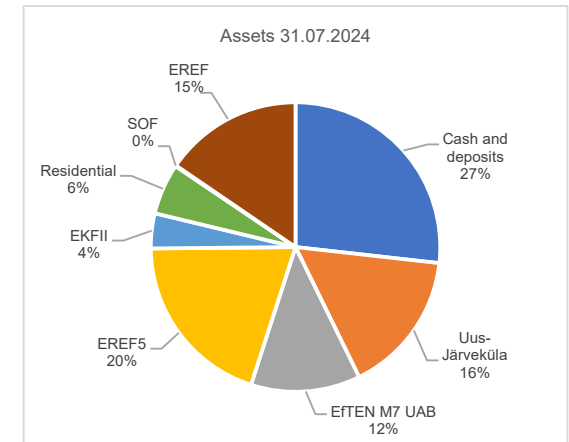




INCOME STATEMENT	07.24	06.24	Δ MOM	YTD24	YTD23	YoY
<i>€ in thousands</i>						
Interest income from loans	31	30	1	215	216	0%
Other interest income	21	21	0	147	62	
Dividend income	0	0	0	260	352	
Interests and dividends total	52	51	1	622	630	-1%
Profit / loss from the fair value changes of long-term investments	9	6	3	-56	-569	
Other financial income / expenses	0	0	0	5	0	
Total financial profit / loss	61	58	4	570	61	833%
Management fees	-9	-9	0	-65	-63	
Regulatory expenses	-2	-2	0	-18	-20	
Other general expenses	-4	-3	-1	-41	-67	
General expenses total	-15	-14	-2	-124	-150	-17%
NET PROFIT	46	44	2	447	-89	

BALANCE SHEET	31.07.24	31.12.23	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	5 492	5 731	-4%
Deposits	1 564	1 795	-13%
Interest receivables	898	711	26%
Other current receivables	0	0	
Current assets total	7 954	8 238	-3%
Subsidiaries	920	1 054	
Associates	5 255	5 126	
Other long-term financial investments	6 652	6 175	
Long-term loan receivables	5 668	5 668	0%
Assets total	26 449	26 260	1%
Shorst-term liabilities	4	3	
Liabilities total	4	3	
Paid-in capital	25 466	25 466	0%
Undistributed profit	978	791	24%
Net Asset Value total	26 444	26 257	0,7%
Liabilities and NAV total	26 449	26 260	1%



CASH-FLOW STATEMENT	07.24	06.24	Δ MOM	YTD24	YTD23
General expenses	-15	-14	-2	-124	-150
Changes in working capital	-8	-8		7	5
Cash flows in operating activities	-23	-22	-2	-117	-144
Acquisition of subsidiaries	0	0		0	0
Acquisition of associates	0	0		0	0
Acquisition of other financial assets	0	-24		-1 973	-6 536
Sale of other financial assets	0	0		1 675	4 500
Loans given	0	0		0	-1 019
Loans repaid	0	0		0	0
Interests received	15	16		175	143
Dividends received	0	0		260	352
Cash flows in investing activities	15	-9	24	137	-2 560
Paid-in capital	0	0		0	0
Distributions	0	0		-260	-1 035
Cash flows in financing activities	0	0	0	-260	-1 035
Cash-flows total	-8	-30	22	-239	-3 739
Cash balance at the beginning of period	5 500	5 530		5 731	8 769
Increase/decrease	-8	-30	22	-239	-3 739
Cash balance at the end of period	5 492	5 500		5 492	5 030

Assets	31.07.24	Cash	Loan balance	Interest receivable	Loan term	Interest rate	Purchase price		Fair value	% in equity	Accum. Profit / loss	Δ, %
							02.24	01.24				
<i>€ thousands</i>												
Cash and deposits	7 081	7 055		25								
Uus-Järveküla	4 227		3 519	708	18.08.25	8,0%	2	0	80,0%	706	20%	
EFTEN M7 UAB	3 233		2 149	165	28.02.27	4,0%	723	920	100,0%	528	18%	
EFTEN Real Estate Fund 5	5 255						4 157	5 255	36,5%	1 097	26%	
EFTEN Kinnisvarafond II	1 033						963	1 033	0,7%	115	12%	
EFTEN Residential Fund	1 504						1 472	1 504	4,2%	63	4%	
EFTEN Special Opportunity Fund	24						24	24	1,2%	-1	-2%	
EFTEN Real Estate Fund	4 091						4 497	4 091	2,0%	277	6%	
Total	26 449	7 055	5 668	898			11 838	12 827		2 785		
NAV		07.24	06.24	05.24	04.24	03.24	02.24	01.24	12.23	11.23		
NAV per share		10,65	10,63	10,61	10,70	10,61	10,62	10,59	10,57	10,66		
Change in NAV		0,2%	0,2%	-0,9%	0,9%	-0,1%	0,3%	0,2%	-0,8%			

