

# Consolidated Annual Report 2025

EfTEN Real Estate Fund AS

Commercial register number: 12864036

Beginning of financial period: 01.01.2025

End of financial period: 31.12.2025

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**EFTEN  
REAL  
ESTATE  
FUND**

**Consolidated annual report 01.01.2025 – 31.12.2025**

Business name	EFTEN Real Estate Fund AS
Commercial registration number	12864036
ISIN code	EE3100127242
Address	A. Lauteri 5, 10114 Tallinn, Estonia
Country of incorporation	Estonia
Place of activity	A. Lauteri 5, 10114 Tallinn, Estonia
Legal form of the company	Aktsiaselts
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Main activity	Investment to commercial real estate that generate cash flow in the Baltic states
Financial year	1 January – 31 December
Fund manager	EFTEN Capital AS
Management board	Viljar Arakas Tõnu Uustalu
Supervisory board	Arti Arakas Sander Rebane Siive Penu Olav Miil
Shares	Listed on the Nasdaq Tallinn Stock Exchange
Auditor	AS PricewaterhouseCoopers

## Table of content

<b>MANAGEMENT REPORT</b> .....	<b>2</b>
<b>REMUNERATION REPORT</b> .....	<b>21</b>
FINANCIAL STATEMENTS OF THE CONSOLIDATION GROUP .....	22
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME .....	22
CONSOLIDATED STATEMENT OF FINANCIAL POSITION .....	23
CONSOLIDATED STATEMENT OF CASH FLOWS .....	24
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY .....	25
NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS .....	26
1 Accounting policies and measurement bases used in the preparation of the consolidated interim financial statements .....	26
1.1 General information .....	26
1.2 Summary of significant accounting policies .....	27
2 Subsidiaries and joint ventures .....	32
3 Segment reporting .....	34
4 Revenue .....	35
5 Cost of services sold .....	35
6 Marketing costs .....	35
7 General and administrative expenses .....	36
8 Other financial income and expenses .....	36
9 Income tax .....	36
10 Earnings per share .....	37
11 Cash and cash equivalents .....	37
12 Receivables and accrued income .....	38
13 Investment properties .....	38
14 Borrowings .....	41
15 Liabilities and prepayments .....	44
16 Financial instruments, management of financial risks .....	45
17 Share capital .....	50
18 Contingent liabilities .....	51
19 Transactions with related parties .....	51
20 Provisions .....	51
21 Parent company's separate financial statements .....	52
22 Events after the balance sheet date .....	54
Management Board Declaration for the Consolidated Annual Report 2025 .....	55
Independent auditor's report .....	56
Signatures of the members of the Supervisory Board to the annual report .....	64
Distribution of revenue according to the Estonian Classification of Economic Activities .....	65

## MANAGEMENT REPORT

### Fund manager's comment on the financial results of 2025

Despite the challenging economic environment, EFTEN Real Estate Fund AS managed to increase both total consolidated rental income (+3%) and portfolio EBITDA (+1.3%) in 2025. In 2025, the Fund's subsidiaries made new investments amounting to 6.6 million euros in the care homes segment and 5.3 million euros in the logistics segment. In the remainder of the real estate portfolio, the Group made investments totalling 2.3 million euros.

EFTEN Real Estate Fund AS shares are primarily a dividend share. EFTEN Real Estate Fund AS earned free cash flow of 13.088 million euros in 2025, representing an increase of 18% compared to the previous year. Based on the cash flow generated, the Fund would be able to distribute gross dividends amounting to 10.5 million euros in accordance with its dividend policy. Considering the fund's conservative financing policy and annuity payments on loans, the fund's subsidiaries can increase their dividend capacity by refinancing loans whose LTV (Loan-to-Value) has fallen below the fund's capital management principles and whose operating cash flows exceed loan and interest payments by more than two times. Considering the additional funds received from the refinancing of loans, the fund's Management Board proposes to the Supervisory Board and the general meeting to pay a total of 13.8 million euros (1.2 euros per share) in net dividends from retained earnings in the spring of 2026, representing an increase of 8.1% compared to the previous year.

Under prolonged conditions of low economic activity, the Group places strong emphasis on maintaining a high occupancy rate across its properties. As at the end of 2025, the occupancy rate of the Group's entire real estate portfolio stood at 96.8% (31.12.2024: 97.4%). Occupancy remains lowest in the office segment at 85.6%, whereas the Fund continues to make investments to meet market demand for smaller office premises.

In the summer of 2025, the second stage of the ERMi care home located in Tartu Parish was completed, with rental income gradually increasing to the contractual level by August. Together with the Hiiu care home added in April and the completion of a new stage of the Valkla care home, rental income in the care homes segment increased to 1.4 million euros in 2025, representing an increase of 74%.

Excluding non-cash gains and losses and income tax expense, the Group generated the highest profit in its operating history in 2025, amounting to 20.24 million euros, which is 12.5% higher than in 2024. A significant contribution to the increase in profit was primarily attributable to a decrease in interest expenses resulting from the decline in EURIBOR. While the weighted average interest rate of the Fund's loan portfolio was 5.82% in 2024, it decreased to 4.35% in 2025. At the end of 2025, the weighted average interest rate of the Fund's loans stood at 3.99%.

## Financial overview

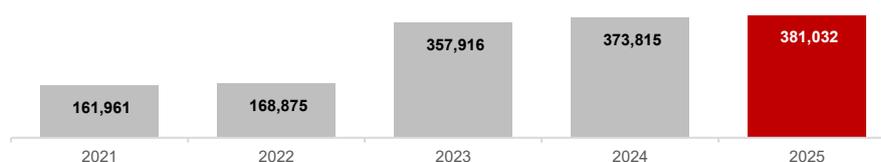
The consolidated sales revenue of EFTEN Real Estate Fund AS for 2025 was 33.083 million euros, an increase of 845 thousand euros (2.6%) compared to the previous year. The Group's net rental income (NOI) totalled 30.685 million euros in 2025 (2024: 29.977 million euros), an increase of 2.4%. The Group's net profit in 2025 was 12.235 million euros (2024: 13.564 million euros). From the change in the fair value of investment properties, the Fund recorded a total loss of 3.459 million euros in 2025 (2024: loss of 1.080 million euros). Interest expenses decreased by 1.996 million euros, or 23%, compared to the previous year.

	2025	2024	2023
<i>€ million</i>			
Rental revenue, other fees from investment properties	33.083	32.238	31.817
Expenses related to investment properties, incl. marketing costs	-2.398	-2.261	-2.209
<b>Net rental income</b>	<b>30.685</b>	<b>29.977</b>	<b>29.608</b>
<i>Net rental income margin</i>	93%	93%	93%
Interest income and expense	-6.515	-8.418	-7.786
<b>Net rental revenue less finance costs</b>	<b>24.170</b>	<b>21.559</b>	<b>21.822</b>
Management fees	-2.332	-2.159	-2.148
Other revenue and expenses	-1.600	-1.419	-1.377
<b>Profit before changes in the value of investment properties, joint venture profits and losses and income tax expense</b>	<b>20.238</b>	<b>17.981</b>	<b>18.297</b>

The consolidated net rental income margin was 93% in 2025 (2024: 93%), thus costs directly associated with property management (including land tax, insurance, maintenance and improvement costs) and marketing costs accounted for 7% (2024: 7%) of sales revenue.

The Group's total assets as of 31 December 2025 were 405.851 million euros (31.12.2024: 398.763 million euros), including the fair value of investment properties accounting for 94% of the assets (31.12.2024: 94%).

## Investment properties, in millions of euros



	31.12.25	31.12.2024	31.12.2023	31.12.2022	31.12.2021
<i>€ million</i>					
Investment properties	381.032	373.815	357.916	168.875	161.961
Ownership in joint venture	2.182	1.960	2.078	0.000	0.000
Other non-current assets	0.357	0.288	0.372	0.179	0.147
Current assets, excluding cash and cash equivalents and deposits	1.990	2.193	2.466	1.571	1.219
Net debt (cash and deposits minus short-term and long-term bank loans)	-133.823	-129.045	-129.796	-56.730	-58.103
Net asset value (NAV) <sup>1</sup>	234.204	233.073	218.698	104.264	96.914
EPRA net asset value (EPRA NRV)	245.106	242.779	226.807	111.123	102.708
Net asset value (NAV) per share, in euros <sup>1</sup>	20.32	20.37	20.21	20.55	19.11
EPRA net asset value (EPRA NRV) per share, in euros	21.27	21.22	20.96	21.91	20.25

<sup>1</sup> EFTEN Real Estate Fund AS NAV is equal to the EPRA NDV value calculated according to EPRA's recommended guidelines.

## Investment properties by segment

Segment	31.12.25	31.12.2024	31.12.2023	31.12.2022	31.12.2021
<i>€ million</i>					
Logistics	124.310	124.297	109.860	51.300	50.590
Retail	137.382	136.140	138.542	56.820	55.270
Office building	89.530	90.560	90.460	51.801	49.831
Care homes	22.790	15.618	11.834	8.954	6.270
National	7.020	7.200	7.220	0.000	0.000
<b>Total investment properties</b>	<b>381.032</b>	<b>373.815</b>	<b>357.916</b>	<b>168.875</b>	<b>161.961</b>

## Key performance and liquidity ratios

12 months	2025	2024	2023
ROE, % (net profit of the period / average equity of the period) * 100	5.2	6.0	0.6
ROA, % (net profit of the period / average assets of the period) * 100	3.0	3.5	0.4
ROIC, % (net profit of the period / average invested capital of the period) * 100	6.0	6.8	0.8
Revenue, € thousands	33,083	32,238	31,817
Rent income, € thousands	32,013	31,076	30,606
EBITDA (operating profit minus change in fair value of investment properties minus gain on sale of fixed assets), € thousands	26,805	26,454	26,152
EBITDA margin (EBITDA / revenue), %	81%	82%	82%
EBIT (operating profit), € thousands	23,294	25,319	12,142
EPRA profit, € thousands	16,909	16,458	16,700
Net dividend paid, €	1.11	1.00	1.15
Net dividend per net profit (net dividend / net profit)	104%	80%	1247%
Liquidity ratio (current assets / current liabilities)	0.5	0.7	1.0
DSCR (EBITDA / (interest expenses + scheduled loan payments))	2.0	1.7	1.8

## Investment portfolio

### Main indicators of the investment portfolio

Investment property, as of 31.12.2025	Location	Group's ownership	Acquisition on cost, € thousands <sup>2</sup>	Fair value, € thousands	Net leasable area	Projected annual net rental income, € thousands	Actual net rental income per 12 months	Direct return <sup>3</sup>	Net primary production <sup>4</sup>	Occupancy, %	Average length of rental agreements
Premia Külmoone	Tallinn	100	6,840	6,620	7,258	524	7.7%	7.9%	100.0	1.5	1
Kuuli 10	Tallinn	100	11,713	11,880	15,197	843	7.2%	7.1%	100.0	6.9	1
Betooni 1a	Tallinn	100	9,217	9,030	10,678	671	7.3%	7.4%	100.0	1.3	1
Betooni 6	Tallinn	100	10,265	9,930	17,669	797	7.8%	8.0%	97.0	2.0	19
Jurkalne Technology Park	Riga	100	25,369	24,380	44,465	2,125	8.4%	8.7%	96.3	7.3	61
DSV logistics centre	Vilnius	100	8,580	9,460	11,751	757	8.8%	8.0%	100.0	0.8	1
DSV logistics centre	Tallinn	100	12,368	9,770	16,014	898	7.3%	9.2%	100.0	0.8	1
DSV logistics centre	Riga	100	9,099	9,000	12,149	780	8.6%	8.7%	100.0	3.9	1
Piepilsetas logistics centre	Kekava	100	8,858	8,360	13,382	664	7.5%	7.9%	96.7	2.0	8
Ramygalos logistics centre	Panevežys	100	10,028	11,070	20,126	867	8.6%	7.8%	100.0	11.3	1
Härgmäe	Tallinn	100	8,829	8,900	9,838	679	7.7%	7.6%	100.0	8.8	1
Paemurru	Harku vald	100	5,673	5,910	5,407	451	7.9%	7.6%	100.0	9.3	1
<b>Logistics total</b>			<b>126,839</b>	<b>124,310</b>	<b>183,934</b>	<b>10,056</b>	<b>7.9%</b>	<b>8.1%</b>	<b>98.6</b>	<b>4.5</b>	<b>97</b>
Võru Rautakesko	Võru	100	2,890	2,710	3,120	246	8.5%	9.1%	100.0	2.3	1
Uku Centre	Viljandi	100	13,726	13,630	8,929	1,117	8.1%	8.2%	100.0	4.0	46
Mustika Centre	Tallinn	100	37,383	39,480	27,639	3,036	8.1%	7.7%	99.2	2.6	64
RAF Centrs	Jelgava	100	9,363	10,313	6,218	777	8.3%	7.5%	100.0	5.2	41
Tammsaare tee Rautakesko	Tallinn	100	15,700	15,850	9,120	1,251	8.0%	7.9%	100.0	6.2	1
Jelgava development project	Jelgava	100	2,342	1,659			<i>In construction</i>				
Saules Miestas Shopping centre	Šiauliai	100	31,983	39,150	20,145	3,125	9.8%	8.0%	99.6	4.8	121
Laagri Selver	Tallinn	100	6,303	8,150	3,059	562	8.9%	6.9%	100.0	4.4	13
Laagri Gardening centre	Laagri	100	3,181	3,490	3,470	289	9.1%	8.3%	100.0	9.3	1
ABC Motors Car centre	Tallinn	100	3,482	2,950	2,149	294	8.4%	10.0%	100.0	3.1	1
<b>Retail total</b>			<b>126,353</b>	<b>137,382</b>	<b>83,849</b>	<b>10,697</b>	<b>8.5%</b>	<b>7.8%</b>	<b>99.6</b>	<b>4.3</b>	<b>289</b>
Lauteri 5	Tallinn	100	6,024	4,990	3,625	315	5.2%	6.3%	84.9	1.7	21
Pärnu mnt 105	Tallinn	100	8,378	5,890	4,712	472	5.6%	8.0%	96.3	1.0	33
Pärnu mnt 102	Tallinn	100	17,279	11,300	8,509	759	4.4%	6.7%	71.5	1.1	58
Terbata	Riga	100	9,330	8,520	6,036	490	5.3%	5.8%	63.3	1.9	12
Menulio 11	Vilnius	100	8,633	7,400	5,617	381	4.4%	5.1%	53.3	2.5	13
Ulonu	Vilnius	100	8,444	8,760	5,290	595	7.0%	6.8%	100.0	1.6	12
L3	Vilnius	100	9,010	10,500	6,150	779	8.6%	7.4%	98.8	2.9	32
Evolution	Vilnius	100	10,621	11,400	6,614	786	7.4%	6.9%	92.1	3.2	28
airBaltic	Riga	100	7,780	7,810	6,217	651	8.4%	8.3%	100.0	3.0	1
Rutkauskos	Vilnius	100	11,822	12,960	6,835	941	8.0%	7.3%	100.0	6.5	5
<b>Office total</b>			<b>97,321</b>	<b>89,530</b>	<b>59,605</b>	<b>6,169</b>	<b>6.3%</b>	<b>6.9%</b>	<b>85.6</b>	<b>2.8</b>	<b>215</b>
Pirita Pansionaat	Tallinn	100	6,217	5,890	5,983	445	7.2%	7.6%	100.0	4.9	1
Valkla Südamekodu	Valkla	100	4,990	4,460	6,505	373	7.5%	8.4%	100.0	6.3	1
Tartu Südamekodu	Tartu	100	6,882	6,720	4,118	492	7.1%	7.3%	100.0	8.6	1
Nõmme Südamekodu	Tallinn	100	5,265	5,720			<i>In construction</i>				
<b>Care homes total</b>			<b>23,354</b>	<b>22,790</b>	<b>16,606</b>	<b>1,310</b>	<b>5.6%</b>	<b>5.7%</b>	<b>100.0</b>	<b>6.7</b>	<b>5</b>
Rakvere Police and rescue building (national)	Rakvere	100	7,368	7,020	5,775	595	8.1%	8.5%	100.0	9.3	1
Hotel Palace (hotels) <sup>1</sup>	Tallinn	50	11,192	8,680	4,874	531	4.7%	6.1%	100.0	4.7	1
<b>Total investment portfolio</b>			<b>392,427</b>	<b>389,712</b>	<b>354,643</b>	<b>29,358</b>	<b>7.5%</b>	<b>7.5%</b>	<b>96.8</b>	<b>3.9</b>	<b>608</b>

<sup>1</sup> Hotel Palace belongs to the group's joint venture EFTEN SPV11 OÜ. The group has a 50% stake in the joint venture.

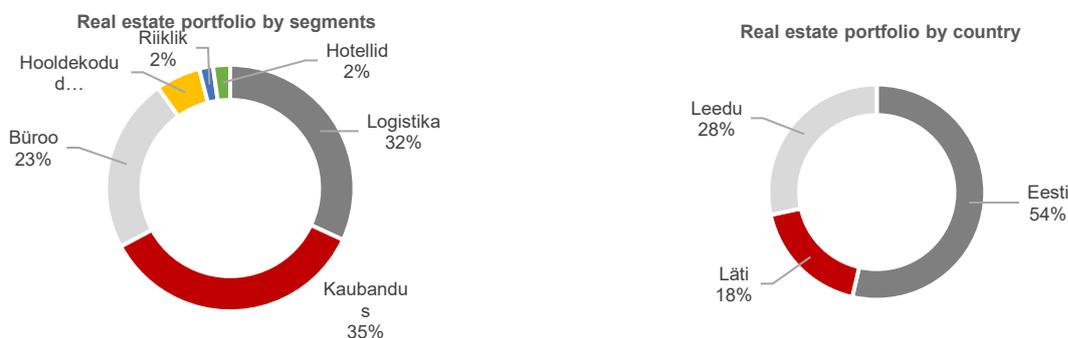
<sup>2</sup> The acquisition cost includes the costs associated with the initial acquisition of the investment property, plus the capital costs incurred later.

<sup>3</sup> To find the direct return, the net operating income (NOI) is divided by the sum of the investment property's acquisition cost and subsequent capital expenditures.

<sup>4</sup> To find the primary net income, the net operating income (NOI) is divided by the market value of the investment property.

As of the end of 2025, the Group has 37 (31.12.2024: 36) commercial investment properties, the fair value of which at the balance sheet date is 381.032 million euros (31.12.2024: 373.815 million euros) and the acquisition cost was 381.235 million euros (31.12.2024: 370.561 million euros). In addition to the investment properties owned by the Fund's subsidiaries, the Group's 50% joint venture owns the Palace Hotel in Tallinn, the fair value of which as of 31.12.2025 was 8.680 million euros (31.12.2024: 8.630 million euros).

The Group's real estate portfolio is well diversified across business segments and countries.



### Investments in 2025

The Group made investments in both new properties and the existing portfolio in 2025 totalling 10.676 million euros.

In March 2025, the Group's subsidiary EFTEN Hiiu OÜ acquired a property located at 42 Hiiu Street, Tallinn, for a purchase price of 4.0 million euros. Under the existing lease agreement, the North Estonia Medical Centre Foundation continues to partially occupy the property, while the remaining premises were leased under a long-term lease agreement (10 + 10 years) to Hiiu Súdamekodu OÜ, a company belonging to the Súdamekodud AS group. In cooperation with the tenant and Súdamekodud AS, the building is being partially reconstructed into a general care home named "Nõmme Súdamekodu", which upon completion will accommodate up to 170 care home residents. As of 31 December 2025, reconstruction works had been carried out in the amount of 1.247 million euros.

