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ANNUAL GENERAL MEETING ON 9 MAY 2024

# Introduction

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- As of 7 May 2024, Arco Vara AS had 8208 shareholders.
- 75,6% of votes designated with shares registered for the meeting.
- The CEO proposes to conduct the meeting himself.
- Proposed to elect Tiina Malm as secretary of the general meeting.

## Procedural rules

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- Questions to the presenter, proposals and disagreements are presented in writing.
- All desires to speak are presented in writing to the chairman of the meeting before the order of business is addressed.
- A statement may be up to 5 minutes long.

## The agenda

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- 1) Approving the annual report of 2023.
- 2) Distribution of profit and payment of dividends.
- 3) Election of auditor

Shareholders have made no proposals to amend the agenda after the general meeting was called.

## Overview

### Goals 2023

- Sales revenue 21.1 MEUR
- Net profit 3.5 MEUR
- Rannakalda 68 home handovers
- Soodi 6 detailed plan issued
- Lammi 6 detailed plan commenced
- Botanica Lozen Stage 2 construction permit issued
- Madrid BLVD sale finalized
- New plots for developing 100 new homes

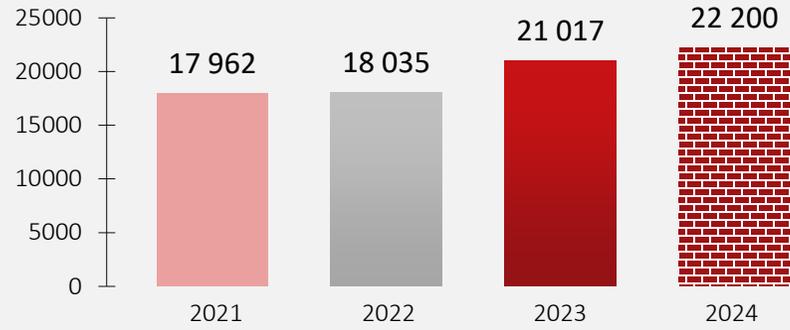
### Results 2023

- Sales revenue 18.3 MEUR
- Net profit 3.6 MEUR
- Rannakalda 66 home handovers
- Soodi 6 detailed plan not issued
- Lammi 6 detailed plan not commenced
- Botanica Lozen Stage 2 construction permit expected Q2 2024
- Madrid BLVD sale finalized
- No new plot acquisitions

