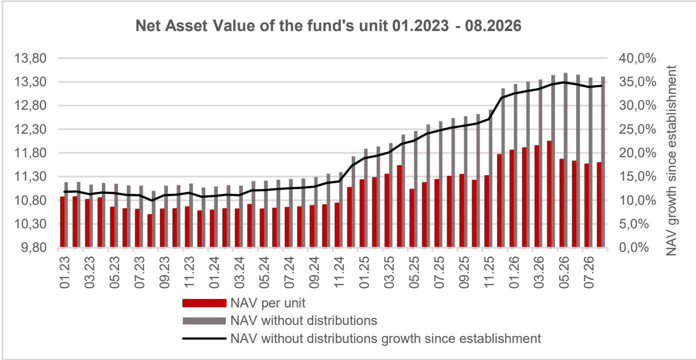
EfTEN United Property Fund, financial overview 31.08.2026

STATEMENT OF PROFIT OR LOSS	08.26	07.26	*Δ MOM*	YTD26	YTD25	*YoY*
€ in thousands						
Interest income from loans	28	22	*6*	138	373	*-63%*
Other interest income	2	5	*-3*	28	7	
Income from equity investments	0	0	*0*	775	420	
Total interest and dividends	**30**	**27**	***3***	**942**	**800**	***18%***
Net gains / (losses) from fair value changes of long-term investments	38	-155	*193*	-170	1 356	
Finance costs	0	0	*0*	0	-6	
Other financial income / (expenses)	0	0	*0*	0	4	
Total financial profit	**68**	**-128**	***196***	**772**	**2 154**	***-64%***
Management fees	-6	-7	*1*	-59	-74	
Regulatory expenses	-1	-1	*0*	-21	-20	
Other general expenses	-3	-7	*4*	-68	-48	
Total general expenses	**-10**	**-15**	***5***	**-148**	**-142**	***4%***
NET PROFIT FOR THE PERIOD	**58**	**-143**	***201***	**624**	**2 012**	***-69%***

STATEMENT OF CASH FLOWS	08.26	07.26	*Δ MOM*	YTD26	YTD25
General expenses	**-10**	**-15**	***5***	**-148**	**-142**
Changes in working capital	-5	-67		0	-5
Net cash flows from operating activities	**-15**	**-82**	***67***	**-148**	**-147**
Change in bank deposits	0	0		0	120
Acquisition of subsidiaries	-1	0		-1	0
Sale of subsidiaries	-5	418		414	0
Acquisition of other financial assets	-2 478	-6		-2 565	-58
Sale of long-term financial investments	0	0		0	139
Loans granted	0	-1 118		-1 118	0
Repayments of loans granted	0	0		1 516	1 602
Interest received	2	5		85	1 141
Dividends and distributions received	0	1 000		1 904	455
Net cash flows from investing activities	**-2 481**	**299**	***-2 780***	**234**	**3 399**
Bank overdraft	0	0		0	-400
Interest paid	0	0		0	-6
Contributions from unit holders	0	0		0	0
Distributions to unit holders	0	0		-1 060	-1 416
Net cash flows from financing activities	**0**	**0**	***0***	**-1 060**	**-1 821**
Net change in cash and cash equivalents	**-2 496**	**217**	***-2 713***	**-974**	**1 431**
Cash and cash equivalents at beginning of period	**3 295**	**3 079**		**1 774**	**0**
Net increase / (decrease) in cash and cash equivalents	-2 496	217	*-2 713*	-974	1 431
Cash and cash equivalents at end of period	**799**	**3 295**		**799**	**1 431**

STATEMENT OF FINANCIAL POSITION	31.08.26	31.12.25	*YTD%*
€ in thousands			
Cash and cash equivalents	799	1 774	
Deposits	0	0	
Short-term loan receivables	0	1 516	
Interest receivable	51	300	*-83%*
Other current receivables	72	0	
Total current assets	**921**	**3 590**	***-74%***
Subsidiaries	1 088	3 111	
Associates	13 883	13 612	
Other long-term financial investments	9 286	6 751	
Long-term loan receivables	3 599	2 149	*67%*
Total assets	**28 777**	**29 213**	***-1%***
Other short-term liabilities	2	2	
Total liabilities	**2**	**2**	
Contributions from unit holders	25 466	25 466	*0%*
Retained earnings	3 308	3 744	*-12%*
Net assets attributable to unit holders	**28 775**	**29 210**	***-1,5%***
Total liabilities and net assets	**28 777**	**29 213**	***-1%***



NAV	08.26	07.26	06.26	05.26	04.26	03.26	02.26	01.26
NAV per unit	11,58	11,56	11,62	11,66	12,04	11,95	11,90	11,85
Change in NAV	0,2%	-0,5%	-0,4%	-3,2%	0,8%	0,4%	0,4%	

				LOANS				EQUITY PARTICIPATION					
Assets 31.08.2026	**Amount**	**Cash**	**Other assets**	**Loan balance**	**Int. receivable**	**Maturity**	**Interest rate**	**Purchase cost**	**Fair value**	**Ownership %**	**Acc. profit**	**TVPI (x)**	**% of assets**
€ thousands													
Cash and cash equivalents	799	799											2,8%
Short-term receivables	72		72										0,2%
Invego Uus-Järveküla OÜ	1 088							2	1 088	80,0%	3 373	1,82x	3,8%
Invego Uus-Järveküla 2 OÜ	706			700	6	31.12.2029	10,0%	1	0	80,0%	5	1,01x	2,5%
EfTEN M7 UAB	2 943			2 899	45	30.11.2027	9,0%				358	1,10x	10,2%
EfTEN Real Estate Fund 5	13 883							11 162	13 883	36,5%	3 437	1,27x	48,2%
EfTEN Domina SIA	2 509							2 478	2 509	5,9%	31	1,01x	8,7%
EfTEN Residential Fund	1 496							1 458	1 496	4,2%	121	1,08x	5,2%
EfTEN Real Estate Fund	4 104							4 358	4 104	1,8%	918	1,20x	14,3%
EfTEN Special Opportunities Fund	304							286	304	0,8%	29	1,10x	1,1%
EfTEN Kinnisvarafond II	872							781	872	0,7%	235	1,24x	3,0%
Total	**28 777**	**799**	**72**	**3 599**	**51**			**20 526**	**24 257**		**8 507**	**1,28x**	**100,0%**

** TVPI = (received cash flows + fair value, loan balance and interest receivable at 31.08.2026) / invested amount*