In 2025, construction works of the C-building of the Valkla care home were completed, with 0.343 million euros invested during the reporting period, and the second stage of the ERM care home in Tartu was completed, with 1.015 million euros invested during the reporting year.

In April 2025, the Paemurru logistics centre, acquired in autumn 2024, was completed, with total investments during the reporting period amounting to 1.746 million euros. Of the remaining investments, 2.3 million euros were allocated to the reconstruction and modernisation of leased premises in various buildings.

### Rental income

In 2025, the group earned a total of 32.013 million euros in rental income, which is 3% more than in 2024.

#### Like-for-like rental income by segments

€ thousands	Fair value as of 31.12.2025	Rental income 2025	Rental income 2024	Change	Change, %
Office	89,530	7,066	7,477	-411	-5%
Logistics	109,500	9,452	9,547	-95	-1%
Retail	135,723	12,287	12,050	237	2%
National	7,020	842	838	4	0%
Care homes	5,890	441	435	6	1%
<b>Total like-for-like assets and rental income</b>	<b>347,663</b>	<b>30,088</b>	<b>30,347</b>	<b>-259</b>	<b>-1%</b>
Other assets and rental income <sup>1</sup>	33,369	1,925	729	1,196	
<b>Total investment portfolio and rental income</b>	<b>381,032</b>	<b>32,013</b>	<b>31,076</b>	<b>937</b>	<b>3%</b>

<sup>1</sup> Non-comparable assets and income include the indicators of those investment properties that did not generate income throughout the entire years 2024 and 2025. In 2025, the group of non-comparable investment properties included the Härgmäe and Paemurru logistics centres, as well as new investments in the care homes segment.

#### Like-for-like rental income by countries

€ thousands	Fair value as of 31.12.2025	Rental income 2025	Rental income 2024	Change	Change, %
Estonia	168,580	14,451	14,585	-134	-1%
Latvia	68,383	6,194	6,232	-38	-1%
Lithuania	110,700	9,443	9,530	-87	-1%
<b>Total like-for-like assets and rental income</b>	<b>347,663</b>	<b>30,088</b>	<b>30,347</b>	<b>-259</b>	<b>-1%</b>
Other assets and rental income <sup>1</sup>	33,369	1,925	729	1,196	
<b>Total investment portfolio and rental income</b>	<b>381,032</b>	<b>32,013</b>	<b>31,076</b>	<b>937</b>	<b>3%</b>

In 2025, the Group's subsidiaries granted rent discounts to tenants in the total amount of 205 thousand euros, representing 0.64% of consolidated rental income (2024: 14 thousand euros, or 0.05% of consolidated rental income).

The vacancy rate of the Group's investment properties per portfolio was low at 3.2% as of 31.12.2025. The vacancy rate is higher in the office segment (14.4%), where filling vacant rental spaces has taken longer than expected.

#### The largest tenants of the Group's investment properties as of 31.12.2025

Tenant	Share of total rental income
Kesko Senukai Estonia AS	5.3%
Livonia Print SIA	5.2%
Prisma Peremarket AS	4.9%
DSV Road AS	3.4%
Logistika Pluss OÜ	2.8%
Adax UAB	2.7%
Riigi Kinnisvara Aktsiaselts	2.6%
DSV Latvia SIA	2.4%
DHL Logistics Estonia OÜ	2.4%
DSV Lithuania, UAB	2.4%
Atea, UAB	2.3%
ELP Logistics OÜ	2.1%
Air Baltic Corporation AS	2.1%
Premia Tallinna Külmuhoone AS	1.8%
Rimi Lietuva, UAB	1.7%
Tartu Südamekodu OÜ	1.6%
Südamekodud AS	1.5%
European Food OÜ	1.4%
Valkla Südamekodu OÜ	1.2%
Selver AS	1.2%
Others	49.0%

## Fair value of investment property

EFTEN Real Estate Fund AS regularly evaluates investment properties twice a year – as of 30 June and 31 December. As a result of the valuations of investment properties conducted by Colliers International in 2025, the fair value of investment properties decreased by -0.9% year-on-year and the fund received a loss of 3.5 million euros from the change of fair value of investment properties.

### Changes in assessment assumptions

31.12.2025 or for the year	Location	Fair value	CAPEX 2025	Change in fair value	Change compared to 31.12.2024			
					%	Annualized net rental income in year 1, %	Capitalization rate, percentage point	Discount rate, percentage point
<i>€ thousands</i>								
<b>Logistics</b>								
Premia Külmhoone	Tallinn	6,620	0	70	1.1%	1.4%	0.00	0.00
Kuuli 10	Tallinn	11,880	149	141	1.2%	1.2%	0.00	0.00
Betooni 1a	Tallinn	9,030	19	-129	-1.4%	1.3%	0.00	0.00
Betooni 6	Tallinn	9,930	16	95	1.0%	3.2%	0.00	0.10
Jurkalne Technology Park	Riga	24,380	189	31	0.1%	-0.2%	0.00	-0.05
DSV logistics centre	Vilnius	9,460	14	36	0.4%	1.4%	0.00	0.05
DSV logistics centre	Tallinn	9,770	0	-3,570 <sup>1</sup>	-26.8%	-13.4%	0.00	0.00
DSV logistics centre	Riga	9,000	40	530	6.3%	1.9%	0.00	0.00
Piepilsetas logistics centre	Kekava	8,360	10	50	0.6%	-1.6%	0.00	0.00
Ramygalos logistics centre	Panevežys	11,070	4	226	2.1%	1.8%	0.00	0.05
Härgmäe 8	Tallinn	8,900	0	110	1.3%	3.1%	0.00	0.00
Paemurru tee 3	Harku	5,910	1,746	237	4.2%	<i>No comparison data available</i>		
<b>Logistics total</b>		<b>124,310</b>	<b>2,187</b>	<b>-2,173</b>	<b>-1.7%</b>			
<b>Retail</b>								
Võru Rautakesko	Võru	2,710	0	-50	-1.8%	-1.0%	0.00	-0.25
Uku Centre	Viljandi	13,630	107	-147	-1.1%	2.6%	0.20	0.25
Mustika Centre	Tallinn	39,480	238	902	2.3%	5.6%	0.10	0.10
RAF Centrs	Jelgava	10,313	75	245	2.4%	5.3%	0.00	0.05
Tammsaare tee Rautakesko	Tallinn	15,850	0	-10	-0.1%	-0.4%	0.00	0.00
Jelgava development project	Jelgava	1,659	2	0	<i>The independent valuation has used the comparative price method</i>			
Saules Miestas Shopping centre	Šiauliai	39,150	78	-108	-0.3%	-0.3%	0.00	0.05
Laagri Selver	Tallinn	8,150	0	40	0.5%	2.3%	0.10	0.10
Laagri Gardening centre	Laagri	3,490	43	-23	-0.7%	39.0%	-0.30	-0.30
ABC Motors Car centre	Tallinn	2,950	0	-150	-4.8%	4.0%	0.50	0.30
<b>Retail total</b>		<b>137,382</b>	<b>543</b>	<b>699</b>	<b>0.5%</b>			
<b>Office</b>								
Lauteri 5	Tallinn	4,990	49	-118	-2.3%	2.2%	0.00	0.00
Pärnu mnt 105	Tallinn	5,890	32	-601	-9.3%	-15.0%	0.00	0.00
Pärnu mnt 102	Tallinn	11,300	529	-1,229	-9.8%	-9.1%	0.00	0.20
Terbata	Riga	8,520	76	114	1.4%	-13.4%	0.00	-0.05
Menulio 11	Vilnius	7,400	301	-391	-5.0%	2.7%	0.25	1.25
Ulonu	Vilnius	8,760	0	56	0.6%	-19.7%	0.00	0.05
L3	Vilnius	10,500	130	-240	-2.2%	0.2%	0.00	0.05
Evolution	Vilnius	11,400	198	-158	-1.4%	12.1%	0.00	0.25
airBaltic	Riga	7,810	3	57	0.7%	5.7%	0.00	0.00
Rutkauskos	Vilnius	12,960	3	157	1.2%	8.8%	0.25	0.05
<b>Office total</b>		<b>89,530</b>	<b>1,321</b>	<b>-2,353</b>	<b>-2.6%</b>			
<b>Care homes</b>								
Pirita Pansionaat	Tallinn	5,890	1	59	1.0%	0.8%	0.00	-0.25
Valkla Súdamekodu	Valkla	4,460	343	-31	-0.7%	31.0%	0.00	0.00
Tartu Súdamekodu	Tartu	6,720	1,015	66	1.0%	45.8%	0.00	0.00
Nõmme Súdamekodu	Tallinn	5,720	5,266	454		<i>development</i>		
<b>Care homes total</b>		<b>22,790</b>	<b>6,625</b>	<b>548</b>	<b>2.5%</b>			
Rakvere Police and rescue building (national)	Rakvere	7,020	0	-180	-2.5%	-10.6%	-0.50	-0.40
Hotel Palace (hotels)	Tallinn	8,680	8	-8	-0.1%	0.0%	0.25	0.20
<b>Investment portfolio total</b>		<b>389,712</b>	<b>10,684</b>	<b>-3,467</b>	<b>-0.9%</b>			

<sup>1</sup> The loss from the change in the fair value of the DSV logistics centre located in Tallinn is primarily attributable to the expiry of the lease agreement with the anchor tenant at the end of 2026, as well as the expected decrease in cash flows generated by the property.

## Ensuring the environmental sustainability of the Group

EFTEN Real Estate Fund AS is classified as an Article 6 fund pursuant to Regulation (EU) 2019/2088 of the European Parliament and of the Council (SFDR). Accordingly, the Fund does not promote environmental or social characteristics, nor does it integrate such characteristics as binding elements in its investment decision-making process.

Nevertheless, the Group addresses sustainability-related matters as part of asset management and long-term value creation. The approach is practical and data-driven, focusing on mapping the current status of the portfolio, improving the quality of consumption data and identifying economically justified improvement opportunities.

Management's approach to sustainability-related matters is pragmatic and practical. The focus is on improving the quality of consumption data, conducting individual analyses of each real estate investment and assessing realistic improvement opportunities. The objective is to strike a balance between investment returns and improvements to real estate assets, taking into account that reducing climate impact and adapting to climate change are necessary but capital-intensive.

Since 2023, the Group has systematically collected consumption data for all real estate investments, thereby establishing a basis for portfolio-wide environmental impact assessment. Data is collected on electricity and heating energy, gas and water consumption, and the volume, types and treatment of generated waste are analysed. Where relevant, energy performance certificates of buildings are updated, and economically justified opportunities for the use of alternative energy solutions are assessed. The collected data supports management decision-making and helps guide further actions aimed at reducing environmental impact.

When evaluating new investments, environmental and energy-related aspects are considered as part of the standard investment process and risk analysis. During the pre-investment assessment, attention is paid to the technical condition of buildings, energy consumption, as well as potential regulatory and operational risks.

The Group considers the European Union's objective to achieve climate neutrality by 2050 and is gradually moving towards this goal, primarily focusing on energy efficiency and improvements to the existing portfolio. Based on the collected data and analyses performed, the Group will further assess the possibilities for developing a more structured sustainability framework in the future.

### Key consumption data for the portfolio

For the 2025 reporting period, the Group has a complete overview of energy consumption and water use across all real estate investments. In presenting the portfolio's environmental performance indicators, the Group applies the EPRA Sustainability Best Practice Recommendations (EPRA sBPR) as an additional framework.

During the reporting year, the Group's overall energy consumption decreased compared to the previous year, and greenhouse gas emissions declined, primarily in the logistics, retail and office segments. In the care homes portfolio, consumption and emissions increased due to higher utilisation intensity of the assets, including the addition of Tartu Sūdamekodu to the portfolio.

During the reporting year, two logistics properties were added to the portfolio – the Paemurru and Härgmäe logistics centres. In the retail segment, a new tenant commenced operations at the Laagri Gardening Centre as from April 2025. These changes affected the consumption indicators of individual segments.

By country, the largest environmental impact is associated with the Estonian portfolio, which also represents the largest share of the Group's net leasable area. Indicators for Latvia and Lithuania remained generally stable, with emissions in Lithuania decreasing.

The Group continues to work on improving data quality and comparability and continuously assesses opportunities to optimise energy use, increase energy efficiency and gradually improve the existing portfolio, primarily based on economic feasibility. The presented indicators reflect the current status of the portfolio and support the consideration of further improvement measures and investment decisions.

The following is a summary of key consumption data for the Group's real estate portfolio by country and segment.

#### Consumption data by country

In 2025	Net lease area, m <sup>2</sup>	Share in net lease area	Energy consumption <sup>1</sup>		Share of total energy consumption	Water consumption		Share of total water consumption
			MWh	kWh / m <sup>2</sup>		m <sup>3</sup>	l/m <sup>2</sup>	
Estonia	183,650	52%	32,734	471	47%	63,944	348	36%
Latvia	88,466	25%	21,799	315	31%	33,562	379	19%
Lithuania	82,527	23%	14,922	215	22%	79,570	964	45%
<b>Total</b>	<b>354,641</b>	<b>100%</b>	<b>69,455</b>	<b>195</b>	<b>100%</b>	<b>177,076</b>	<b>499</b>	<b>100%</b>

**Consumption data by segment**

2025	Net lease area, m <sup>2</sup>	Share in net lease area	Energy consumption <sup>1</sup>		Share of total energy consumption	Water consumption		Share of total water consumption
			MWh	kWh / m <sup>2</sup>		m <sup>3</sup>	l/m <sup>2</sup>	
Logistics	183,932	52%	28,795	157	42%	37,230	202	21%
Retail	83,849	24%	22,363	265	32%	88,366	1,054	50%
Office	59,605	17%	12,390	208	18%	23,188	389	13%
Care homes	16,606	5%	3,137	189	5%	20,647	1,243	12%
National	5,775	2%	1,321	229	2%	1,344	233	1%
Hotel <sup>2</sup>	4,874	1%	1,449	297	2%	6,301	1,293	4%
<b>Total</b>	<b>354,641</b>	<b>100%</b>	<b>69,455</b>	<b>195</b>	<b>100%</b>	<b>177,076</b>	<b>499</b>	<b>100%</b>

<sup>1</sup> Energy consumption includes electricity (including solar energy), gas and district heating.

<sup>2</sup> Hotel Palace is owned by the Group's joint venture EFTEN SPV11 OÜ.

**Energy consumption by country**

The share of solar energy in the Group's total energy consumption increased compared to the previous year, accounting for 8.3% in 2025 (2024: 7.8%). In absolute terms, the amount of energy produced from solar power increased by 244 MWh year-on-year. During the reporting year, additional solar panels with a total capacity of 50 kWp were installed at the DSV logistics centre in Latvia.

MWh		2025	2024	Change
Estonia	Electricity	18,433	18,201	1%
	Solar energy	565	567	0%
	Gas	5,985	6,473	-8%
	District heating	7,750	6,944	12%
Latvia	Electricity	14,316	14,433	-1%
	Solar energy	47	0	100%
	Gas	7,052	7,950	-11%
	District heating	385	601	-36%
Lithuania	Electricity	3,993	4,631	-14%
	Solar energy	5,163	4,963	4%
	Gas	892	975	-8%
	District heating	4,874	5,121	-5%
<b>Total</b>		<b>69,455</b>	<b>70,860</b>	<b>-2%</b>

**Energy consumption by segment**

MWh	2025	2024	Change
Logistics	28,795	29,907	-4%
Retail	22,363	23,248	-4%
Office	12,390	13,084	-5%
Care homes	3,137	1,783	76%
National	1,321	1,319	0%
Hotel <sup>2</sup>	1,449	1,519	-5%
<b>Total</b>	<b>69,455</b>	<b>70,860</b>	<b>-2%</b>

### Greenhouse gas emissions by country

The total greenhouse gas (GHG) emissions from the energy consumption of the Group's investment properties were 17.522 tonnes of CO<sub>2</sub> equivalent in 2025, representing a 12% decrease compared to the previous year. We calculate emissions based on the emission factors of The International Energy Agency (IEA).

<i>tonne CO<sub>2</sub> equivalent</i>	<b>2025</b>	<b>Share of total volume</b>	<b>2024</b>	<b>Change</b>
Estonia	13,907	79%	15,352	-9%
Latvia	2,598	15%	2,589	0%
Lithuania	1,017	6%	1,988	-49%
<b>Total</b>	<b>17,522</b>	<b>100%</b>	<b>19,929</b>	<b>-12%</b>

### Greenhouse gas emissions by segment

<i>tonne CO<sub>2</sub> equivalent</i>	<b>2025</b>	<b>Share of total volume</b>	<b>2024</b>	<b>Change</b>
Logistics	6,553	38%	7,014	-7%
Retail	6,545	37%	7,632	-14%
Office	2,357	13%	3,335	-29%
Care homes	1,020	6%	718	42%
National	477	3%	502	-5%
Hotel	569	3%	728	-22%
<b>Total</b>	<b>17,522</b>	<b>100%</b>	<b>19,929</b>	<b>-12%</b>

## EPRA performance indicators

EPRA (European Public Real Estate Association) is an organization that promotes best practices in the European public real estate sector. EPRA's main objective is to increase transparency and consistency in the real estate sector by providing guidance and standards for financial reporting. EPRA's accounting standards focus primarily on measuring the value of real estate investments, accounting for rental income, and evaluating equity and liabilities.

The management of EFTEN Real Estate Fund AS monitors the IFRS net profit adjusted for non-monetary changes, which reflects the performance of the group's core business more accurately than the net profit calculated according to IFRS. Adjusted net profit in this way is based on EPRA's best practice recommendations, where unlike net profit calculated in accordance with IFRS, EPRA's profit does not include non-monetary and estimated changes such as changes in the fair value of real estate investments, changes in deferred income tax liabilities related to investment property, and changes in the fair value of derivative instruments.

EFTEN Real Estate Fund AS calculates two EPRA net value metrics: EPRA net restoration value (EPRA NRV) and EPRA net disposal value (EPRA NDV).

