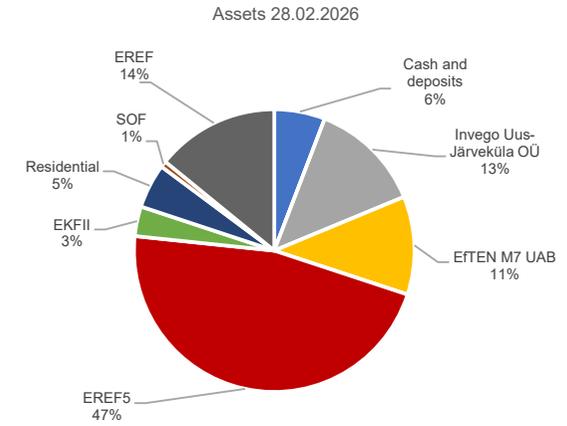




INCOME STATEMENT	02.26	01.26	Δ MOM	YTD26	YTD25	YoY
<i>€ in thousands</i>						
Interest income from loans	24	27	-3	51	99	-49%
Other interest income	2	2	0	4	2	
Distributions from equity investments	0	0	0	0	0	
Interests and dividends total	26	29	-3	55	102	-46%
Profit / loss from the fair value changes of long-term investments	132	225	-93	358	466	
Interest cost	0	0	0	0	-3	
Other financial income / expenses	0	0	0	0	4	
Total financial profit	159	254	-96	413	568	-27%
Management fees	-9	-9	0	-18	-19	
Regulatory expenses	-2	-4	2	-6	-4	
Other general expenses	-16	-18	2	-34	-20	
General expenses total	-27	-31	4	-58	-43	36%
NET PROFIT	131	223	-92	354	525	-32%

BALANCE SHEET	28.02.26	31.12.25	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	1 734	1 774	
Deposits	0	0	#DIV/0!
Short-term loan receivables	1 516	1 516	
Interest receivables	351	300	17%
Other current receivables	0	0	
Current assets total	3 601	3 590	0%
Subsidiaries	3 134	3 111	
Associates	13 788	13 612	
Other long-term financial investments	6 909	6 751	
Long-term loan receivables	2 149	2 149	0%
Assets total	29 582	29 213	1%
Bank overdraft	0	0	
Other short-term liabilities	17	2	
Liabilities total	17	2	
Paid-in capital	25 466	25 466	0%
Undistributed profit	4 098	3 744	9%
Net Asset Value total	29 565	29 210	1,2%
Liabilities and NAV total	29 582	29 213	1%



CASH-FLOW STATEMENT	02.26	01.26	Δ MOM	YTD26	YTD25
<i>€ in thousands</i>					
General expenses	-27	-31	4	-58	-43
Changes in working capital	11	4		15	5
Cash flows in operating activities	-17	-27	10	-44	-38
Change in bank deposits	0	0		0	120
Acquisition of other financial assets	0	0		0	0
Sale of long-term financial investments	0	0		0	0
Loans given	0	0		0	0
Loans repaid	0	0		0	0
Interests received	2	2		4	5
Distributions from equity investments	0	0		0	35
Cash flows in investing activities	2	2	0	4	160
Bank overdraft	0	0		0	-118
Interests paid	0	0		0	-4
Paid-in capital	0	0		0	0
Distributions	0	0		0	0
Cash flows in financing activities	0	0	0	0	-122
Cash-flows total	-15	-25	10	-39	0
Cash balance at the beginning of period	1 749	1 774		1 774	0
Increase/decrease	-15	-25	10	-39	0
Cash balance at the end of period	1 734	1 749		1 734	0

Assets 28.02.2026	Amount	Cash	Other assets	Loan balance	Interest receivable	Loan term	Interest rate	Equity participation			
								Purchase price	Fair value	% in equity	Accum. profit
<i>€ in thousands</i>											
Cash and deposits	1 734	1 734									
Invego Uus-Järveküla OÜ	3 823			1 516	49	18.08.2026	15%	2	2 259	80,0%	3 536
EFTEN M7 UAB	3 327			2 149	303	28.02.2027	4%	723	875	100,0%	621
EFTEN Real Estate Fund 5	13 788							11 277	13 788	36,5%	2 923
EFTEN Kinnisvarafond II	1 007							853	1 007	0,7%	241
EFTEN Residential Fund	1 504							1 472	1 504	4,2%	86
EFTEN Special Opportunity Fund	209							198	209	0,8%	16
EFTEN Real Estate Fund	4 189							4 358	4 189	1,8%	749
Total	29 582	1 734		3 665	351			18 882	23 832		8 172
NAV	02.26	01.26	12.25	11.25	10.25	09.25	08.25	07.25	06.25		
NAV per share	11,90	11,85	11,76	11,31	11,22	11,34	11,30	11,24	11,17		
Change in NAV	0,4%	0,8%	4,0%	0,8%	-1,1%	0,3%	0,6%	0,6%			