# Overview

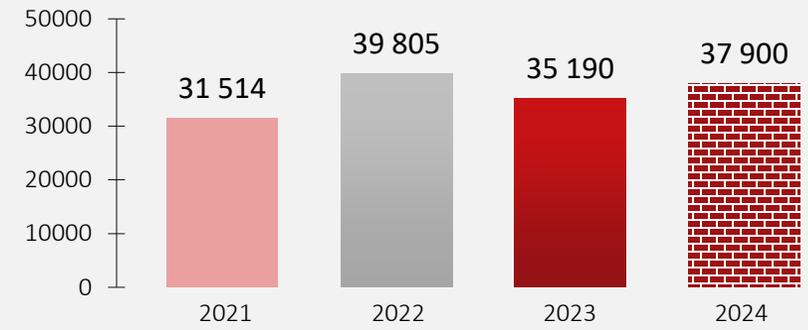
## Equity

EUR tuhandetes



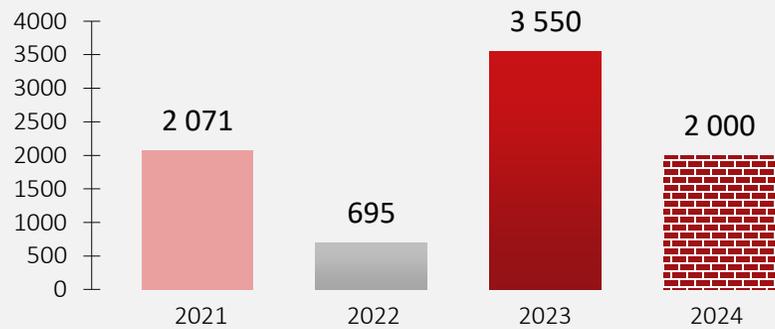
## Total Assets

EUR tuhandetes



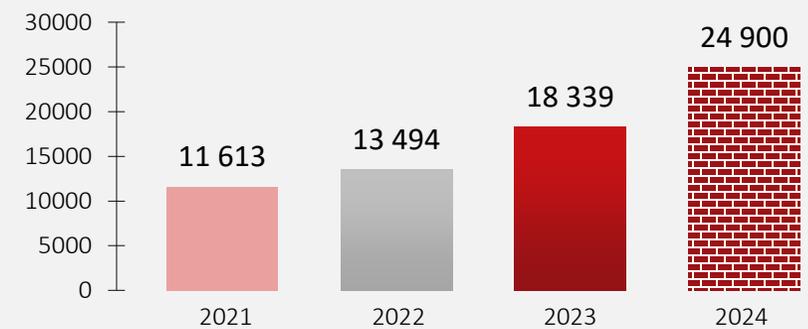
## Net profit/loss

EUR tuhandetes



## Sales Revenue

EUR tuhandetes

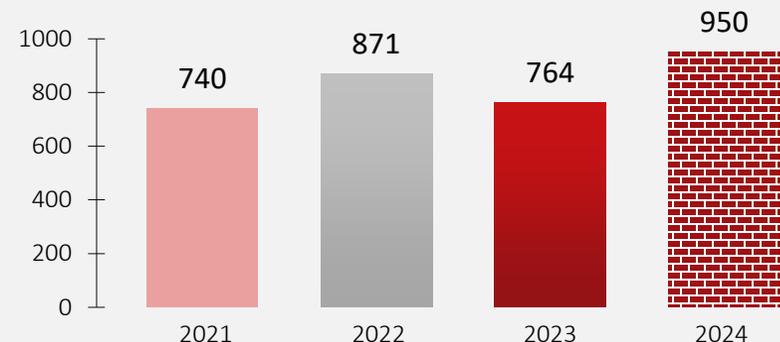


# Arendusülevaade

Development volumes (m<sup>2</sup>)



Development volumes (pc)



	Area for sale	Status	Product type
Kodulahe Rannakalda	3 875 m <sup>2</sup>	Completed	Apartments   Businesses
Kuldlehe	922 m <sup>2</sup>	Completed	Apartments
Botanica Lozen I Stage	5 485 m <sup>2</sup>	Under construction	Private homes
Helme 18	1 928 m <sup>2</sup>	Under construction	Sports venue
Kodulahe VII Stage	4 525 m <sup>2</sup>	DP process	Apartments   Businesses
Botanica Lozen II and III Stage	11 309 m <sup>2</sup>	DP issued	Private homes
Arcojärve	28 852 m <sup>2</sup>	DP process	Apartments   Businesses
Kodulahe VIII Stage	13 100 m <sup>2</sup>	DP process	Apartments   Businesses



APPROVING THE ANNUAL REPORT OF 2023

## Approving the annual report of 2023

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- To approve the annual report of 2023 of Arco Vara AS.



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Voting results

## Overview

### Goals 2024

- Sales revenue 24.9 MEUR
- Net profit 2.0 MEUR
- More than 50 final sales
- Soodi 6 detailed plan issued
- Arcojärve detailed plan approved
- Lammi 6 detailed plan commenced
- Development pipeline over 950 homes
- 6 cent per share dividend payments



DISTRIBUTION OF PROFIT AND DIVIDEND PAYMENT

# Distribution of Profit and Dividend Payment

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- To allocate the net profit for the financial year ended on 31 December 2023, in the amount of 3 550 thousand euros to retained profit.
- To pay dividends of 0.06 euros per share. Dividends are paid in 4 parts as follows:
  - 0.02 euros per share is paid to shareholders on 13 June 2024 by transfer to the shareholder's bank account. The list of shareholders entitled to the corresponding dividend (dividend record date) is established as at 6 June 2024;
  - 0.01 euros per share is paid to shareholders on 13 September 2024 by transfer to the shareholder's bank account. The corresponding dividend record date is 6 September 2024;
  - 0.02 euros per share is paid to shareholders on 13 December 2024 by transfer to the shareholder's bank account. The corresponding dividend record date is 6 December 2024;
  - 0.01 euros per share is paid to shareholders on 13 March 2025 by transfer to the shareholder's bank account. The corresponding dividend record date is 6 March 2025.