### EPRA performance indicators

<i>As of the balance sheet date or for the year</i>	<b>31.12.2025</b>	<b>31.12.2024</b>
EPRA profit, € thousands	16,909	16,458
EPRA profit per share, in euros	1.48	1.52
EPRA NRV (net reinstatement value), € thousands	245,106	242,779
EPRA NRV per share, in euros	21.27	21.22
EPRA NDV (net disposal value), € thousands	234,204	233,073
EPRA NDV per share, in euros	20.32	20.37
EPRA NIY (primary net income)	7.7%	7.5%
EPRA Topped-up NIY (adjusted primary net income)	7.7%	7.5%
EPRA LTV	35.9%	35.4%
EPRA cost ratio, including direct vacancy costs	17%	15%
EPRA cost ratio, excluding direct costs related to vacancy	15%	14%
EPRA vacancy ratio	3.6%	3.0%

Definitions and calculations of EPRA's recommended performance indicators are provided below:

EPRA indicator	Definition	Purpose
EPRA profit	Operating profit	A key indicator of a company's business that illustrates its ability to pay dividends
EPRA net asset value	EPRA net reinstatement value (EPRA NRV)	The indicator assumes that the property investing company will never sell its assets. Indicates the value required to rebuild the business.
	EPRA net tangible fixed assets (EPRA NTA)	The indicator assumes that a property investing company both buys and sells its assets, which results in a certain level of deferred income tax liability.
	EPRA net disposal value (EPRA NDV)	The indicator expresses the net asset value in a situation where a property investing company sells its assets and the deferred income tax liability, financial instruments and certain other adjustments are deducted in full.
EPRA net initial yield (EPRA NIY)	Annualized rental income at the reporting date less administrative costs of the investment property (ownership costs) divided by the market value of the investment property plus the estimated costs of the purchaser.	Benchmark for external valuations of the investment property portfolio. The indicator should help investors evaluate the valuations of different Adjusted EPRA net initial yield real estate portfolios.
Adjusted EPRA net initial yield (EPRA "Topped-up" NIY)	EPRA's primary net return, adjusted for the end of lease-free periods or the end of other rental incentives (such as discounts, changes in rents.	
EPRA vacancy rate	Estimated rental income from vacant premises divided by the estimated rental income from the entire investment property portfolio	Vacancy measure based on estimated rental income.
EPRA cost ratios	Estimated rental income from vacant premises divided by the estimated rental income from the entire investment property portfolio.	Vacancy measure based on estimated rental income.
EPRA LTV	The proportion of debt to the value of real estate investments	A key indicator that helps measure a company's debt burden

## EPRA indicator calculations

### EPRA net asset value indicators

As of 31.12.2025

€ thousands	EPRA NRV	EPRA NTA	EPRA NDV
Net asset value calculated in accordance with IFRS	234,204	234,204	234,204
Adjustments:			
Deferred income tax liability related to the change in the fair value of Investment property and tax depreciation	10,909	10,909	-
Fair value of derivatives	-7	-7	-
<b>Net asset value of EPRA</b>	<b>245,106</b>	<b>245,106</b>	<b>234,204</b>
Number of fully diluted shares	11,524,846	11,524,846	11,524,846
<b>EPRA Net asset value per unit, in euros</b>	<b>21.27</b>	<b>21.27</b>	<b>20.32</b>

As of 31.12.2024

€ thousands	EPRA NRV	EPRA NTA	EPRA NDV
Net asset value calculated in accordance with IFRS	233,073	233,073	233,073
Adjustments:			
Deferred income tax liability related to the change in the fair value of Investment property and tax depreciation	9,706	9,706	-
<b>Net asset value of EPRA</b>	<b>242,779</b>	<b>242,779</b>	<b>233,073</b>
Number of fully diluted shares	11,440,340	11,440,340	11,440,340
<b>EPRA Net asset value per unit, in euros</b>	<b>21.22</b>	<b>21.22</b>	<b>20.37</b>

### EPRA profit

€ thousands	2025	2024
Net profit (IFRS)	12,235	13,564
Adjustments:		
Change in fair value of investment property	3,459	1,080
Change in fair value of derivatives	-7	0
Effect of change in fair value of investment property on profit/loss from joint ventures	19	217
Deferred income tax expense related to EPRA adjustments	1,203	1,597
<b>EPRA profit</b>	<b>16,909</b>	<b>16,458</b>
Weighted average number of shares during the period	11,416,868	10,833,397
<b>EPRA Net asset value per unit, in euros</b>	<b>1.48</b>	<b>1.52</b>

**EPRA net yield**

€ thousands	2025	2024
Investment property	381,032	373,815
Minus developments and land	-7,379	-6,372
<b>Finished investment property</b>	<b>373,653</b>	<b>367,443</b>
Annualized rental income from leases in force at the reporting date	32,554	31,156
Costs related to investment property not covered by tenants	-3,346	-3,165
<b>Annualized net rental income</b>	<b>29,208</b>	<b>27,991</b>
Nominal impact of the end of rent exemptions or other rental incentives	0	23
<b>Adjusted annualized net rental income</b>	<b>29,208</b>	<b>28,014</b>
<b>EPRA initial net yield (NIY)</b>	<b>7.7%</b>	<b>7.5%</b>
<b>EPRA adjusted initial net yield (Topped-up NIY)</b>	<b>7.7%</b>	<b>7.5%</b>

**EPRA vacancy rate**

€ thousands	2025	2024
Estimated rental income from vacant premises	1,172	957
Estimated rental income for the entire real estate portfolio	32,829	32,113
<b>EPRA vacancy rate</b>	<b>3.6%</b>	<b>3.0%</b>

**EPRA cost ratios**

€ thousands	2025	2024
Cost of sales	-1,677	-1,569
Other sales revenue paid by tenants to cover expenses	1,070	1,162
Marketing costs	-721	-692
Operating costs	-3,982	-3,666
<b>Total costs, including direct costs related to the vacancy</b>	<b>-5,310</b>	<b>-4,765</b>
Direct vacancy costs	-356	-371
<b>Total costs excluding direct costs related to the vacancy</b>	<b>-4,954</b>	<b>-4,394</b>
Rental income (gross)	32,013	31,076
<b>EPRA cost ratio, including direct vacancy costs</b>	<b>17%</b>	<b>15%</b>
<b>EPRA cost ratio, excluding direct costs related to vacancy</b>	<b>15%</b>	<b>14%</b>

**EPRA LTV**

€ thousands	31.12.2025	31.12.2024
Total bank loans	154,100	149,552
Net liabilities	2,913	3,245
Minus cash and cash equivalents	19,957	18,415
Minus short-term deposits	320	2,092
<b>Total net debt</b>	<b>136,736</b>	<b>132,290</b>
Completed investment properties	373,653	367,443
Investment properties and land under development	7,379	6,372
<b>Total asset value</b>	<b>381,032</b>	<b>373,815</b>
<b>EPRA LTV</b>	<b>35.9%</b>	<b>35.4%</b>

## Financing

The balance of bank loans of EFTEN Real Estate Fund AS subsidiaries as of 31.12.2025 was 154,100 thousand euros (31.12.2024: 149,552 thousand euros). The fair value of investment properties set as collateral for bank loans as of 31.12.2025 was 379,373 thousand euros (31.12.2024: 372,158 thousand euros), i.e. the LTV (Loan-to-value) of bank loans as of 31.12.2025 was 41% (31.12.2024: 40%).

The Fund's management regularly reviews the Group's borrowings and monitors their compliance with the established financing policy and capital management principles. The Group's borrowing burden is gradually decreasing, as the repayments of bank loans of the Group's subsidiaries are predominantly made in monthly annuity or fixed payments. As a result, the LTV ratio of loans decreases over time below the conservative approach limit, allowing the management to consider raising additional financing. Periodic increases in borrowings create additional capital that can be directed to the Group's strategic investments and to pay dividends to shareholders.

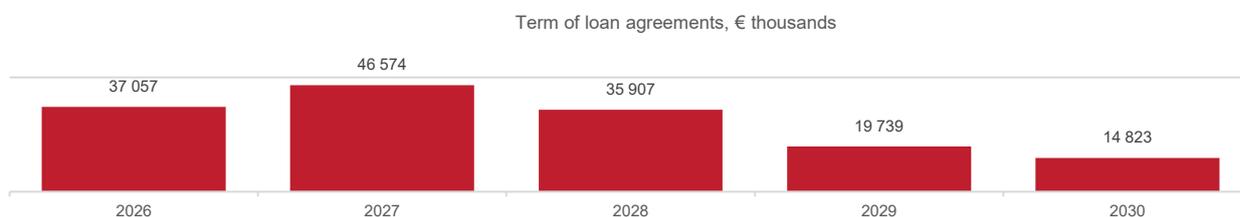
The Fund's interest coverage ratio (ICR) for loans was 4.0 in 2025 (2024: 3.0). The increase in the ICR was primarily driven by the decline in EURIBOR.

	2025	2024
EBITDA, € thousands	26,805	26,454
Interest expenses, € thousands	-6,700	-8,696
<b>ICR</b>	<b>4.0</b>	<b>3.0</b>

The weighted average interest rate of the Group's loan agreements as of 31.12.2025 was 3.99% (31.12.2024: 4.89%). All loan agreements of the Fund's subsidiaries were linked to a floating interest rate in 2025. To hedge interest rate risk, two subsidiaries of the Group entered into interest rate swap agreements during the reporting year with a total notional amount of 22.6 million euros, thereby fixing the floating interest rate (1-month EURIBOR) at levels of 1.995% and 2.2%.

In April 2025, due to improved financial capacity, the subsidiaries of EFTEN Real Estate Fund AS increased the total amount of their bank loans by 7.32 million euros. In addition, bank loans were used in 2025 to finance construction works of the Valkla and ERM care homes and the Paemurru logistics centre in the total amount of 3.184 million euros. The Fund's subsidiary EFTEN Hiiu OÜ entered into a loan agreement in the amount of 3.650 million euros to finance the reconstruction works of the building located at 42 Hiiu Street, of which 0.7 million euros had been drawn down as of 31.12.2025.

In 2025, five subsidiaries of the Fund extended their bank loan agreements for a further three to five years. Within the next 12 months, loan agreements of ten subsidiaries of the Group will mature, with an outstanding balance of 37.057 million euros as of 31.12.2025. The loan-to-value (LTV) ratios of the maturing loan agreements range from 34% to 60%, and the related investment properties generate stable rental cash flows; therefore, in the assessment of the Group's management, no obstacles are expected in extending these loan agreements.



## Share information

In November 2025, the Fund carried out a directed share issue, during which 84,506 new shares were issued at a price of 19.11 euros per share, with a nominal value of 10 euros and a share premium of 9.11 euros. A total of 1,615 thousand euros was raised through the issue, of which the Fund's share capital increased by 845 thousand euros and share premium by 770 thousand euros. Costs directly attributable to the share issue amounted to 20 thousand euros.

The registered share capital of EFTEN Real Estate Fund AS as of 31.12.2025 was 115,248 thousand euros (31.12.2024: 114,403 thousand euros). The share capital consisted of 11,524,846 shares (31.12.2024: 11,440,340) with a nominal value of 10 euros (31.12.2024: the same).

The net asset value (NAV) of EFTEN Real Estate Fund AS shares as of 31.12.2025 was 20.32 euros (31.12.2024: 20.37 euros). The net asset value of EFTEN Real Estate Fund AS shares decreased by 0.25% in 2025. The Fund distributed dividends in the total amount of 12,699 thousand euros in 2025 (2024: 10,820 thousand euros). Without the distribution of profit, the net asset value of EFTEN Real Estate AS shares would have increased by 4.7% in 2025.

During 2025, the Group generated adjusted cash flow (EBITDA minus loan principal repayments minus interest expenses) amounting to 13.088 million euros (2024: 11.109 million euros), representing an increase of 18% compared to the same period of the previous year. This was primarily driven by additional cash flows from new acquisitions and developments, as well as lower interest expenses resulting from the decline in EURIBOR. Based on the cash flow generated, the Fund would be able to distribute gross dividends amounting to 10.5 million euros in accordance with its dividend policy. Due to the Fund's conservative financing policy and the annuity repayment structure of its loans, the Fund's subsidiaries are able to increase their dividend capacity by refinancing loans where the loan-

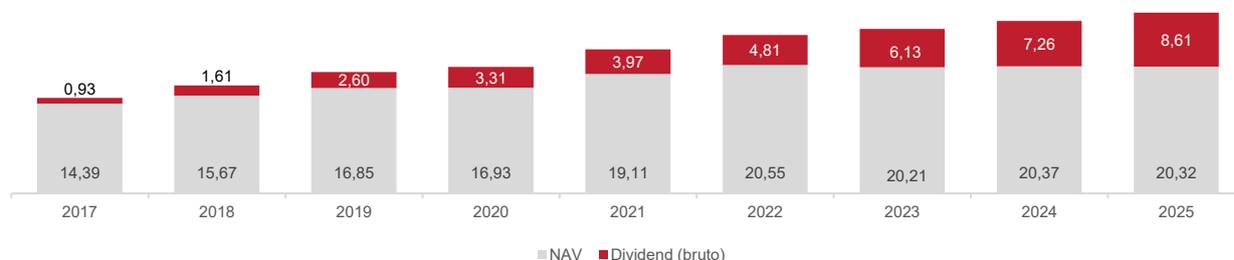
to-value (LTV) ratio has declined below the thresholds set out in the Fund's capital management principles and where operating cash flows exceed loan principal and interest repayments by more than two times. Considering the additional funds obtained from loan refinancing, the Management Board of the Fund proposes to the Supervisory Board and the General Meeting the distribution of net dividends totalling 13.8 million euros (1.2 euros per share) from retained earnings in spring 2026, representing an increase of 8.1% compared to the previous year.

#### Calculation of potential dividends according to the fund's dividend policy

	12 months	
	2025	2024
<i>€ thousands</i>		
<b>Operating profit</b>	<b>23,294</b>	<b>25,319</b>
Adjustment for valuation gains on investment property	3,459	1,080
Adjustment with depreciation and impairment of fixed assets	52	55
<b>EBITDA</b>	<b>26,805</b>	<b>26,454</b>
Interest expense	-6,700	-8,696
Repayments of bank loans	-6,656	-6,617
Income tax expense on profits (Lithuania)	-361	-32
<b>Free cash flow</b>	<b>13,088</b>	<b>11,109</b>
80% of free cash flow	10,470	8,887
Adjustments for gross dividends	2,276	0
Income tax from dividends	-1,821	-1,320
<b>Potential net dividend according to dividend policy</b>	<b>10,925</b>	<b>7,567</b>
Potential additional cash-flow from refinancing <sup>1</sup>	3,730	6,300
Income tax from additional dividends	-821	-1,310
<b>Potential net dividend, including additional cash-flow from refinancing</b>	<b>13,834</b>	<b>12,557</b>
Number of shares at the end of reporting period	11,524,846	11,440,340
<b>Potential net dividend per share, euros</b>	<b>1.20</b>	<b>1.10</b>

<sup>1</sup> The potential incremental cash flow includes additional free cash from refinancing of bank loans in 2025.

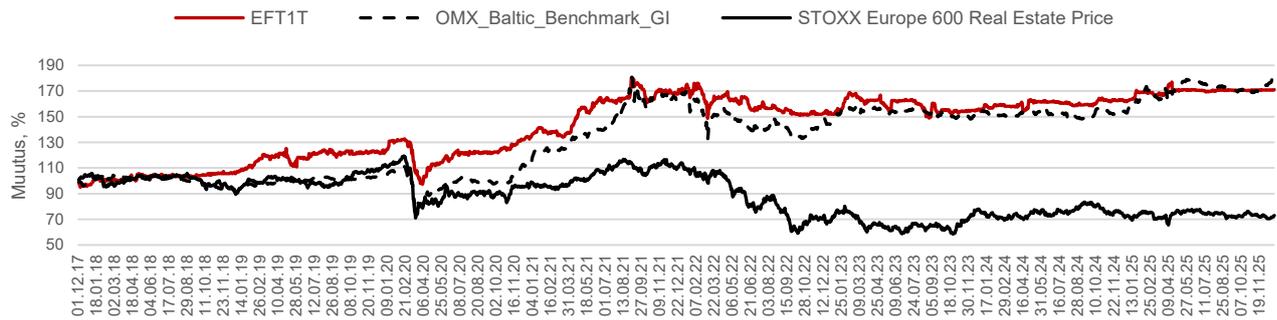
EFTEN Real Estate Fund AS share net asset value (NAV) and cumulative dividend payments (gross) 2017-2025



The shares of EFTEN Real Estate Fund AS have been traded on the main list of Nasdaq Tallinn since December 2017.

<b>EFT1T share statistics</b>	2025	2024
Opening price	18.95	18.90
Closing price	19.15	18.95
Minimum share price	18.90	18.25
Maximum share price	20.60	19.90
Volume of traded shares, thousands	318.164	161.782
Volume, EUR millions	6.160	3.070
Market capitalization as of 31.12, EUR millions	220.701	216.794
Profit per share, EUR	1.07	1.25
Net accounting value of the share	20.32	20.37
EPRA net value of the share	21.27	21.22
P/B (closing price / equity per share)	0.94	0.93
P/B EPRA (closing price / EPRA equity per share)	0.90	0.89

EFT1T price dynamics compared to NASDAQ Baltic Benchmark GI (OMXBGGI) and Stoxx 600 Real Estate index in the period 01.12.2017 to 31.12.2025



### Shareholder statistics

	31.12.2025	31.12.2024
Number of shareholders	7,004	7,058
Number of represented countries	24	25
Share of Estonian residents in share capital	96.06%	96.33%
Share of legal entities in share capital	78.05%	79.27%
Share of private individuals in share capital	21.95%	20.73%

As of 31.12.2025, members of the Fund's Supervisory and Management Board and their related persons owned 32.03% of the shares.

### Shareholders by geographical areas

Share	31.12.2025	31.12.2024
Estonia	96.06%	96.33%
Lithuania	2.04%	2.03%
Switzerland	1.28%	1.30%
Latvia	0.38%	0.13%
United States	0.19%	0.17%
Other	0.05%	0.04%

### The largest shareholders as of 31.12.2025

	Number of shares	Osalus
Altiusse KVI OÜ	1,565,503	13.6%
Hoiukonto OÜ	1,287,296	11.2%
REF Aktsiad OÜ	1,258,144	10.9%
LHV Pensionifond Ettevõtlik	1,198,848	10.4%
Vello Kunman	630,864	5.5%
EFTEN Capital AS	292,688	2.5%
LHV Pensionifond Tasakaalukas	227,458	2.0%
LHV Pensionifond Julge	212,779	1.8%
EFTEN United Property Fund	211,559	1.8%
HTB Investeeringute OÜ	198,032	1.7%
Invego Tiskreoja OÜ	180,636	1.6%
Luminor Bank AS/EE Pensions	171,754	1.5%
Gomab (Swiss) AG	146,690	1.3%

# Corporate governance report

## Report on good corporate governance

This report has been prepared accordance with the principles of the Accounting Act and the Corporate Governance code and provides an overview of the compliance of the management of EFTEN Real Estate Fund AS (hereinafter the Fund) with the Corporate Governance Code as of 31.12.2025.

The Fund shall comply with good corporate governance practices, unless otherwise stated in this report, and due to the specificities arising from the law when managing an investment fund registered as a public limited company.

## GENERAL MEETING

### Shareholders' rights

The Fund is an investment company incorporated as a public limited company with a nominal value of EUR 10 each. Each share grants one vote to the shareholder at the general meeting. The share entitles the shareholder to participate in the general meeting of shareholders and to distribute profits and assets remaining upon termination of the fund, as well as other rights provided by law and the articles of association. There are no specifications that would give shareholders different voting or other rights. The rights of shareholders were not changed during the reporting year.

The General Meeting is the highest governing body of the Fund, which has the authority to amend the Fund's articles of association, increase and decrease the share capital to the extent not authorized by the Supervisory board, decide to conclude, amend and terminate the management agreement concluded with the Fund Management Company, amend the policy for making payments to shareholders at the expense of the Fund, amend the Fund's investment policy, insofar as it is not in the competence of the Supervisory Board according to the articles of association, elect members of the Supervisory Board, renew and revoke their powers and determine their remuneration policy and amount, determine the necessity of special control, approve the annual report and decide on the distribution of profits, decide on the liquidation or merger of the Fund, decide on a transaction with a Supervisory Board member, determine the terms of the transaction, decide on legal disputes and appoint a representative of the Fund in this transaction or dispute, as well as decide on other issues in the competence of the General Meeting.

### Significant Shareholders

None of the shareholders has control over the Fund. As far as the Fund is aware, there are no shareholder agreements or other agreements signed between the shareholders that could later give control over the Fund.

As of 31.12.2025, the Fund had four significant (over 10%) shareholders:

- (i) Altiuse KVI OÜ – 13.58%, owned through holding companies by Arti Arakas, Frank Öim, Peeter Mänd, Mart Mänd, Kaspar Mänd and Priidu Mänd;
- (ii) OÜ Hoiukonto – 11.17%, owned through holding companies by Marcel Vichman, Ants Ratas, Olari Taal and Hanno Murrand;
- (iii) REF Aktsiad OÜ – 10.92%, owned through holding companies by Olav Miil and Toomas Vaher;
- (iii) LHV Pensionifond Ettevõtlik – 10.40%.

The Fund Manager, EFTEN Capital AS, owns 2.54% of the Fund's share capital.

