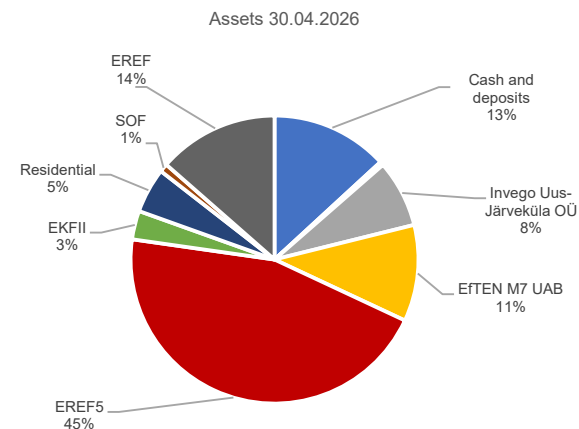




INCOME STATEMENT	04.26	03.26	Δ MOM	YTD26	YTD25	YoY
<i>€ in thousands</i>						
Interest income from loans	7	15	-8	73	202	-64%
Other interest income	5	3	1	12	2	
Income from equity investments	684	58	626	741	277	
Interests and dividends total	695	76	619	827	481	72%
Profit / loss from the fair value changes of long-term investments	-437	44	-482	-36	754	
Interest cost	0	0	0	0	-6	
Other financial income / expenses	0	0	0	0	4	
Total financial profit	258	121	137	791	1 233	-36%
Management fees	-7	-9	2	-34	-39	
Regulatory expenses	-2	-2	-1	-10	-8	
Other general expenses	-6	-4	-3	-44	-34	
General expenses total	-15	-14	-1	-88	-81	9%
NET PROFIT	242	106	136	703	1 152	-39%

BALANCE SHEET	30.04.26	31.12.25	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	3 938	1 774	
Deposits	0	0	
Short-term loan receivables	2 149	1 516	
Interest receivables	317	300	6%
Other current receivables	125	0	
Current assets total	6 529	3 590	82%
Subsidiaries	3 034	3 111	
Associates	13 552	13 612	
Other long-term financial investments	6 806	6 751	
Long-term loan receivables	0	2 149	-100%
Assets total	29 920	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	4 447	3 744	19%
Net Asset Value total	29 914	29 210	2,4%
Liabilities and NAV total	29 920	29 213	2%



CASH-FLOW STATEMENT	04.26	03.26	Δ MOM	YTD26	YTD25
General expenses					
	-15	-14	-1	-88	-81
Cash flows in operating activities					
	-12	-28	15	-83	-85
Change in bank deposits	0	0		0	120
Acquisition of other financial assets	-15	-53		-68	-20
Sale of long-term financial investments	0	0		0	139
Loans given	0	0		0	0
Loans repaid	0	1 516		1 516	511
Interests received	5	60		68	1 010
Distributions from equity investments	673	58		731	312
Cash flows in investing activities	663	1 580	-917	2 247	2 072
Bank overdraft	0	0		0	-400
Interests paid	0	0		0	-6
Paid-in capital	0	0		0	0
Distributions	0	0		0	0
Cash flows in financing activities	0	0	0	0	-405
Cash-flows total	651	1 553	-902	2 164	1 582
Cash balance at the beginning of period					
	3 287	1 734		1 774	0
Increase/decrease	651	1 553	-902	2 164	1 582
Cash balance at the end of period	3 938	3 287		3 938	1 582

Assets 30.04.2026	Amount	Cash	Equity participation								
			Loan balance	Interest receivable	Loan term	Interest rate	Purchase price	Fair value	% in equity	Accum. profit	Δ, %
<i>€ thousands</i>											
Cash and deposits	3 938	3 938									
Invego Uus-Järveküla OÜ	2 259						2	2 259	80,0%	2 257	1128x
EFTEN M7 UAB	3 241		2 149	317	28.02.2027	4%	723	775	100,0%	560	20%
EFTEN Real Estate Fund 5	13 552						11 162	13 552	36,5%	3 106	28%
EFTEN Kinnisvarafond II	963						853	963	0,7%	255	30%
EFTEN Residential Fund	1 511						1 472	1 511	4,2%	92	6%
EFTEN Special Opportunity Fund	280						266	280	0,8%	20	7%
EFTEN Real Estate Fund	4 051						4 358	4 051	1,8%	865	20%
Total	29 795	3 938	2 149	317			18 835	23 392		7 155	
NAV											
	04.26	03.26	02.26	01.26	12.25	11.25	10.25	09.25	08.25	08.25	
NAV per share	12,04	11,95	11,90	11,85	11,76	11,31	11,22	11,34	11,30		
Change in NAV	0,8%	0,4%	0,4%	0,8%	4,0%	0,8%	-1,1%	0,3%			