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Voting results



KODULAHE

 ARCO VARA



KODULAHE

 ARCO VARA



ARCOJÄRVE

 ARCO VARA



ARCOJÄRVE

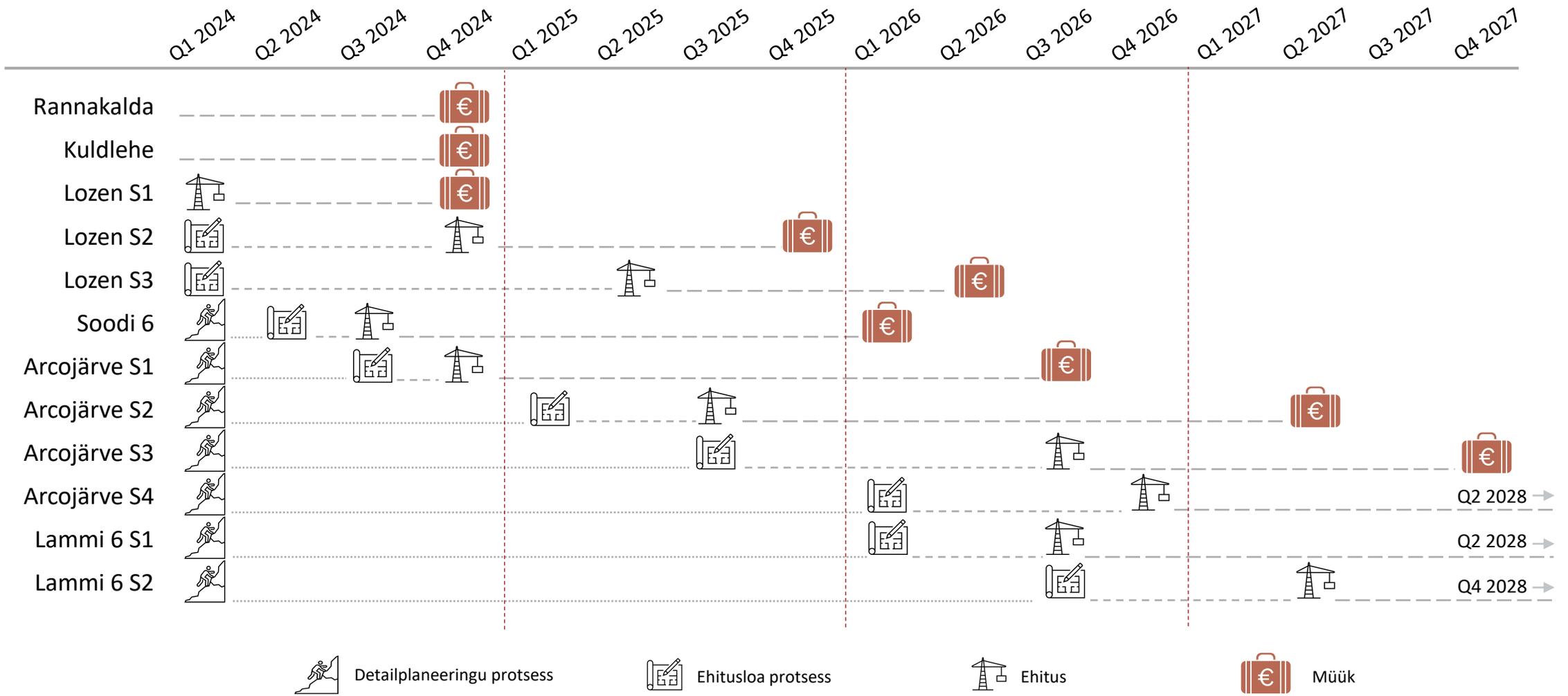
 ARCOVARA



# HELME 18 SPORDIHOONE

 ARCO VARA

# Arendusgraafik 2024 - 2027





ELECTION OF AUDITOR

## Election of auditor

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- The Management Board in accordance with the Supervisory Board proposes:
  - To appoint an auditor for three years and appoint KPMG Baltics OÜ as the auditor. To pay the auditor for auditing the annual report of Arco Vara AS for 2024, 2025 and 2026 according to the agreement concluded between Arco Vara AS and KPMG Baltics OÜ.



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Voting results



ARCO VARA



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Change in management  
Tarmo Sild | Chairman of the Supervisory Board



ARCO VARA