### Convening of the General Meeting and information to be published

Every shareholder has the right to participate in the General Meeting, to speak at the General Meeting on topics presented on the agenda and to ask justified questions and make proposals. The Annual General Meeting of Shareholders shall be called at least once a year within four months after the end of the financial year of the Fund. In addition, an Extraordinary General Meeting of Shareholders shall be called if deemed necessary by the Fund Manager or the Fund's Management Board or if it is requested by the Fund's Supervisory Board, auditor, Fund Manager, the Financial Supervisory Authority or the depository of the Fund. In addition to other persons stipulated by the law, shareholders whose shares represent at least 1/20 of the share capital may also demand the convening of an extraordinary General Meeting and the inclusion of issues on the agenda of the General Meeting. The request for convening an extraordinary General Meeting must be submitted to the Management Board in writing, stating the reason for the convocation.

The shareholders will be notified of the convening of ordinary and extraordinary meetings of shareholders via Nasdaq Tallinn Stock Exchange System and the notice will also be published on the website of the Fund and in a national daily newspaper at least three weeks prior to the meeting. Information related to the General Meeting is published as a stock exchange announcement and on the website in both Estonian and English. The newspaper will only publish the notice of the meeting in Estonian.

The agenda of the General Meeting, the proposals of the Management and Supervisory Board, draft resolutions and other relevant materials and information are made available to the shareholders before the General Meeting together with the notice the General Meeting on the Fund's website.

In 2025, the Annual General Meeting of Shareholders was held on 8 April 2025 at the Radisson Collection Hotel Conference Centre. The notice convening the meeting was published as a stock exchange announcement on 12 March 2025, on the Fund's website [www.eref.ee](http://www.eref.ee), and in the daily newspaper Õhtuleht. The Fund enabled shareholders to submit questions regarding the items on the agenda via the e-mail address provided in the notice, by post to the Fund's registered address, and by telephone. Shareholders were also given the opportunity to review the annual report on the Fund's website and at the Fund's registered office at A. Lauteri 5, Tallinn, from the date of publication of the notice convening the general meeting until the date of the meeting. Shareholders were able to participate

in the General Meeting through an authorised representative or to vote on the draft resolutions electronically prior to the General Meeting. The agenda of the Annual General Meeting of Shareholders included a review by the Management Board of the Fund's activities, approval of the 2024 annual report, distribution of profit, extension of the terms of office of the members of the Supervisory Board, and an increase of the Fund's share capital and the listing of new shares on the Main List of Nasdaq Tallinn Stock Exchange.

The resolutions adopted at the Annual General Meeting of Shareholders were disclosed through the Nasdaq Tallinn Stock Exchange information system and on the Fund's website [www.eref.ee](http://www.eref.ee).

No extraordinary General Meetings of Shareholders were held in 2025.

### **Conduct of the Annual General Meeting of Shareholders**

The Annual General Meeting of shareholders held on 8 April 2025 was conducted in the Estonian language and was chaired by sworn advocate Raino Paron. The chair of the meeting introduced the representatives of the fund attending the meeting and subsequently explained the procedure for conducting the meeting, including the arrangements for submitting questions and voting on the items on the agenda. The meeting was attended by members of the Fund's management board Viljar Arakas and Tõnu Uustalu, chairman of the supervisory board Arti Arakas, supervisory board members Olav Miil and Siive Penu, as well as the lead audit partner of the Fund's auditor PricewaterhouseCoopers AS, Rando Rand. The registration of shareholders and the organisation of voting were carried out by ARS Corporate Service OÜ. Voting results were calculated electronically. In accordance with the Articles of Association, the General Meeting is competent to adopt resolutions if shareholders holding more than half of the votes represented by shares are present. At the General Meeting, shareholders representing 74.49% of the votes represented by shares were present. Of these, 0.22% of all votes represented by shares were cast electronically prior to the meeting in accordance with the procedure set out in the notice convening the General Meeting. An overview of the Fund's activities was presented at the general meeting as an informational agenda item. Thereafter, under separate agenda items, the 2024 annual report together with the remuneration report was approved, the distribution of profit was resolved, the terms of office of the existing members of the supervisory board were extended for a further five years, and the supervisory board of the fund was authorised, for a period of one year from the adoption of the resolution, to decide on increasing the Fund's share capital through either a public or directed share issue, including authorisation to carry out all necessary actions and to enter into agreements required for applying for the listing and admission to trading of newly issued shares of the Fund on the main list of Nasdaq Tallinn Stock Exchange.

Shareholders were granted the opportunity to submit questions regarding the items on the agenda, to make proposals and to raise issues. No statements or dissenting opinions were submitted at the Annual General Meeting. The General Meeting was conducted in compliance with the requirements of the law and the articles of association. No video broadcast of the general meeting was provided.

## **MANAGEMENT BOARD**

### **Tasks of the Management Board**

The board supervises the activities of the management company related to the fund to the extent and in the manner prescribed in the management agreement, i.e. supervises the fulfilment of the obligations of the management company arising from the management agreement and supervises the operations of the depository to the extent and in the manner prescribed in the depository agreement, as well as the performance of other tasks related to the management of the Fund and delegated by third parties.

The board of the Fund does not manage the Fund's assets to the extent resulting from valid legislation, articles of association and management agreement.

During the reporting year, there were no changes in the duties and competence of the board.

### **Composition and remuneration**

According to the Articles of Association of the Fund, the Management Board consists of one to three members. The members of the Management Board are elected and recalled by the Supervisory Board. Viljar Arakas and Tõnu Uustalu have been members of the Management Board since their establishment. The chairman of the board has not been elected. In 2025, there were no changes in the members of the Management Board.

Every member of the board can represent the Fund in all legal proceedings.

No separate agreements have been concluded with the members of the Management Board. No remuneration has been paid to the members of the Management Board and there are no decisions to pay any remuneration or benefits (incl. non-monetary) to the members of the Management Board in the future. Viljar Arakas, a member of the Management Board of the Fund, is at the same time a member of the Management Board of the Management Company and the Management Company has entered into an agreement with Viljar Arakas, he has signed a board member contract. Tõnu Uustalu, a member of the Management Board of the Fund, is also the head of the investment department of the Management Company, with whom the Management Company has entered into an employment contract.

In connection with the management of the Fund, the management company has established internal rules to ensure the functioning of the fund's risk management and internal control, as well as internal rules for organizing accounting and preparing financial statements and together with the Management Board. The members of the Management Board shall submit and update their declarations of financial interests at least once a year.

### **Conflict of interest**

In 2025, there were no transactions between the Fund and the members of the board, their relatives or persons related to them, except for the provision of management services by the management company to the Fund according to the management agreement. In addition to the duties of the board members,

participation in other associations has taken place with the consent of the council and published in the fund's prospectus, which is available on the fund's website [www.eref.ee](http://www.eref.ee). Board member Viljar Arakas is a member of the council of Coop Pank AS, whose shares are listed on the Nasdaq Tallinn stock exchange, from 14.04.2021. Board member Tõnu Uustalu does not simultaneously participate in the work of the board or council of any other publicly listed company on the securities market.

As of 31.12.2025, board member Viljar Arakas owns a total of 0.22% of the Fund's share capital and 22.36% of the Fund management company's share capital through his holding company and as a private individual. Board member Tõnu Uustalu owns 0.67% of the Fund's share capital and 16.77% of the Fund management company's share capital.

The management company owns 2,54% of the Fund's share capital.

Neither the board member nor the employee shall demand or accept money or other benefits from third parties for personal purposes in connection with their work, nor shall they make illegal or unjustified favours to third parties on behalf of the Fund.

In 2025, neither the Management Board nor, as far as the Management Board is aware, the employees of the group have gone astray against the mentioned principle.

## **SUPERVISORY BOARD**

### **Tasks of the Supervisory Board**

Considering the limitations set forth in the Fund's Articles of Association, the Supervisory Board is authorized to appoint and recall a procurator, appoint an audit firm, approve the terms of the depository agreement, approve a stockholder; decide on a transaction with a Management Board member and the terms of transactions, decide on legal disputes and appoint a representative of the Fund in this transaction or dispute, approve semi-annual report, approve opening balance and annual report of liquidation, supervise the Management Board and increase share capital within three years from the date of establishment.

The Supervisory Board's approval is required for transactions that go beyond the normal course of business, including acquisition and termination of holdings in other companies, the establishment or termination of a subsidiary, the approval and amendment of a Fund's operating strategy, significant changes to the Fund's activities or involving the Fund in business activities that are not directly related to the objectives of the Fund's current economic activity and transactions in excess of EUR 250,000.

The Fund does not have an audit or remuneration committee, and these functions are performed by the Supervisory Board.

The work of the Supervisory Board is organized by the Chairman of the Supervisory Board, who is elected by the Supervisory Board members from among themselves. The Supervisory Board makes decisions at meetings of the Supervisory Board or without convening a meeting. A decision of the Supervisory Board is adopted if more than half of the members of the Supervisory Board participating in the meeting are in favour of it, unless the legislation or the articles of association stipulate a requirement for a larger majority. In the event of an equal division of votes, the Chairman of the Supervisory Board does not have a casting vote. To adopt decisions without convening a meeting, all members of the Supervisory Board must agree to the decision. The tasks and work organization of the Supervisory Board were not changed during the reporting year.

### **Composition and remuneration**

According to the Articles of Association of the Fund, the Supervisory Board consists of three to five members. Since its establishment, the Supervisory Board has 4 members, including Arti Arakas (Chairman of the Supervisory Board), Olav Miil, Siive Penu and Sander Rebane. According to the Articles of Association, re-election of the members of the Supervisory Board (extension of the term of office) is permitted. At the Annual General Meeting of the Fund held on 8 April 2025, the terms of office of the existing members of the Supervisory Board were extended for a further five years from the expiry of their current terms (18 June 2025), i.e. until 18 June 2030. Accordingly, the mandates of the members of the Supervisory Board remain valid. No agreements have been concluded with the members of the Supervisory Board. No remuneration has been paid to the members of the Supervisory Board and there are no decisions to pay any remuneration or benefits (incl. non-monetary) to the members of the Supervisory Board in the future. All members of the Supervisory Board attended more than half of the meetings of the Supervisory Board.

### **Conflict of interest**

Council members avoid conflicts of interest in their activities. In his activities as a member of the Supervisory Board, the member of the Supervisory Board prefers the issuer's interests to personal or third-party interests. The council member does not use commercial offers aimed at the issuer for his personal interests. In 2025, as far as the Fund is aware, the members of the Council have not gone astray against the said principle. Among other things, the members of the council update their declaration of economic interests at least once a year.

In 2025, no transactions took place between EFTEN Real Estate Fund AS and members of the Supervisory Board of the Fund, their relatives or persons related to them, except for the provision of management services by the management company to the Fund in accordance with the management agreement. Council members do not simultaneously participate in the work of the boards or councils of other publicly listed companies on the securities market. The activities of the council members in other associations are published in the fund's prospectus and available on the Fund's website [www.eref.ee](http://www.eref.ee).

As of 31.12.2025, the chairman of the Supervisory Board, Arti Arakas, owns 5.59% of the Fund's share capital and 8.61% of the Fund's Manager share capital through holding companies, Olav Miil owns 9.17% of the Fund's share capital through a holding company and 0.46% of the Fund's share capital as a private individual and 4.53% of the Fund's Manager share capital as a private individual, Siive Penu owns 0.01% of the Fund's share capital and does not hold any shares in the Fund's Manager share capital. Siive Penu is a member of the Management Board of HTB Investeeringud OÜ, who owns 1.72% of the Fund's share capital

and 4.53% of the Fund's share capital. Supervisory board member Sander Rebane owns 169 of the Fund's shares (0%) as a private individual and through a holding company. Sander Rebane does not own any shares in the Fund's share capital.

The Fund Manager owns 2.54% of the Fund's share capital.

#### **COOPERATION OF MANAGEMENT AND SUPERVISORY BOARD**

The board and the council cooperate closely with the aim of best protecting the interests of the Fund. Cooperation is primarily based on an open exchange of opinions between the board and the council as well as within the board and the council. At the same time, the members of the board participate in the discussions of the adoption of the decisions of the council both at the meetings of the council and outside of the meetings.

Close cooperation between the council and the board has continued in 2025.

Confidentiality requirements are applied to all information exchange between the Supervisory Board and the Management Board, which ensure control over the flow of price-sensitive information, including the establishment of internal rules for handling inside information, maintaining a list of persons possessing inside information and disclosing information. To the knowledge of the Fund, neither the Management Board nor the management company have deviated from the instructions given by the Supervisory Board in managing the Fund in 2025.

#### **DISCLOSURE OF INFORMATION**

The Fund informs all shareholders about material matters equally, using the information system of the Tallinn Stock Exchange and its website. The website of the Fund [www.eref.ee](http://www.eref.ee) contains general information about the fund, an overview of real estate investments, information about the members of the Management Board and Supervisory Board, the main service providers as well as stock exchange announcements, reports and other relevant information. The annual and interim reports of the Fund provide information on the fund's strategy and financial performance, as well as a report on corporate governance. Information on the composition of the Supervisory Board and the auditor, resolutions of the general meeting and other important information is published in the section of stock exchange releases. In addition, the annual reports of the Fund are available on the website of the Management Company EFTEN Capital AS at [www.eften.ee](http://www.eften.ee).

In addition to the quarterly interim reports and the annual report, the Fund also publishes the Fund's net asset value on a monthly basis as of its registration on the Nasdaq Tallinn Stock Exchange, which is also available on the Fund's website. Before the end of each financial year, the Fund shall publish through the Nasdaq Tallinn stock exchange system and thereafter on its website the following financial year, showing the dates of quarterly and annual financial results and the date of the annual general meeting. Once the information has been published through the Nasdaq Tallinn Stock Exchange system, all of this information will also be available on the Fund's website. The Fund regularly communicates with its shareholders. The general meeting of shareholders shall be convened at least once a year, with a separate agenda item providing an overview of the activities of the fund and where each shareholder can ask questions to the members of the management and Supervisory Boards. The Management Board also meets with shareholders outside general meetings, including at conferences and meetings. In addition, two web seminars were held in relation to the public offering of new shares.

#### **FINANCIAL REPORTING AND AUDITING**

##### **Reporting**

The consolidated financial statements of the Fund are prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union. The annual report is audited and approved by the Supervisory Board and approved by the annual general meeting of shareholders. The Fund annually publishes the consolidated audited annual report and the consolidated quarterly reports during the financial year, which are published through the information system of the Tallinn Stock Exchange and are publicly available on the website of the Fund and the Fund Manager.

##### **Election of the auditor and audit of the financial statements**

The independent auditor of the Fund is AS PricewaterhouseCoopers, which was appointed as the auditor of the Fund upon its establishment. In accordance with the Investment Funds Act and the Fund's Articles of Association, the right to appoint the auditor is granted to the Supervisory Board. The auditor's duties, schedule and remuneration are defined in the contract concluded with the auditor.

In 2025, the Fund's contractual auditor AS PricewaterhouseCoopers did not provide any other services in addition to the audit of the consolidated annual report and the annual reports of the subsidiaries. In 2025, the total amount of fees paid or payable for audit services provided by the Group's appointed auditor is 126 thousand euros, including 43 thousand euros for the Fund's consolidated annual report. In 2025, the PwC network companies have provided audit services for the auditing the Fund's subsidiaries in the amount of 30 thousand euros.

There were no events or circumstances in 2025 that the auditor has informed the Supervisory Board of and that, in the auditor's opinion, may affect the work of the Supervisory Board or the management of the Fund. Nor has the auditor informed the Fund of any threat to the auditor's independence or the professionalism of his work.

In 2025, Rando Rand, the chief auditor of PricewaterhouseCoopers AS, participated in the annual general meeting of shareholders, where the report for the previous financial year was approved.

#### **RISK PROFILE AND RISK MANAGEMENT**

EFTEN Real Estate Fund AS is a public limited-liability investment fund (alternative investment fund), whose shares are listed on the Nasdaq Tallinn stock exchange and are freely traded. The aim of providing shareholders with an opportunity to participate in an actively managed real estate portfolio and the aim of the Fund has not changed in 2025.

The Fund is not a guaranteed fund, i.e. the payment of dividends to the investor is not guaranteed.

Key information about the Fund published for investors is available on the Fund's website [www.eref.ee](http://www.eref.ee).

In its day-to-day operations, the fund is exposed to various risks. The fund and the fund management company treat risk as a possible danger that some event, action or inaction may cause a loss of property or reputation or threaten the effective performance of tasks/goals. The main risks related to the activities of the fund and its subsidiaries are also described in the Fund's prospectus, which is available on the fund's website at [www.eref.ee](http://www.eref.ee).

The Fund and the Management Company regard risk management as a continuous process of defining, assessing, measuring and mitigating risks and as part of the management of the company's daily activities. The principle is that risks must be taken in a balanced manner, taking into account the internal risk management rules established by the management company, the investment and risk diversification restrictions set out in the fund's articles of association and applying risk mitigation measures as appropriate. When investing the Fund's assets, excessive risk-taking is unacceptable and appropriate measures must be applied to identify risks, assess risks, perform risk analysis and evaluate results in order to manage risks. Thus, the risk management process includes both the risks related to the investment planned or made on behalf of the fund and the management of the fund's management and the management company's own operational and other risks. An independent internal auditor of the management company is also involved in the evaluation of the risk management process and measures, and in addition, a compliance function functions as part of the management company's internal control. The role of risk management and internal control is to ensure that risks are recognized and addressed at all levels as part of the risk management process. The Management Board shall ensure that each employee and member of the management body is aware of the requirements with which he or she must comply in order to perform his or her duties and that the performance of the various functions does not prevent the employee or member of the management body from acting in a reliable, fair and appropriate manner. To this end, trainings for the employees of the management company are also conducted annually.

## REMUNERATION REPORT

This report provides an overview of the principles of remuneration of managers of EFTEN Real Estate Fund AS and the determination of work-related benefits, as well as the fees paid to managers in the 2025 financial year. In this remuneration report, the members of the board of the stock issuer are treated as directors in accordance with the Securities Market Act.

The basic remuneration principles of EFTEN Real Estate Fund AS were defined when the Fund was founded in 2015, according to which no fees are paid to the members of the Fund's management bodies, including members of the board. Also, severance and retirement benefits or other benefits are not assigned to the members of the Fund's management bodies at the expense of the Fund. These principles were not changed during the reporting year. The mentioned basic principles based on the difference, because of which EFTEN Real Estate Fund AS is not just an issuer of shares, but an investment fund established as a joint stock company, the members of the board of which are members of the executive management of the management company managing the Fund. The Fund pays a management fee to the Fund Manager in accordance with the principles published in the Fund's articles of association and the management agreement. EFTEN Real Estate Fund AS board member Viljar Arakas is a Management Board member and EFTEN Real Estate Fund AS board member Tõnu Uustalu is the manager of the investment department of the management company. No changes were made to these principles during 2025.

In the financial year 2025, the Fund did not pay a basic salary or performance fee to Tõnu Uustalu nor Viljar Arakas, i.e. the basic salary and performance fee was 0 euros. Regarding the compliance of the sum, the Fund Manager (EFTEN Capital AS) has established the principles of remuneration for management and employees as a part of its Code of Conduct, which originate of the general principle to ensure the motivation of the management and employees, but not to contribute to taking risks that are not in line with the risk profile and Articles of Association of the funds managed by Fund Manager, including the Fund. The Fund Manager pays monthly fixed remuneration to the members of the Management Board and employees of the Fund Manager. To avoid conflicts of interest, a member of the Management Board or an employee of the management company shall not be paid a performance fee upon making investments in the funds managed by the Fund Manager. This also ensures that the principles of remuneration are clear and transparent, based on the long-term objectives of the funds managed and that the legitimate interests of investors and creditors are considered. Compliance with the management company's remuneration policy is checked annually by the internal auditor and the remuneration policy is reviewed by the management company's Supervisory Board at least once a year.

As no performance fee is foreseen, it is not applicable to assess compliance with the performance criteria. It is therefore also not applicable to present an annual change in the remuneration of EFTEN Real Estate Fund AS, the company's performance and the average full-time remuneration of the company's employees.

Viljar Arakas and Tõnu Uustalu do not have a variable remuneration as managers of the Fund and therefore it is not applicable to provide an overview of the possibility to reclaim variable remuneration. In 2025, there were exceptions to the principles of remuneration of management.

As of 31 December 2025, board member Viljar Arakas owns 0.22% of the Fund's share capital through his holding company and as a private individual and 22.36% of the Fund management company's share capital. Board member Tõnu Uustalu owns 0.67% of the Fund's share capital and 16.77% of the Fund management company's share capital. The Fund management company owns 2.54% of the Fund's share capital. Tõnu Uustalu and Viljar Arakas do not have stock options.

The shareholders of the Fund, including Tõnu Uustalu and Viljar Arakas, in accordance with the Articles of Association, when increasing the Fund's share capital and issuing new shares, have the right to subscribe for new shares, analogously to other shareholders of the Fund, in proportion to their existing participation in the Fund, except in cases where the right to subscribe for existing shareholders is excluded by the decision of the general meeting of the Fund.

The remuneration principles of the Fund's managers are also published in the Fund's prospectus, which is available on the EFTEN Real Estate Fund AS website at [www.eref.ee](http://www.eref.ee). In addition, the prospectus also publishes the fees paid to the managers of EFTEN Real Estate Fund AS's subsidiaries. At the same time, neither Viljar Arakas nor Tõnu Uustalu have been paid any fees, compensations or incentives from any company belonging to the same group as EFTEN Real Estate Fund AS.

### Remuneration of the Group's employees and the Group's sales revenue and net profit for the last five years

	2025	2024	2023	2022	2021
€ thousands					
Total remuneration calculated for the Fund's employees	447	482	469	267	245
Number of employees	12	13	12	10	11
Sales revenue	33,083	32,238	31,817	14,299	12,921
Net profit	12,235	13,564	1,000	11,408	13,099

## FINANCIAL STATEMENTS OF THE CONSOLIDATION GROUP

### CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Notes	2025	2024
<i>€ thousands</i>			
Revenue	3,4	33,083	32,238
Cost of services sold	5	-1,677	-1,569
<b>Gross profit</b>		<b>31,406</b>	<b>30,669</b>
Marketing costs	6	-721	-692
General and administrative expenses	7	-3,982	-3,666
Gain / loss from valuation of investment properties	13	-3,459	-1,080
Other operating income and expense		50	88
<b>Operating profit</b>	<b>3</b>	<b>23,294</b>	<b>25,319</b>
Profit / loss from joint ventures	2	222	-118
Interest income		185	278
Other finance income and expense	8	-6,693	-8,696
<b>Profit before income tax</b>		<b>17,008</b>	<b>16,783</b>
Income tax expense	9	-4,773	-3,219
<b>Net profit for the reporting period</b>	<b>3</b>	<b>12,235</b>	<b>13,564</b>
<b>Net comprehensive profit for the reporting period</b>		<b>12,235</b>	<b>13,564</b>
Earnings per share	10		
- basic		1.07	1.25
- diluted		1.07	1.25

The notes on pages 26-54 are integral parts of the interim financial report.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	31.12.2025	31.12.2024
<i>€ thousands</i>			
<b>ASSETS</b>			
Cash and cash equivalents	11	19,957	18,415
Short-term deposits	16	320	2,092
Derivatives	16	13	0
Receivables and accrued income	12	1,697	2,055
Prepaid expenses		293	138
<b>Total current assets</b>		<b>22,280</b>	<b>22,700</b>
Long-term receivables	12	164	154
Shares in joint ventures	2	2,182	1,960
Investment property	3,13	381,032	373,815
Property, plant and equipment		193	134
<b>Total non-current assets</b>		<b>383,571</b>	<b>376,063</b>
<b>TOTAL ASSETS</b>		<b>405,851</b>	<b>398,763</b>
<b>LIABILITIES AND EQUITY</b>			
Borrowings	14	42,261	30,300
Derivatives	16	6	0
Liabilities and prepayments	15	2,913	3,245
<b>Total current liabilities</b>		<b>45,180</b>	<b>33,545</b>
Borrowings	14	111,727	119,120
Other long-term liabilities	15	1,992	1,928
Deferred income tax liability	9	12,748	11,097
<b>Total non-current liabilities</b>		<b>126,467</b>	<b>132,145</b>
<b>Total liabilities</b>		<b>171,647</b>	<b>165,690</b>
Share capital	17	115,248	114,403
Share premium	17	91,076	90,306
Statutory reserve capital		4,156	2,799
Retained earnings	18	23,724	25,565
<b>TOTAL EQUITY</b>		<b>234,204</b>	<b>233,073</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>405,851</b>	<b>398,763</b>

The notes on pages 26-54 are integral parts of the interim financial report.

## CONSOLIDATED STATEMENT OF CASH FLOWS

	Notes	2025	2024
<i>€ thousands</i>			
<b>Cash flow from operating activities</b>			
<b>Net profit</b>		<b>12,235</b>	<b>13,564</b>
Adjustments of net profit:			
Profit/loss from joint ventures using the equity method	2	-222	118
Income on interest		-185	-278
Finance income and expense	8	6,693	8,696
Profit/loss on valuation of investment property	13	3,459	1,080
Depreciation and impairment of fixed assets	5,7	52	55
Income tax expense	9	4,773	3,219
<b>Total adjustments with non-cash changes</b>		<b>14,570</b>	<b>12,890</b>
<b>Cash flow from operations before changes in working capital</b>		<b>26,805</b>	<b>26,454</b>
Change in receivables and payables related to operating activities		-312	344
Change in business-related liabilities and prepayments		394	-73
<b>Net cash flow generated from operating activities</b>		<b>26,887</b>	<b>26,725</b>
<b>Cash flow from investing activities</b>			
Acquisition of property, plant and equipment		-110	-33
Acquisition of investment properties	13	-11,190	-21,448
Sale of investment properties	13	0	4,633
Change in short-term deposits	16	1,772	1,308
Interest received		202	258
<b>Net cash flow generated from investing activities</b>		<b>-9,326</b>	<b>-15,282</b>
<b>Cash flow from financing activities</b>			
Loans received	14	11,204	14,260
Loan repayments scheduled	14	-6,656	-12,615
Interest paid		-6,702	-8,822
Issuance of shares	17	1,595	11,630
Dividends paid	17	-12,699	-10,820
Income tax on dividends paid		-2,761	-1,373
<b>Net cash flow generated from financing activities</b>		<b>-16,019</b>	<b>-7,740</b>
<b>NET CASH FLOW</b>		<b>1,542</b>	<b>3,703</b>
<b>Cash and cash equivalents at the beginning of period</b>	<b>11</b>	<b>18,415</b>	<b>14,712</b>
Change in cash and cash equivalents		1,542	3,703
<b>Change in cash and cash equivalents</b>	<b>11</b>	<b>19,957</b>	<b>18,415</b>

The notes on pages 26-54 are integral parts of the interim financial report.

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium	Statutory reserve capital	Retained earnings	Total
<i>€ thousands</i>					
<b>Balance 01.01.2024</b>	<b>108,198</b>	<b>84,721</b>	<b>2,749</b>	<b>23,030</b>	<b>218,698</b>
Issuance of shares	6,205	5,585	0	-159	11,631
Dividends declared	0	0	0	-10,820	-10,820
Provision for reserve capital	0	0	50	-50	0
<b>Total transactions with owners</b>	<b>6,205</b>	<b>5,585</b>	<b>50</b>	<b>-11,029</b>	<b>811</b>
Net profit for the financial period	0	0	0	13,564	13,564
<b>Total comprehensive income for the financial period</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,564</b>	<b>13,564</b>
<b>Balance 31.12.2024</b>	<b>114,403</b>	<b>90,306</b>	<b>2,799</b>	<b>25,565</b>	<b>233,073</b>
<b>Balance 01.01.2025</b>	<b>114,403</b>	<b>90,306</b>	<b>2,799</b>	<b>25,565</b>	<b>233,073</b>
Issuance of shares	845	770	0	-20	1,595
Dividends declared	0	0	0	-12,699	-12,699
Provision for reserve capital	0	0	1,357	-1,357	0
<b>Total transactions with owners</b>	<b>845</b>	<b>770</b>	<b>1,357</b>	<b>-14,076</b>	<b>-11,104</b>
Net profit for the financial period	0	0	0	12,235	12,235
<b>Total comprehensive income for the financial period</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,235</b>	<b>12,235</b>
<b>Balance 31.12.2025</b>	<b>115,248</b>	<b>91,076</b>	<b>4,156</b>	<b>23,724</b>	<b>234,204</b>

Additional information on share capital is provided in Note 17.

The notes on pages 26-54 are integral parts of the interim financial report.

# NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

## 1 Accounting policies and measurement bases used in the preparation of the consolidated interim financial statements

### 1.1 General information

EFTEN Real Estate Fund AS (formerly EFTEN Real Estate Fund III AS) is a public closed investment fund established in 2015, the main activity of which is investments to commercial real estate that generate cash flow in the Baltic states. The fund's investment activities follow the opportunistic and value-generating strategy. The fund is mainly directed to retail investors. EFTEN Real Estate Fund AS executes commercial investment property in the Baltic states.

The structure of the EFTEN Real Estate Fund AS group as of 31.12.2025 is as follows (see also Note 2):

EFTEN REAL ESTATE FUND AS					
	OFFICE	LOGISTICS	RETAIL	CARE HOMES	OTHER
ESTONIA	EFTEN SPV2 OÜ <i>Lauteri 5, Tallinn</i>	EFTEN SPV15 OÜ <i>Premia Külkhoone, Tallinn</i>	EFTEN SPV14 OÜ <i>Võru Rautakesko</i>	EFTEN Piritä OÜ <i>Pirta Pansionaat, Tallinn</i>	EFTEN SPV4 OÜ <i>Rakvere Police and rescue building</i>
	EFTEN SPV5 OÜ <i>Pärnu mnt 105, Tallinn</i>	EFTEN SPV17 OÜ <i>Betooni 1a, Betooni 6, Tallinn</i>	EFTEN SPV3 OÜ <i>Uku Centre, Viljandi</i>	EFTEN Valkla OÜ <i>Valkla Südamekodu</i>	EFTEN SPV11 OÜ (joint venture 50%) <i>Hotel Palace</i>
	EFTEN SPV6 OÜ <i>Pärnu mnt 102, Tallinn</i>	EFTEN SPV12 OÜ <i>Kuuli 10, Tallinn</i>	EFTEN SPV7 OÜ, EFTEN SPV8 OÜ <i>Mustika Centre, Tallinn</i>	EFTEN Ermi OÜ <i>Tartu Südamekodu</i>	
		EFTEN Tännassilma OÜ <i>DSV logistics centre, Tallinn</i>	EFTEN SPV12 OÜ <i>Tammsaare tee Rautakesko, Tallinn</i>	EFTEN Hiiu OÜ <i>Nõmme Südamekodud (under development)</i>	
		EFTEN Härgmäe OÜ <i>Härgmäe tn 8, Tallinn</i>	EFTEN Laagri OÜ <i>Laagri Selver, Tallinn</i>		
		EFTEN Paemurru OÜ <i>Paemurru tee 3, Harku vald</i>	EFTEN Seljaku OÜ <i>Gardening centre, Laagri</i>		
			EFTEN Car centre OÜ <i>ABC Motors Car centre, Tallinn</i>		
			EFTEN Tähesajuu tee OÜ <i>under liquidation</i>		
LATVIA	EFTEN Terbata SIA <i>Terbata office building, Riga</i>	EFTEN Jurkalne SIA <i>Jurkalne Technology Park, Riga</i>	EFTEN Jelgava SIA <i>RAF Centrs, Jelgava</i>		EFTEN ABC SIA
	EFTEN Riga Airport SIA <i>airBaltic main building, Riga</i>	EFTEN Krustpils SIA <i>DSV logistics centre, Riga</i>			Auras Centrs SIA <i>Jelgava development project (under development)</i>
		EFTEN Piepilsetas SIA <i>Piepilsetas logistics centre, Kekava</i>			
LITHUANIA	Verkių projektas UAB <i>Ulonu office building, Vilnius</i>	EFTEN Stasyļu UAB <i>DSV logistics centre, Vilnius</i>	Saulės Miestas UAB <i>Saulės Miestas Shopping centre, Šiauliai</i>		
	EFTEN Menulio UAB <i>Menulio 11, Vilnius</i>	EFTEN Ramygalos UAB <i>Ramygalos logistics centre, Panevėžys</i>			
	EFTEN Laisves UAB <i>L3 office building, Vilnius</i>				
	EFTEN Evolution UAB <i>Evolution office building, Vilnius</i>				
	EFTEN Rutkausko UAB <i>Rutkausko office building, Vilnius</i>				

EFTEN Real Estate Fund AS (Parent Company) is a company registered in Estonia and operating in Estonia.

The consolidated financial statements of EFTEN Real Estate Fund AS and its subsidiaries for the year ended 31 December 2025 have been signed by the Management Board on **26 February 2026**. According to the requirements of the Commercial Code of the Republic of Estonia, the annual report prepared by the Management Board and approved by the Supervisory Board is approved at the general meeting of shareholders. These consolidated financial statements form part of the annual report approved by the shareholders and are one of the bases for deciding on the distribution of profits. Shareholders have the right not to

approve the annual report prepared by the Management Board and approved by the Supervisory Board and to demand the preparation of a new report until approval by the general meeting.

## 1.2 Summary of significant accounting policies

The consolidated financial statements of EFTEN Real Estate Fund AS and its subsidiaries (hereinafter also referred to as the "Group") have been prepared in accordance with International Financial Reporting Standards as adopted by the European Union (IFRS EU). The financial reporting principles of investment funds are set out in the Investment Funds Act, the Accounting Act and Regulation No. 8 of the Minister of Finance 'Requirements for Fund Reports Subject to Disclosure' of 18 January 2017.

The Group's financial statements are presented in thousands of euros. The financial statements have been prepared under the historical cost convention, unless otherwise stated (for example, investment property is carried at fair value).

In the preparation of financial statements, the accounting entity is presumed to be carrying on its activities as a going concern.

### 1.2.1 Application of new or revised standards and interpretations

New or amended standards and interpretations that became effective for the reporting period beginning on **1 January 2025** did not have a significant impact on the Group's financial statements.

#### Standards issued but not yet effective and not yet adopted by the European Union

(effective to reporting periods beginning on or after 1 January 2026; not yet adopted by the European Union)

##### Amendments to the Classification and Measurement of Financial Instruments – Amendments to IFRS 9 and IFRS 7

On May 30, 2024, the IASB issued amendments to IFRS 9 and IFRS 7 to:

- (a) clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;
- (b) clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;
- (c) add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and
- (d) update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

The Group is currently analysing and assessing the impact of the said change.

##### IFRS 18 Presentation and Disclosure in Financial Statement

In April 2024, the IASB has issued IFRS 18, the new standard on presentation and disclosure in financial statements, with a focus on updates to the statement of profit or loss. The key new concepts introduced in IFRS 18 relate to:

- the structure of the statement of profit or loss;
- required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures); and
- enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

IFRS 18 will replace IAS 1; many of the other existing principles in IAS 1 are retained, with limited changes. IFRS 18 will not impact the recognition or measurement of items in the financial statements, but it might change what an entity reports as its 'operating profit or loss'. IFRS 18 will apply for reporting periods beginning on or after 1 January 2027 and applies to comparative information.

The Group is currently analysing and assessing the impact of the said change.

##### IFRS 19 Subsidiaries without Public Accountability: Disclosures

The International Accounting Standard Board (IASB) has issued a new IFRS Accounting Standard for subsidiaries. IFRS 19 permits eligible subsidiaries to use IFRS Accounting Standards with reduced disclosures. Applying IFRS 19 will reduce the costs of preparing subsidiaries' financial statements while maintaining the usefulness of the information for users of their financial statements. Subsidiaries using IFRS Accounting Standards for their own financial statements provide disclosures that maybe disproportionate to the information needs of their users. IFRS 19 will resolve these challenges by:

- enabling subsidiaries to keep only one set of accounting records – to meet the needs of both their parent company and the users of their financial statements;
- reducing disclosure requirements – IFRS 19 permits reduced disclosure better suited to the needs of the users of their financial statements.

The Group is currently analysing and assessing the impact of the said change.

##### Sale or Contribution of Assets between an Investor and its Associate or Joint Venture - Amendments to IFRS 10 and IAS 28

These amendments address an inconsistency between the requirements in IFRS 10 and those in IAS 28 in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a

business. A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are held by a subsidiary. In 2015, the IASB decided to postpone the effective date of these amendments indefinitely.

The Group is currently analysing and assessing the impact of the said change.

## 1.2.2 Management's critical estimates and judgements

The presentation of consolidated financial statements in accordance with International Financial Reporting Standards and International Financial Reporting Interpretations Committee Interpretations as adopted by the European Union requires management to make estimates and judgments that affect the recognition and measurement of assets and liabilities at the balance sheet date, the presentation of contingent assets and liabilities and their probability of realization, and income and expenses of the reporting period.

Although management reviews its judgments and estimates on an ongoing basis and is based on past experience and the best available knowledge of probable future events, actual results may differ from those estimates.

The most important management decisions that affect the information presented in the financial statements concern the following areas of accounting:

### Estimation uncertainty

The estimates made by management are based on historical experience and the information that has become available by the date of preparation of the financial statements. Therefore, there is a risk with the assets and liabilities presented at the balance sheet date, and the related revenue and expenses, that the estimates applied need to be revised in the future. The key sources of estimation uncertainty that have a significant risk of causing material restatements to the financial statements are described below.

#### a) Determination of the fair value of investment property

Investment properties are measured at fair value at each reporting date. The Group's investment properties are valued by Colliers International Advisors OÜ. The Group's independent valuer assesses the investment properties individually using the discounted cash flow method. As all of the Group's investment properties generate rental income (or will generate rental income upon completion), the applied valuation method best reflects the fair value of the investment properties compared to alternative methods (such as the comparative method). Cash flow projections for all properties have been updated for the purpose of determining fair value, and discount rates and exit yields are differentiated based on the location, technical condition of the properties and the risk profile of the tenants. Additional information regarding the key assumptions and sensitivity of the valuations is disclosed in Note 13.

#### b) Business combinations and acquisitions of assets

Purchases of investment property are generally treated as acquisitions of assets. According to the management, there are no business combinations if the real estate object has individual tenants, the Fund does not acquire other assets or rights in addition to the real estate object and does not hire former employees. The Fund does not acquire the business process management know-how of a real estate object but manages all acquired objects centrally.

#### c) Assessments of the presence of control or significant influence in other companies

The group owns 100% of all subsidiaries, and only members of the board of the parent company of the group belong to the control bodies of the subsidiaries. Thus, the group has full control over its subsidiaries both in terms of profit sharing and management decisions. The group has a 50% stake in the joint ventures it owns, and the board members of the joint ventures also overlap with the board members of the group's parent companies. All decisions in joint ventures are made in accordance with the agreements with the consent of both shareholders, which is resulting to a jointly controlled company.

### Investment company

The management of the Group has assessed the compliance of its activities with the definition of an investment company and finds that EFTEN Real Estate Fund AS does not meet the definition of an investment company, as it has the characteristics of a real estate company rather than a purely investment company. Although the investors of EFTEN Real Estate Fund AS also expect an increase in the value of assets and a profit from current economic activities from their capital investment, EFTEN Real Estate Fund AS also takes a significant part of development risks in its investments, which are characteristic of a conventional real estate company. An investment firm should also make direct investments in companies that are measured at fair value in accordance with IFRS 10. In the case of the parent company of EFTEN Real Estate Fund AS, the fair value measurement is indirect - at fair value, the assets located in the subsidiaries are valued and thus the fair value of the subsidiary is obtained, which may not be the final market price of the subsidiary. The Group's economic activities are also assessed based on rental income, profit margins, volume of assets and other financial indicators characterizing real estate companies, which cannot be done only based on the fair value of the subsidiary.

## 1.2.3 Summary of other accounting policies

### Segment reporting

The Group allocates raised capital and available resources for investments in accordance with the Group's investment policy, analysing the reasonable allocation of risks by real estate sector.

In disclosing information on segments, the Group adheres to the principles of grouping used in the Group's internal accounting and reporting. Independent business segments are sub-sectors of commercial real estate, which differentiate from one another by type of rented space and have different yield rates (rental income per sqm, acquisition price of one sqm, capitalisation rates).

The Group has five business segments (office, logistics, trade, nursing homes, hotels) and three geographical segments (Estonia, Latvia, Lithuania). The breakdown of the Group's investment portfolio by segment as of 31.12.2025 is shown in the matrix below:

	Estonia	Latvia	Lithuania
Office	Lauteri 5, Tallinn	Terbata office building, Riga	Ulonu office building, Vilnius
	Pärnu mnt 105, Tallinn	airBaltic main building, Riga	Menulio 11, Vilnius
	Pärnu mnt 102, Tallinn		L3 office building, Vilnius
			Evolution office building, Vilnius
		Rutkausko office building, Vilnius	
Logistics	Premia Külkhoone, Tallinn	Jurkalne Technology Park, Riga	DSV logistics centre, Vilnius
	Kuuli 10, Tallinn	DSV logistics centre, Riga	Ramygalos logistics centre, Panevezys
	Betooni 1a, Tallinn	Piepilsetas logistics centre, Kekava	
	Betooni 6, Tallinn		
	DSV logistics centre, Tallinn		
	Härgmäe 8, Tallinn		
	Paemurru tee 3, Harku		
Retail	Võru Rautakesko	RAF Centrs, Jelgava	Saules Miestas Shopping centre, Šiauliai
	Uku Centre, Viljandi	Jelgava development project, Jelgava	
	Mustika Centre, Tallinn		
	Tammsaare tee Rautakesko, Tallinn		
	Laagri Selver, Tallinn		
	Laagri Gardening centre, Laagri		
	ABC Motors Car centre, Tallinn		
Care homes	Pirita Pansionaat, Tallinn		
	Valkla Sūdamekodu, Valkla		
	Tartu Sūdamekodu, Tartu		
	Hiiu Sūdamekodu		
Other	Rakvere Police and rescue building		
	Hotel Palace, Tallinn		

The main indicators used by the management in making business decisions is sales revenue, net operating income (net sales less the cost of sales and marketing costs), EBITDA and operating profit. It is also important to monitor the volume of investment property by segments. The Group analyses all indicators monthly.

### Investment in subsidiaries and joint ventures in the parent company's unconsolidated balance sheet

In the separate balance sheet of the parent company (presented in Note 21), investments in subsidiaries and joint ventures are recognised using the fair value method. A joint venture is a company whose economic activities are jointly controlled by two or more parties (including the parent company) resulting from a contractual agreement. Joint ventures are recognised using the equity method.

### Revenue recognition

The Group's revenue includes rental income, management fees, marketing fees and the profit of intermediation of utility and administrative costs (revenues are offset against related expenses).

Lease income from operating leases is recognised on a straight-line basis over the lease term. If the Group agrees with the tenants during the lease-free period, the said expense is also recognised on a straight-line basis over the lease term, reducing rental income.

Administrative fees and marketing fees are recognised in the period in which the control over the services is transferred to the customer, i.e. during the service period.

Some management fees may include different service components. In this case, the Group assesses whether they give rise to several implementation obligations. If such different implementation obligations exist, then the total transaction fee is allocated to each obligation to execute based on a separate selling price. If there is no separate selling price, it is derived from the expected cost-plus margin.

The Group acts as an agent for resale of utility and administrative expenses, and therefore such income is not shown in gross amount but is offset by the related expense.

## Financial assets

### Impairment of financial assets

The Group estimates the expected credit loss of debt instruments reflected in the adjusted acquisition cost based on future information. The applied impairment methodology depends on whether the credit risk has increased significantly.

The Group applies the simplified approach permitted by IFRS 9 to trade receivables, which do not have a significant financing component, and considers the discount on receivables as an expected credit loss for the duration of the receivables during the initial recognition of the receivables.

As of 31 December 2025 and 31 December 2024, all financial assets of the Group were classified in the category:

- cash and cash equivalents;
- short-term deposits;
- trade receivables.

### Derivative instruments

The Group's risk management policy stipulates that the Group may use derivative financial instruments, specifically interest rate swap agreements, to hedge the risk arising from changes in interest rates on financial liabilities. Such derivative instruments are recognised at fair value on the date the contract is entered into and are subsequently remeasured based on changes in the instrument's fair value as at the reporting date. A derivative instrument with a positive fair value is recognised as an asset, while a derivative instrument with a negative fair value is recognised as a liability. The fair value of interest rate swaps is determined based on bank quotations as at the reporting date. Derivative instruments are measured at fair value, with changes in fair value recognised through the statement of profit or loss.

At the inception of a hedging transaction, the Group formally designates the relationship between the hedging instruments and the hedged items, as well as its risk management objective and strategy for undertaking various hedging transactions. The Group also documents, both at the inception of the hedging instrument and on an ongoing basis, its assessment of whether the derivative instruments used in hedging transactions are effective in offsetting changes in the fair values or cash flows of the hedged items.

### Investment property

Investment property is property (land or a building or both) held or developed to earn rental income or for capital appreciation rather than for use in the production or supply of goods or services for administrative purposes. In addition, investment property includes properties, which are held over an extended period for an undetermined future use.

An investment property is initially recognised in the balance sheet at cost, including any directly attributable expenditure (e.g. notary fees, property transfer taxes, professional fees for legal services, and other transaction costs without which the transaction would not have taken place). After initial recognition, investment property is measured at fair value at each balance sheet date.

The fair value of investment property is determined based on the valuation performed by qualified appraisers. In determining the fair value, the method of discounted cash flows is used. To calculate the present value of a property's future cash flows, the appraiser must forecast the property's future rental income (including rent per 1 square meter and the occupancy rate) and operating expenses. Depending on the terms of the lease (whether and how easily the lease can be terminated by the lessee), the appraiser will base the projections on either the property's existing cash flows or the market's current average cash flows for similar properties. The present value of the future net cash flow is found by applying a discount rate, which best reflects the current market assessments of the time value of money and the risks specific to the asset. The discount rate is selected based on the market's average capital structure, not asset structure. The discounted cash flow method is used to determine the value of investment properties that generate stable rental income.

### Financial liabilities

All financial liabilities (trade payables, borrowings, accrued expenses and other current and non-current liabilities) are initially measured at cost that also includes all directly attributable expenditure incurred in the acquisition. Subsequent measurement is at amortised cost. Exceptions are financial liabilities acquired for the purpose of resale that are measured in fair value.

### Success fee liability

EFTEN Real Estate Fund AS and EFTEN Capital AS have entered into a management contract, according to which the success fee is calculated based on the growth of the adjusted share closing prices on the stock exchange for the last two years, adjusting the closing prices of the trading day by dividends paid, income tax on dividends and minimum expected yield (the minimum expected yield is 10% of the closing price of the last trading day). The success fee is equal to 20%

of the change in the closing price of the last trading day of the current and the previous reporting year, multiplied by the number of shares of the Fund. The costs incurred due to changes in the success fee are recognised as general expenses (see Note 7).

## Income tax

### Subsidiaries registered in Estonia

According to the Income Tax Act, the annual profit of the company's reporting year is not taxed in Estonia, but the profit allocations (dividends) that are paid out are taxed. The tax rate on (net) dividends is 22/78). Income tax arising from dividend distribution is expensed when dividends are declared (when the payment obligation arises).

During 2019–2024, it was possible to apply a tax rate of 14/86 to dividend payments. This more favourable tax rate could be used for dividend payments up to the average dividend payment of the previous three financial years, which were taxed at a tax rate of 20/80.

Due to the nature of the taxation system, a company registered in Estonia does not incur deferred tax assets or liabilities, except for a possible deferred income tax liability on the company's investments in subsidiaries, associates, joint ventures and branches.

### Latvian subsidiaries

In Latvia, from 1 January 2018, profits made after 2017 will be taxed at a rate of 20/80. The transitional rules of the Act allow for a reduction in the profit payable on dividends if the company has unused tax losses or certain provisions as of 31 December 2017.

As a result of the implementation of the Income Tax Act effective from 2018, there are no longer differences between the tax accounting and carrying amounts of assets and liabilities in Latvia, and therefore deferred income tax assets and liabilities to Latvian subsidiaries are not recognized. All deferred income tax assets and liabilities assumed in previous periods were derecognised in 2017 and the corresponding income tax expense / income was recognized in the income statement.

### Lithuanian subsidiaries

In Lithuania, the net profit of a company is taxable at a 16% income tax rate (from 1 January 2026 the net profit of Lithuanian companies is taxable at 17%). Taxable income is calculated from the profit of companies before income tax, adjusted in income tax returns by temporary or permanent income and expense adjustments under the requirements of local income tax legislation.

For Lithuanian subsidiaries, the deferred income tax assets or liabilities are determined for all temporary differences between the tax bases of assets and liabilities and their carrying amounts at the balance sheet date. Deferred tax assets are recognised in the balance sheet only when it is probable that future taxable profit will be available against which the deductions can be made.

### Recognition of deferred income tax liability in consolidated financial statements

The Group's deferred income tax liability arises for companies located in countries where the profit for the financial year is taxed.

The Group's deferred income tax liability also arises from investments in Estonian and Latvian subsidiaries and associates, unless the Group can control the timing of the reversal of taxable temporary differences and their reversal is not probable in the foreseeable future. Examples of reversals of taxable temporary differences are the payment of dividends, the sale or liquidation of an investment and other transactions. As the Group controls the dividend policies of its subsidiaries, it is also able to control the timing of the reversal of temporary differences associated with that investment. If the parent has decided not to distribute the profit of the subsidiary in the foreseeable future, it does not recognize a deferred income tax liability. If the parent estimates that the dividend will be paid in the foreseeable future, the deferred income tax liability is measured at the planned dividend payment, if there are sufficient funds and equity to pay the dividend at the reporting date. In measuring deferred income tax liabilities, the Group uses tax rates that have been enacted or substantively enacted by the balance sheet date and are expected to apply to taxable temporary differences when they are expected to reverse.

## 2 Subsidiaries and joint ventures

As of 31.12.2025, EFTEN Real Estate Fund AS owned the following subsidiaries and joint ventures (see Note 1):

Company name	Country of domicile	Investment property	Equity, € thousands		Group's ownership, %	
			31.12.2025	31.12.2024	31.12.2025	31.12.2024
<b>Parent company</b>						
EFTEN Real Estate Fund AS	Estonia					
<b>Subsidiaries</b>						
Saules Miestas UAB	Lithuania	Saules Miestas Shopping centre, Šiauliai	24,301	24,079	100	100
Verkiu Projektas UAB	Lithuania	Ulonu office building, Vilnius	4,689	4,364	100	100
EFTEN Stasyļu UAB	Lithuania	DSV logistics centre, Vilnius	5,425	5,252	100	100
EFTEN Tānassilma OÜ	Estonia	DSV logistics centre, Tallinn	5,242	8,514	100	100
EFTEN Krustpils SIA	Latvia	DSV logistics centre, Riga	3,953	3,077	100	100
EFTEN Laisves UAB	Lithuania	L3 office building, Vilnius	6,225	6,076	100	100
EFTEN Laagri OÜ	Estonia	Laagri Selver, Tallinn	4,921	4,723	100	100
EFTEN Seljaku OÜ	Estonia	Gardening centre, Laagri	2,612	2,482	100	100
EFTEN Evolution UAB	Lithuania	Evolution office building, Vilnius	6,072	5,728	100	100
EFTEN Tāhesaju tee OÜ (undergoing liquidation)	Estonia	-	23	63	100	100
EFTEN Car centre OÜ	Estonia	ABC Motors Car centre, Tallinn	1,775	1,828	100	100
EFTEN Rīga Airport SIA	Latvia	airBaltic main building, Riga	5,667	5,238	100	100
EFTEN Piepilsetas SIA	Latvia	Piepilsetas logistics centre, Kekava	2,677	3,811	100	100
EFTEN Rutkauskos UAB	Lithuania	Rutkauskos office building, Vilnius	7,176	6,667	100	100
EFTEN Pīrita OÜ	Estonia	Pīrita Pansionaat, Tallinn	3,679	3,560	100	100
EFTEN Rāmygalos UAB	Lithuania	Rāmygalos logistics centre, Panevėžys	6,008	5,573	100	100
EFTEN Valkla OÜ	Estonia	Valkla Sūdamekodu, Valkla	2,011	1,822	100	100
EFTEN Ermi OÜ	Estonia	Tartu Sūdamekodu, Tartu	2,698	-183	100	100
EFTEN ABC SIA	Latvia	-	2	3	100	100
EFTEN SPV2 OÜ	Estonia	Lauteri 5, Tallinn	3,295	3,295	100	100
EFTEN SPV3 OÜ	Estonia	Uku Centre, Viljandi	7,132	7,948	100	100
EFTEN SPV4 OÜ	Estonia	Rakvere Police and rescue building	4,098	4,127	100	100
EFTEN SPV5 OÜ	Estonia	Pärnu mnt 105, Tallinn	2,547	2,843	100	100
EFTEN SPV6 OÜ	Estonia	Pärnu mnt 102, Tallinn	4,334	5,305	100	100
EFTEN SPV7 OÜ	Estonia	Mustika Centre, Tallinn	24,964	25,144	100	100
EFTEN SPV8 OÜ (EFTEN SPV7 OÜ subsidiary)	Estonia	Mustika Centre, Tallinn	10,592	10,596	100	100
EFTEN SPV12 OÜ	Estonia	Tammsaare tee Rautakesko, Tallinn; Kuuli 10, Tallinn	18,306	17,553	100	100
EFTEN SPV14 OÜ	Estonia	Võru Rautakesko	1,660	1,619	100	100
EFTEN SPV15 OÜ	Estonia	Premia Külmhoone, Tallinn	3,900	3,690	100	100
EFTEN SPV17 OÜ	Estonia	Betooni 1a, Tallinn, Betooni 6, Tallinn	11,864	11,494	100	100
EFTEN Jelgava SIA	Latvia	RAF Centrs, Jelgava	5,277	5,844	100	100
EFTEN Jurkalne SIA	Latvia	Jurkalne Technology Park, Riga	14,258	14,814	100	100
EFTEN Terbata SIA	Latvia	Terbata office building, Riga	5,172	4,757	100	100
Auras Centrs SIA	Latvia	Jelgava development project, Jelgava	727	822	100	100
EFTEN Menulio UAB	Lithuania	Menulio 11, Vilnius	3,250	3,661	100	100
EFTEN Härgmäe OÜ	Estonia	Härgmäe tn 8, Tallinn	4,838	4,383	100	100
EFTEN Paemurru OÜ	Estonia	Paemurru tee 3, Harku vald	2,206	1,886	100	100
EFTEN Hiiu OÜ	Estonia	Hiiu tn.42, Tallinn	4,714	0	100	0
<b>Joint ventures</b>						
EFTEN SPV11 OÜ	Estonia	Hotel Palace, Tallinn	2,182	1,960	50	50

In February 2025, the Group established a new subsidiary, EFTEN Hiiu OÜ. EFTEN Hiiu OÜ was established for the acquisition of the "Nõmme Südamekodu" real estate investment, and capital contributions amounting to 4,183 thousand euros were made to the company's equity.

In June 2025, the Group initiated the liquidation process of its subsidiary EFTEN Tähesaju tee OÜ (in liquidation). Previously, EFTEN Tähesaju tee OÜ (in liquidation) owned the Tähesaju Hortese property, which was sold in 2024. The liquidation process is expected to be completed in February 2026.

After the reporting date, on 30 January 2026, the Fund entered into an agreement for the sale of its subsidiary EFTEN Krustpils SIA. The subsidiary owns a DSV logistics building in Riga, the fair value of which amounted to 9,000 thousand euros as of 31 December 2025. The transaction is expected to be completed in March 2026. As a result of the transaction, the Group's total assets are expected to decrease by approximately 9.0 million euros, and bank loans by 3.3 million euros. The Group is expected to receive approximately 5.6 million euros in cash from the transaction.

All subsidiaries and the joint venture are engaged in the acquisition and leasing of investment properties. None of the subsidiaries' shares are listed on the stock exchange.

EFTEN Real Estate Fund AS owns a 50% stake in the joint venture EFTEN SPV11 OÜ, which owns the Palace Hotel building in Tallinn. The main financial indicators of the joint venture are presented in the table below:

EFTEN SPV11 OÜ	31.12.2025	31.12.2024
€ thousands		
Cash and cash equivalents	307	49
Other current assets	78	48
<b>Total current assets</b>	<b>385</b>	<b>97</b>
Investment property	8,680	8,630
Shares in joint ventures	196	190
<b>Total non-current assets</b>	<b>8,876</b>	<b>8,820</b>
<b>TOTAL ASSETS</b>	<b>9,261</b>	<b>8,917</b>
Current borrowings	104	4,970
Other current liabilities	31	26
<b>Total current liabilities</b>	<b>135</b>	<b>4,996</b>
Long-term borrowings	4,762	0
<b>Total non-current liabilities</b>	<b>4,762</b>	<b>0</b>
<b>TOTAL LIABILITIES</b>	<b>4,897</b>	<b>4,996</b>
<b>NET ASSETS</b>	<b>4,364</b>	<b>3,921</b>

	2025	2024
€ thousands		
Revenue	634	498
<b>Profit/-loss</b>	<b>443</b>	<b>-235</b>

The following changes have occurred in the investment in the joint venture in 2025:

	31.12.2025	31.12.2024
€ thousands		
<b>Carrying amount at the beginning of the reporting period</b>	<b>1,960</b>	<b>2,078</b>
Profit/loss from joint venture (Note 3)	222	-118
<b>Carrying amount at the end of the reporting period</b>	<b>2,182</b>	<b>1,960</b>

### 3 Segment reporting

#### SEGMENT RESULTS

	Office		Logistics		Retail		Care homes		National		Non allocated		Total	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
<i>€ thousands</i>														
<b>Revenue (Note 4), incl.</b>	<b>7,103</b>	<b>7,503</b>	<b>10,754</b>	<b>9,979</b>	<b>13,024</b>	<b>13,119</b>	<b>1,360</b>	<b>799</b>	<b>842</b>	<b>838</b>	<b>0</b>	<b>0</b>	<b>33,083</b>	<b>32,238</b>
Estonia	1,690	2,041	5,243	4,319	7,540	7,638	1,360	799	842	838	0	0	16,675	15,635
Latvia	1,320	1,336	4,020	4,053	1,092	1,084	0	0	0	0	0	0	6,432	6,473
Lithuania	4,093	4,126	1,491	1,607	4,392	4,397	0	0	0	0	0	0	9,976	10,130
<b>Net rental income, incl.</b>	<b>6,469</b>	<b>6,958</b>	<b>10,331</b>	<b>9,476</b>	<b>11,873</b>	<b>12,082</b>	<b>1,345</b>	<b>792</b>	<b>676</b>	<b>679</b>	<b>-9</b>	<b>-10</b>	<b>30,685</b>	<b>29,977</b>
Estonia	1,417	1,826	5,097	4,213	6,997	7,189	1,345	792	676	679	0	0	15,532	14,699
Latvia	1,211	1,224	3,746	3,656	921	904	0	0	0	0	-9	-10	5,869	5,774
Lithuania	3,841	3,908	1,488	1,607	3,955	3,989	0	0	0	0	0	0	9,284	9,504
<b>Operating profit, incl.</b>	<b>3,238</b>	<b>3,982</b>	<b>7,098</b>	<b>9,694</b>	<b>11,196</b>	<b>11,629</b>	<b>1,667</b>	<b>452</b>	<b>480</b>	<b>638</b>	<b>-385</b>	<b>-1,076</b>	<b>23,294</b>	<b>25,319</b>
Estonia	-689	-642	1,584	4,194	6,896	7,754	1,667	452	480	638	-325	-328	9,613	12,068
Latvia	1,140	1,234	3,929	3,548	1,029	1,419	0	0	0	0	-60	-748	6,038	5,453
Lithuania	2,787	3,390	1,585	1,952	3,271	2,456	0	0	0	0	0	0	7,643	7,798
<b>EBITDA, incl.</b>	<b>5,604</b>	<b>6,163</b>	<b>9,272</b>	<b>8,624</b>	<b>10,535</b>	<b>10,740</b>	<b>1,119</b>	<b>650</b>	<b>660</b>	<b>666</b>	<b>-385</b>	<b>-389</b>	<b>26,805</b>	<b>26,454</b>
Estonia	1,265	1,660	4,630	3,929	6,348	6,434	1,119	650	660	666	-325	-327	13,697	13,012
Latvia	969	1,026	3,318	3,243	784	794	0	0	0	0	-60	-62	5,011	5,001
Lithuania	3,370	3,477	1,324	1,452	3,403	3,512	0	0	0	0	0	0	8,097	8,441
<b>Operating profit</b>													<b>23,294</b>	<b>25,319</b>
Profit/loss from joint venture (Note 2)													222	-118
Net financial expense (Note 8)													-6,508	-8,418
<b>Profit before income tax</b>													<b>17,008</b>	<b>16,783</b>
Income tax expense (Note 9)													-4,773	-3,219
<b>NET PROFIT FOR THE REPORTING PERIOD</b>													<b>12,235</b>	<b>13,564</b>

#### SEGMENT ASSETS

	Office		Logistics		Retail		Care homes		National		Total	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
<i>€ thousands</i>												
<b>Investment property</b>												
Estonia	22,180	23,520	62,040	63,157	86,260	85,310	22,790	15,618	7,020	7,200	200,290	194,805
Latvia	16,330	16,080	41,740	40,890	11,972	11,650	0	0	0	0	70,042	68,620
Lithuania	51,020	50,960	20,530	20,250	39,150	39,180	0	0	0	0	110,700	110,390
<b>Total investment property (Note 13)</b>	<b>89,530</b>	<b>90,560</b>	<b>124,310</b>	<b>124,297</b>	<b>137,382</b>	<b>136,140</b>	<b>22,790</b>	<b>15,618</b>	<b>7,020</b>	<b>7,200</b>	<b>381,032</b>	<b>373,815</b>
Joint ventures (Note 2)											2,182	1,960
Other non-current assets											357	288
Net debt (liabilities minus cash)											-151,690	-147,275
Other current assets											2,323	4,285
<b>NET ASSETS</b>											<b>234,204</b>	<b>233,073</b>

In 2025, the Group acquired one property in the care homes segment – “Nõmme Südamekodu”, located at 42 Hiiu Street, Tallinn. As at year-end, Nõmme Südamekodu is a development project under construction, with a fair value of 5,720 thousand euros as of 31.12.2025.

In 2024, the Group acquired two properties in the logistics segment in Estonia – 8 Härgmäe Street in Tallinn and 3 Paemurru Road in Harku.

In 2024, the Group disposed of one investment property in the retail segment in Estonia – Tähesaju Hortese in Tallinn.

No inter-segment transactions were carried out between the operating segments in 2025 and 2024. The Group's main income is generated from investment properties located in the same countries as the subsidiaries owning the respective investment properties.

The Group's largest customers are Kesko Senukai Estonia AS, Livonia Print SIA and Prisma Peremarket AS, accounting for 5.3%, 5.2% and 4.9% of the Group's consolidated rental income, respectively. The remaining tenants' share of consolidated income is less than 5%.

## 4 Revenue

Segments	2025	2024
€ thousands		
Rental income from office premises (Note 13)	7,066	7,477
Rental income from national institutions (Note 13)	842	838
Rental income from retail premises (Note 13)	12,287	12,292
Rental income from logistics premises (Note 13)	10,459	9,687
Rental income from care home premises (Note 13)	1,359	782
Other sales revenue	1,070	1,162
<b>Total revenue by segments of activity (Note 3)</b>	<b>33,083</b>	<b>32,238</b>

Revenue by geographic areas	2025	2024
€ thousands		
Estonia	16,675	15,635
Latvia	6,432	6,473
Lithuania	9,976	10,130
<b>Total revenue by geographical area (Note 3)</b>	<b>33,083</b>	<b>32,238</b>

## 5 Cost of services sold

Cost of services sold	2025	2024
€ thousands		
Repair and maintenance of rental premises	-615	-719
Property insurance	-74	-63
Land tax and real estate tax	-262	-208
Other costs of administrative activities	-215	-104
Utility costs of vacant premises	-260	-254
Depreciation expenses	-14	-18
Improvement costs	-123	-98
Wage costs, including taxes (Note 19)	0	-4
Proportional costs of VAT	-21	-20
Other selling expenses	-3	-1
Allowance for doubtful accounts	-90	-80
<b>Total cost of services sold (Note 13)</b>	<b>-1,677</b>	<b>-1,569</b>

## 6 Marketing costs

Marketing costs	2025	2024
€ thousands		
Commission expenses on rental premises	-96	-117
Advertising, advertising events <sup>1</sup>	-625	-575
<b>Total marketing costs</b>	<b>-721</b>	<b>-692</b>

<sup>1</sup> Expenditure on advertising and promotional events consists to a large extent of the costs of marketing events in shopping centres, which are covered by tenants through agreed marketing fees.

## 7 General and administrative expenses

General and administrative expenses	2025	2024
€ thousands		
Management services (Note 19)	-2,332	-2,159
Office expenses	-105	-75
Wages and salaries, incl. Taxes (Note 19)	-447	-478
Consulting expenses, legal expenses, accounting service, evaluation service	-643	-561
Audit costs	-195	-143
Regulator costs	-179	-148
Other general administrative expenses	-43	-64
Depreciation costs	-38	-38
<b>Total administrative expense</b>	<b>-3,982</b>	<b>-3,666</b>

## 8 Other financial income and expenses

Other financial income and expenses	2025	2024
€ thousands		
Interest expenses, incl.	-6,700	-8,696
Interest expenses from loans	-6,688	-8,696
Interest expenses from derivatives (-)/ cost reduction (+)	-12	0
Change in the fair value of interest rate swaps (Note 16)	7	0
<b>Total other financial income and expenses (Note 3,16)</b>	<b>-6,693</b>	<b>-8,696</b>

## 9 Income tax

	2025	2024
€ thousands		
Deferred income tax expense on dividends	-1,779	-1,320
Income tax expense from added dividends	-1,430	-270
Lithuanian corporate deferred income tax expense <sup>1</sup>	-1,203	-1,597
Lithuanian corporate income tax expense on profits	-361	-32
<b>Total income tax expense (Note 3)</b>	<b>-4,773</b>	<b>-3,219</b>

<sup>1</sup> Considering the long-term nature of the Group's investment properties and the assumption that temporary differences arising from the fair value of investment properties will reverse in future periods, the Lithuanian corporate income tax rate of 17%, effective from 1 January 2026, was applied in 2025 in the calculation of deferred tax liabilities of the Group's subsidiaries located in Lithuania.

Changes in deferred tax liabilities in 2025 and 2024 include the following changes:

	Deferred income tax liability related to real estate investments	Deferred income tax liability in respect of dividends	Total
<i>€ thousands</i>			
<b>Balance 31.12.2023</b>	<b>8,109</b>	<b>1,174</b>	<b>9,283</b>
Change in deferred income tax liability in the income statement	1,597	1,320	2,917
Income tax expense from added dividends	0	270	270
Income tax paid on dividends	0	-1,373	-1,373
<b>Balance 31.12.2024</b>	<b>9,706</b>	<b>1,391</b>	<b>11,097</b>
Change in deferred income tax liability in the income statement	1,203	1,779	2,982
Income tax expense from added dividends	0	1,430	1,430
Income tax paid on dividends	0	-2,761	-2,761
<b>Balance 31.12.2025</b>	<b>10,909</b>	<b>1,839</b>	<b>12,748</b>

## 10 Earnings per share

Earnings per share	2025	2024
Net profit for the period, € thousands	12,235	13,564
Dividend per share, euros	1.11	1.00
Weighted average number of shares, pcs.	11,416,868	10,833,397
Earnings per share, euros	<b>1.07</b>	<b>1.25</b>

## 11 Cash and cash equivalents

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Demand deposit	8,497	7,476
Overnight deposits	7,980	10,369
Deposits with a maturity of less than 3 months	3,480	570
<b>Cash and cash equivalents (Note 16)</b>	<b>19,957</b>	<b>18,415</b>

Overnight deposits bear interest at a variable rate, as of 31.12.2025 the interest rate was 1.534% and 0.499% (31.12.2024: 1.412% and 2.52%) per annum. Term deposits bear interest at 1.50%, 1.75% and 2.0% (31.12.2024: 2.5% and 3.5%) per annum.

## 12 Receivables and accrued income

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Trade receivables		
Trade receivables	1,505	1,309
Allowance for doubtful accounts	-138	-136
<b>Total trade receivables (Note 16)</b>	<b>1,367</b>	<b>1,173</b>
Other short-term receivables		
Other short-term receivables	5	32
<b>Total other short-term receivables</b>	<b>5</b>	<b>32</b>
Accrued income		
Interests	11	28
Advances and refunds of VAT	172	325
Other accrued income	142	497
<b>Total accrued income</b>	<b>325</b>	<b>850</b>
<b>Total receivables and accrued income (Note 16)</b>	<b>1,697</b>	<b>2,055</b>

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Receivables and prepayments related to real estate development projects	164	154
<b>Total long-term receivables</b>	<b>164</b>	<b>154</b>

Additional information on receivables and accrued income is provided in Note 16.

## 13 Investment properties

As of 31.12.2025, the Group has made investments in the following investment properties:

Name	Location	Net rental area (m2)	Year of construction	Date of acquisition	Acquisition cost	Fair value 31.12.2025	Increase in value	Share of the market value of the fund's assets
<i>€ thousands</i>								
<b>Office</b>								
Lauteri 5	Tallinn, Estonia	3,625	1958	01.2023	6,024	4,990	-17%	1%
Pämu mnt 105	Tallinn, Estonia	4,712	1998	01.2023	8,378	5,890	-30%	1%
Pämu mnt 102	Tallinn, Estonia	8,509	2005	01.2023	17,279	11,300	-35%	3%
Terbata	Riga, Latvia	6,036	2005	01.2023	9,330	8,520	-9%	2%
Menulio 11	Vilnius, Lithuania	5,617	renov. 2011-2013	01.2023	8,633	7,400	-14%	2%
Ulonu	Vilnius, Lithuania	5,290	2012	12.2015	8,444	8,760	4%	2%
L3	Vilnius, Lithuania	6,150	2004	10.2016	9,010	10,500	17%	3%
Evolution	Vilnius, Lithuania	6,614	2009	05.2018	10,621	11,400	7%	3%
airBaltic	Riga, Latvia	6,217	renov. 2016	03.2020	7,780	7,810	0%	2%
Rutkausko	Vilnius, Lithuania	6,835	2014	08.2020	11,822	12,960	10%	3%
<b>Office total</b>		<b>59,605</b>			<b>97,321</b>	<b>89,530</b>	<b>-8%</b>	<b>22%</b>
<b>Logistics</b>								
Premia Külmoone	Tallinn, Estonia	7,258	2002/2007	01.2023	6,840	6,620	-3%	2%
Kuuli 10	Tallinn, Estonia	15,197	2006	01.2023	11,713	11,880	1%	3%
Betooni 1a	Tallinn, Estonia	10,678	2008	01.2023	9,217	9,030	-2%	2%
Betooni 6	Tallinn, Estonia	17,669	1998	01.2023	10,265	9,930	-3%	2%
Jurkalne Technology Park	Riga, Latvia	44,465	2002	01.2023	25,369	24,380	-4%	6%

DSV logistics centre	Vilnius, Lithuania	11,751	2005	06.2016	8,580	9,460	10%	2%
DSV logistics centre	Tallinn, Estonia	16,014	2003	07.2016	12,368	9,770	-21%	2%
DSV logistics centre	Riga, Latvia	12,149	2000	07.2016	9,099	9,000	-1%	2%
Piepilsetas logistics centre	Kekava, Latvia	13,382	2007	03.2020	8,858	8,360	-6%	2%
Ramygalos logistics centre	Panevėžys, Lithuania	20,126	2007	06.2021	10,028	11,070	10%	3%
Härgmäe logistics centre	Tallinn, Estonia	9,838	2024	09.2024	8,829	8,900	1%	2%
Paemurru logistics centre	Tallinn, Estonia	5,407	2025	09.2024	5,673	5,910	4%	1%
<b>Logistics total</b>		<b>183,934</b>			<b>126,839</b>	<b>124,310</b>	<b>-2%</b>	<b>31%</b>
<b>Retail</b>								
Võru Rautakesko	Võru, Estonia	3,120	2008	01.2023	2,890	2,710	-6%	1%
Uku Centre	Viljandi, Estonia	8,929	2012/2018	01.2023	13,726	13,630	-1%	3%
Mustika Centre	Tallinn, Estonia	27,639	1998/2002	01.2023	37,383	39,480	6%	10%
RAF Centrs	Jelgava, Latvia	6,218	2014/2017	01.2023	9,363	10,313	10%	3%
Tammsaare tee Rautakesko	Tallinn, Estonia	9,120	2007	01.2023	15,700	15,850	1%	4%
Jelgava development project	Jelgava, Latvia	<i>under development</i>		01.2023	2,342	1,659	-29%	0%
Saules Miestas Shopping centre	Šiauliai, Lithuania	20,145	2007	08.2015	31,983	39,150	22%	10%
Laagri Selver	Tallinn, Estonia	3,059	2017	05.2017	6,303	8,150	29%	2%
Laagri Gardening centre	Laagri, Estonia	3,470	2006	05.2017	3,181	3,490	10%	1%
ABC Motors Car centre	Tallinn, Estonia	2,149	2002	02.2019	3,482	2,950	-15%	1%
<b>Retail total</b>		<b>83,849</b>			<b>126,353</b>	<b>137,382</b>	<b>9%</b>	<b>34%</b>
<b>National</b>								
Rakvere Police and rescue building (national)	Rakvere, Estonia	5,775	2010	01.2023	7,368	7,020	-5%	2%
<b>Care homes</b>								
Pirita Pansionaat	Tallinn, Estonia	5,983	2020	12.2020	6,217	5,890	-5%	1%
Valkla Sūdamekodu	Valkla, Estonia	6,505	2023	04.2022	4,990	4,460	-11%	1%
Tartu Sūdamekodu	Tartu, Estonia	4,118	2024	04.2022	6,882	6,720	-2%	2%
Nõmme Sūdamekodu	Tallinn, Estonia	<i>under development</i>		03.2025	5,265	5,720	9%	1%
<b>Care homes total</b>		<b>16,606</b>			<b>23,354</b>	<b>22,790</b>	<b>-2%</b>	<b>6%</b>
<b>Total</b>		<b>349,769</b>			<b>381,235</b>	<b>381,032</b>	<b>0%</b>	<b>94%</b>

Additional information on investment properties is provided in Note 3 'Segment reporting'.

In addition to the investment properties listed in the table above, the Group's 50% joint venture EFTEN SPV11 OÜ owns an investment property at Vabaduse väljak 3 /Pärnu mnt 14, Tallinn (hotel "Palace"). The fair value of the investment property as of 31.12.2025 was 8,680 thousand euros (31.12.2024: 8,630 thousand euros) (Note 2).

During the reporting period, the Group acquired a property at Hiiumäe tn. 42, Tallinn for the construction of 'Nõmme Sūdamekodu' for the price of 4,000 thousand euros. As at year-end, additional development works had been carried out on the property in the amount of 1,247 thousand euros. The care home is scheduled for completion in autumn 2026.

The following changes have occurred in the Group's investment properties in 2025 and 2024:

	Investment property under development	Completed investment property	Total investment property
<i>€ thousands</i>			
<b>Balance as of 31.12.2023</b>	<b>5,016</b>	<b>352,900</b>	<b>357,916</b>
Acquisitions and developments	7,909	8,829	16,738
Capitalized improvements	0	4,874	4,874
Reclassifications	-5,868	5,868	0
Sales	0	-4,633	-4,633
Profit/loss from the change in fair value	-685	-395	-1,080
<b>Balance as of 31.12.2024</b>	<b>6,372</b>	<b>367,443</b>	<b>373,815</b>
Acquisitions and developments	7,357	1,015	8,372
Assets acquired from the merger	0	2,304	2,304
Capitalized improvements	-6,804	6,804	0
Profit/loss from the change in fair value	454	-3,913	-3,459
<b>Balance as of 31.12.2025</b>	<b>7,379</b>	<b>373,653</b>	<b>381,032</b>

The Group's income statement and balance sheet reflect, among other things, the following income and expenses and balances related to investment properties:

As of December 31, or for the year	2025	2024
Rental income from investment properties (Note 4)	32,013	31,076
Costs directly related to the management of investment properties (Note 5)	-1,677	-1,569
Outstanding amounts from the acquisition of investment properties (Note 15) <sup>1</sup>	551	1,065
<b>Book value of investment properties pledged as collateral for loan liabilities (Note 15)</b>	<b>379,373</b>	<b>372,158</b>

<sup>1</sup> As of 31 December 2025, the Group had outstanding payables to suppliers related to the acquisition of investment properties amounting to 402 thousand euros for the construction works of Nõmme Südamekodu, 23 thousand euros for the construction works of Jurkalne Technology Park, 122 thousand euros for the construction works of the Menulio 11 office building, and 4 thousand euros for the construction works of the Pärnu mnt. 102 office building.

The lease agreements concluded between Group and the tenants comply with the conditions of unbreakable operating lease agreements. The income from these leases is distributed as follows:

Payments from perpetual operating leases	31.12.2025	31.12.2024
<i>€ thousands</i>		
Up to 1 year	28,452	27,140
2 - 5 years	49,414	50,156
Over 5 years	24,290	23,315
<b>Total</b>	<b>102,156</b>	<b>100,611</b>

## Assumptions and basis for determining the fair value of investment property

The Group's investment properties are valued by an independent valuer. The fair value of all investment properties reported in the group's financial statements as of 31.12.2025 and 31.12. has been obtained using the discounted cash flow method. The following assumptions have been used in determining the fair value:

As of 31.12.2025:

Sector	Fair value	Valuation method	Estimated rental income per year	Discount rate	Exit yield	Average rental price €/m <sup>2</sup>
<i>€ thousands</i>						
Office	89,530	Discounted cash flows	7,047	7.5%-10.8%	6.5%-8.5%	11.0
Logistics	124,310	Discounted cash flows	10,768	8.0%-10.5%	7.1%-8.5%	4.9
Retail	137,382	Discounted cash flows	12,174	7.9%-10.05%	6.9%-8.5%	12.6
National	7,020	Discounted cash flows	787	9.0%	8.0%	10.4
Care homes	22,790	Discounted cash flows	1,779	8.5%-9.5%	7.5%-8.5%	7.6
<b>Total</b>	<b>381,032</b>		<b>32,555</b>			

As of 31.12.2024:

Sector	Fair value	Valuation method	Estimated rental income per year	Discount rate	Exit yield	Average rental price €/m <sup>2</sup>
<i>€ thousands</i>						
Office	90,560	Discounted cash flows	7,192	7.5%-9.55%	6.5%-8.3%	11.2
Logistics	124,297	Discounted cash flows	10,461	8.0%-10.55%	7.1%-8.5%	4.8
Retail	136,140	Discounted cash flows	11,637	7.8%-10.0%	6.8%-8.5%	12.6
National	7,200	Discounted cash flows	836	9.4%	8.5%	11.1
Care homes	15,618	Discounted cash flows	1,133	8.5%-9.5%	7.5%-8.5%	8.9
<b>Total</b>	<b>373,815</b>		<b>31,259</b>			

Independent expert estimates for the fair value of investment properties are based on the following:

- rental income: prices and real growth rates resulting from existing leases are used;
- vacancy: the actual vacancy of an investment property, considering the risks associated with the object;
- discount rate: calculated based on the weighted average cost of capital (WACC) related to investment property;
- exit yield: based on the estimated level of return at the end of the expected deposit period, considering the foreseeable market situation and the risks associated with the object.

Level three inputs have been used to determine the fair value of all of the Group's investment properties (Note 16).

## Fair value sensitivity analysis

The table below illustrates the sensitivity of the fair value of investment properties recognized in the Group's balance sheet as of **31.12.2025** to the most important valuation assumptions:

Sector	Fair value	Sensitivity to management estimate		Sensitivity to independent appraisal			
		Revenue +10%	Revenue -10%	Discount rate +50bp	Discount rate -50bp	Exit yield rate +50bp	Exit yield rate -50bp
<i>€ thousands</i>							
Office	89,530	9,900	-9,860	-1,790	1,840	-3,970	4,550
Logistics	124,310	13,190	-13,190	-2,390	2,450	-3,900	7,240
Retail	137,382	15,367	-15,423	-2,683	2,697	-5,653	6,347
National	7,020	950	-950	-140	140	-270	310
Care homes	22,790	2,610	-2,630	-460	440	-1,060	1,160
<b>TOTAL</b>	<b>381,032</b>	<b>42,017</b>	<b>-42,053</b>	<b>-7,463</b>	<b>7,567</b>	<b>-14,853</b>	<b>19,607</b>

As of 31.12.2024

Sector	Fair value	Sensitivity to management Estimate		Sensitivity to independent appraisal			
		Revenue +10%	Revenue -10%	Discount rate +50bp	Discount rate -50bp	Exit yield rate +50bp	Exit yield rate -50bp
<i>€ thousands</i>							
Office	90,560	10,070	-10,110	-1,830	1,850	-4,090	4,660
Logistics	124,297	13,250	-13,230	-2,420	2,520	-5,200	5,930
Retail	136,140	14,897	-14,953	-2,593	2,597	-5,503	6,207
National	7,200	930	-930	-140	140	-270	300
Care homes	15,618	960	-980	-300	270	-410	430
<b>TOTAL</b>	<b>373,815</b>	<b>40,107</b>	<b>-40,203</b>	<b>-7,283</b>	<b>7,377</b>	<b>-15,473</b>	<b>17,527</b>

## 14 Borrowings

As of 31.12.2025, the Group has the following loan obligations:

Lender	Country of lender	Loan amount as per agreement	Loan balance as of 31.12.25	Contract term	Loan agreement interest rate as of 31.12.25	Loan collateral	Collateral value	Share of the fund's net asset value
SEB	Estonia	4,800	3,012	30.04.27	3.80%	Mortgage - Premia Külhhoone	6,620	1.3%
Luminor	Estonia	2,633	1,166	25.12.26	4.34%	Mortgage - Võru Rautakesko	2,710	0.5%
SEB	Estonia	2,714	1,929	13.06.26	3.85%	Mortgage - Lauteri 5	4,990	0.8%
SEB	Estonia	9,429	5,773	25.01.27	3.85%	Mortgage - Uku Centre	13,630	2.5%
Swedbank	Estonia	3,711	3,349	25.10.30	3.68%	Mortgage - Rakvere Police and rescue building	7,020	1.4%
Swedbank	Estonia	4,153	2,820	30.08.28	3.66%	Mortgage - Pärnu mnt 105	5,890	1.2%
Swedbank	Estonia	8,508	6,730	30.08.26	3.61%	Mortgage - Pärnu mnt 102	11,300	2.9%
SEB	Estonia	21,500	15,996	31.08.27	4.10%	Mortgage - Mustika Centre	39,480	6.8%
Swedbank	Estonia	15,622	11,346	31.05.28	3.48%	Mortgage - Tammsaare tee Rautakesko; Kuuli 10	27,730	4.8%
SEB	Estonia	10,300	7,780	26.06.27	4.02%	Mortgage - Betooni 1a; Betooni 6	18,960	3.3%
Swedbank	Lithuania	4,078	2,755	07.12.30	4.58%	Mortgage - Menulio 11	7,400	1.2%
SEB	Latvia	5,561	4,079	16.04.27	3.82%	Mortgage - RAF Centrs	10,313	1.7%
Swedbank	Latvia	5,850	3,312	31.07.27	3.88%	Mortgage - Terbata office building	8,520	1.4%
SEB	Latvia	14,560	10,961	08.08.29	4.00%	Mortgage - Jurkalne Technology Park	24,380	4.7%
Swedbank	Lithuania	17,116	12,587	13.08.28	4.37%	Mortgage - Saules Miestas Shopping centre	39,150	5.4%
SEB	Lithuania	5,500	3,518	28.06.26	3.81%	Mortgage - DSV logistics centre	9,460	1.5%
SEB	Latvia	5,123	3,388	29.06.26	3.87%	Mortgage - DSV logistics centre	9,000	1.4%
SEB	Estonia	7,950	5,103	29.06.26	3.87%	Mortgage - DSV logistics centre	9,770	2.2%
SEB	Lithuania	5,620	3,595	27.10.26	3.86%	Mortgage - L3 office building	10,500	1.5%
SEB	Lithuania	5,200	3,174	05.01.26	4.21%	Mortgage - Ulonu office building	8,760	1.4%
SEB	Lithuania	5,850	4,207	30.05.28	3.90%	Mortgage - Evolution office building	11,400	1.8%

Swedbank	Estonia	3,833	3,469	29.06.27	3.30%	Mortgage - Laagri Selver	8,150	1.5%
SEB	Estonia	1,860	1,077	05.07.27	4.03%	Mortgage - Hortes Gardening centre Laagri	3,490	0.5%
LHV	Estonia	1,800	1,488	25.02.29	5.08%	Mortgage - ABC Motors Car centre	2,950	0.6%
Swedbank	Latvia	4,000	3,556	05.02.26	4.19%	Mortgage - Piepilsetas logistics centre	8,360	1.5%
Luminor	Latvia	3,905	1,968	29.02.28	4.55%	Mortgage - airBaltic main building	7,810	0.8%
Swedbank	Estonia	3,100	2,546	20.10.30	3.73%	Mortgage - Pirita Pansionaat	5,890	1.1%
Swedbank	Estonia	2,250	2,076	25.09.27	3.83%	Mortgage - Valkla Súdamekodu	4,460	0.9%
Swedbank	Estonia	3,250	2,979	21.12.28	3.83%	Mortgage -Tartu Súdamekodu; EFTEN Real Estate Fund AS guarantee	6,720	1.3%
Šiaulių bankas	Lithuania	6,000	4,898	13.06.26	4.58%	Mortgage - Ramygalos logistics centre	11,070	2.1%
SEB	Lithuania	7,300	5,474	30.09.30	3.92%	Mortgage - Rutkausko office building	12,960	2.3%
Swedbank	Estonia	4,500	4,331	27.09.29	3.92%	Mortgage - Härgmäe logistics centre	8,900	1.8%
SEB	Estonia	3,000	2,958	27.10.29	3.82%	Mortgage - Paemurru logistics centre; EFTEN Real Estate Fund AS guarantee <sup>1</sup>	5,910	1.3%
Swedbank	Estonia	3,650	700	30.04.30	4.08%	Mortgage - Hiiu tn 42; EFTEN Real Estate Fund AS guarantee	5,720	0.3%
<b>Kokku</b>		<b>214,226</b>	<b>154,100</b>				<b>379,373</b>	<b>65.5%</b>

<sup>1</sup> subsequent to the reporting date, as at 20 January 2026, the conditions for the termination of the guarantee issued by EFTEN Real Estate AS had been fulfilled, and the guarantee has expired.

As of 31.12.2024, the Group had the following loan obligations:

Lender	Country of lender	Loan amount as per agreement	Loan balance as of 31.12.24	Contract term	Loan agreement interest rate as of 31.12.24	Loan collateral	Collateral value	Share of the fund's net asset value
SEB	Estonia	4,800	3,135	30.04.27	4.76%	Mortgage - Premia Kúlmhoone	6,550	1.3%
Luminor	Estonia	2,633	1,257	25.12.26	5.25%	Mortgage - Võru Rautakesko	2,760	0.5%
SEB	Estonia	2,714	1,929	13.06.26	4.81%	Mortgage - Lauteri 5	5,060	0.8%
SEB	Estonia	8,429	5,007	25.01.27	4.81%	Mortgage - Uku Centre	13,670	2.1%
Swedbank	Estonia	3,711	3,460	25.10.25	4.66%	Mortgage - Rakvere Police and rescue building	7,200	1.5%
Swedbank	Estonia	4,153	2,946	30.08.28	4.62%	Mortgage - Pärnu mnt 105	6,460	1.3%
Swedbank	Estonia	8,508	6,949	30.08.26	4.57%	Mortgage - Pärnu mnt 102	12,000	3.0%
SEB	Estonia	20,000	14,882	31.08.27	5.00%	Mortgage - Mustika Centre	38,340	6.4%
Swedbank	Estonia	15,622	11,852	31.05.28	4.46%	Mortgage - Tammsaare tee Rautakesko; Kuuli 10	27,450	5.1%
SEB	Estonia	10,300	8,200	26.06.27	5.04%	Mortgage - Betooni 1a; Betooni 6	18,960	3.5%
Swedbank	Lithuania	4,078	3,028	07.12.25	5.27%	Mortgage - Menulio 11	7,490	1.3%
SEB	Latvia	4,561	3,264	16.04.27	4.64%	Mortgage - RAF Centrs	9,993	1.4%
Swedbank	Latvia	5,850	3,466	31.07.27	4.86%	Mortgage - Terbata office building	8,330	1.5%
SEB	Latvia	13,060	9,925	08.08.29	4.95%	Mortgage - Jurkalne Technology Park	24,160	4.3%
Swedbank	Lithuania	17,116	12,419	13.08.28	5.31%	Mortgage - Saules Miestas Shopping centre	39,180	5.3%
SEB	Lithuania	5,500	3,690	28.06.26	4.77%	Mortgage - DSV logistics centre	9,410	1.6%
SEB	Latvia	5,123	3,553	29.06.26	4.69%	Mortgage - DSV logistics centre	8,430	1.5%
SEB	Estonia	7,950	5,351	29.06.26	4.58%	Mortgage - DSV logistics centre	13,340	2.3%
SEB	Lithuania	5,620	3,789	27.10.26	4.82%	Mortgage - L3 office building	10,610	1.6%
SEB	Lithuania	5,200	3,335	21.12.25	5.17%	Mortgage - Ulonu office building	8,700	1.4%
SEB	Lithuania	5,850	4,337	30.05.28	4.86%	Mortgage - Evolution office building	11,360	1.9%
Swedbank	Estonia	3,833	3,584	29.06.27	4.26%	Mortgage - Laagri Selver	8,110	1.5%
SEB	Estonia	1,860	1,170	05.07.27	5.68%	Mortgage - Hortes Gardening centre Laagri	3,470	0.5%
LHV	Estonia	1,800	1,488	25.02.29	6.41%	Mortgage - ABC Motors Car centre	3,100	0.6%
Swedbank	Latvia	4,000	2,398	05.02.26	5.30%	Mortgage - Piepilsetas logistics centre	8,300	1.0%
Luminor	Latvia	3,905	2,110	04.02.25	5.81%	Mortgage - airBaltic main building	7,750	0.9%
Swedbank	Estonia	3,100	2,666	28.11.25	4.81%	Mortgage - Pirita Pansionaat, parent company quarantine	5,830	1.1%
Swedbank	Estonia	2,250	1,570	25.09.27	4.81%	Mortgage - Valkla Súdamekodu	4,148	0.7%
Swedbank	Estonia	3,100	2,750	21.12.28	4.81%	Mortgage -Tartu Súdamekodu; EFTEN Real Estate Fund AS guarantee	5,640	1.2%
Šiaulių bankas	Lithuania	6,000	5,154	13.06.26	5.34%	Mortgage - Ramygalos logistics centre	10,840	2.2%
SEB	Lithuania	7,300	5,781	12.08.25	5.10%	Mortgage - Rutkausko office building	12,800	2.5%
Swedbank	Estonia	4,500	4,466	27.09.29	4.86%	Mortgage - Härgmäe logistics centre	8,790	1.9%
SEB	Estonia	3,000	641	27.10.29	4.64%	Mortgage - Paemurru logistics centre; EFTEN Real Estate Fund AS guarantee	3,927	0.3%
<b>Total</b>		<b>205,426</b>	<b>149,552</b>				<b>372,158</b>	<b>64.2%</b>

<b>Short-term borrowings</b>	<b>31.12.2025</b>	<b>31.12.2024</b>
<i>€ thousands</i>		
Repayments of non-current bank loans in the next period <sup>1</sup>	42,309	30,358
Discounted contract fees for bank loans	-48	-58
<b>Total short-term borrowings</b>	<b>42,261</b>	<b>30,300</b>

<sup>1</sup> Repayments of long-term bank loans in the next period as of 31.12.2025 include the balance of ten loan obligations expiring within the next 12 months in the amount of 37,057 thousand euros. The LTV of expiring loan agreements is 34% - 60% and investment properties have a stable rental cash flow, therefore, according to the Group's management, there will be no obstacles to extending loan agreements and the Group's working capital is sufficient to cover short-term liabilities.

Repayments of long-term bank loans due in the next period as of 31.12.2024 included the outstanding balances of six loan liabilities maturing in 2025, amounting to a total of 20,380 thousand euros. The loans maturing in 2025 were extended upon their maturity.

<b>Long-term borrowings</b>	<b>31.12.2025</b>	<b>31.12.2024</b>
<i>€ thousands</i>		
Total long-term borrowings	153,988	149,420
incl. current portion of borrowings	42,261	30,300
<b>incl. non-current portion of borrowings, incl</b>	<b>111,727</b>	<b>119,120</b>
Bank loans	111,791	119,194
Discounted contract fees on borrowings	-64	-74

Repayments of borrowings are presented by maturity as follows:

<b>Repayments of borrowings by maturity</b>	<b>31.12.2025</b>	<b>31.12.2024</b>
<i>€ thousands</i>		
Up to 1 year	42,309	30,358
2 - 5 years	111,791	119,194
<b>Total repayments of borrowings</b>	<b>154,100</b>	<b>149,552</b>

<b>Cash flows of borrowings</b>	<b>2025</b>	<b>2024</b>
<i>€ thousands</i>		
<b>Balance at the beginning of the period</b>	<b>149,420</b>	<b>147,756</b>
Bank loans received	11,204	14,260
Annuity payments on bank loans	-6,656	-6,617
Bank loan repayments	0	-5,998
Change of discounted contract fees	20	19
<b>Balance at the end of the period</b>	<b>153,988</b>	<b>149,420</b>

Additional information on borrowings is provided in Note 16.

## 15 Liabilities and prepayments

### Current liabilities and prepayments

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Payables to suppliers from fixed asset transactions (Note 13)	551	1,065
Other payables to suppliers	515	621
<b>Total payables to suppliers</b>	<b>1,066</b>	<b>1,686</b>
Other payables	61	74
<b>Total other payables</b>	<b>61</b>	<b>74</b>
VAT	599	551
Corporate income tax	267	1
Individual income tax	6	7
Social tax	9	13
Land tax, real estate tax	67	88
Other tax liabilities	9	9
<b>Total tax liabilities</b>	<b>957</b>	<b>669</b>
Payables to employees	35	36
Interest liabilities	95	118
Tenants' security deposits	458	452
Other accrued liabilities	231	208
<b>Total accrued liabilities</b>	<b>819</b>	<b>814</b>
Other prepaid income	10	2
<b>Total prepayments</b>	<b>10</b>	<b>2</b>
<b>Total liabilities and prepayments</b>	<b>2,913</b>	<b>3,245</b>

### Non-current liabilities

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Tenants' security deposits	1,992	1,928
<b>Total other non-current liabilities</b>	<b>1,992</b>	<b>1,928</b>

Additional information on liabilities is provided in Note 16.

## 16 Financial instruments, management of financial risks

The main financial liabilities of the Group are borrowings that have been raised to finance the investment properties of the Group. The balance sheet of the Group also contains cash and short-term deposits, trade receivables, other receivables and trade payables. For additional information on the Group's finance costs, please see Note 8.

The table below indicates the division of the Group's financial assets and financial liabilities according to financial instrument type.

### Carrying amounts of financial instruments

	Notes	31.12.2025	31.12.2024
<i>€ thousands</i>			
<b>Financial assets – loans and receivables</b>			
Cash and cash equivalents	11	19,957	18,415
Short-term deposits <sup>1</sup>		320	2,092
Trade receivables	12	1,367	1,173
Derivatives (interest rate swaps)	16	13	0
<b>Total financial assets</b>		<b>21,657</b>	<b>21,680</b>
<b>Financial liabilities measured at amortised cost</b>			
Borrowings	14	153,988	149,420
Trade payables	15	1,066	1,686
Tenant security deposits	15	2,450	2,380
Interest liabilities	15	95	118
Accrued expenses	15	266	244
<b>Total financial liabilities measured at amortised cost</b>		<b>157,865</b>	<b>153,848</b>
<b>Financial liabilities at fair value</b>			
Derivatives (interest rate swaps)	16	6	0
<b>Total financial liabilities at fair value</b>		<b>6</b>	<b>0</b>
<b>Total financial liabilities</b>		<b>157,871</b>	<b>153,848</b>

<sup>1</sup> Short-term deposits are concluded with a term of 4 months and bear interest at 2.0% per annum (as of 31.12.2024: short-term deposits are concluded with a term of 3 months to 6 months and bear interest at 2.8% - 3.7% per annum).

The fair value of the financial assets and financial liabilities presented in the table above, which are recorded at adjusted cost, does not differ materially from their fair value.

The Group's risk management is based on the principle that risks must be taken in a balanced manner, taking into account the rules established by the Group and implementing risk mitigation measures as appropriate, which achieves the Group's stable profitability and shareholder value growth. When making new investment decisions, the solvency of future customers, the length of lease agreements, the possibility of tenant substitutability and the risks of rising interest rates are carefully assessed. The terms of the financing agreements are adjusted to correspond to the net cash flow of a specific real estate object, which ensures the preservation and growth of sufficient free cash of the Group even after the fulfilment of financial obligations.

The investment of the Group's assets is based on the risk expectations of the Group's investors, therefore excessive risk-taking is unacceptable and appropriate measures must be applied to manage the risks.

The Group considers financial risk to be the risk that arises directly from investing in real estate, including market risk, liquidity risk and credit risk, thereby reducing the company's financial strength or reducing the value of investments.

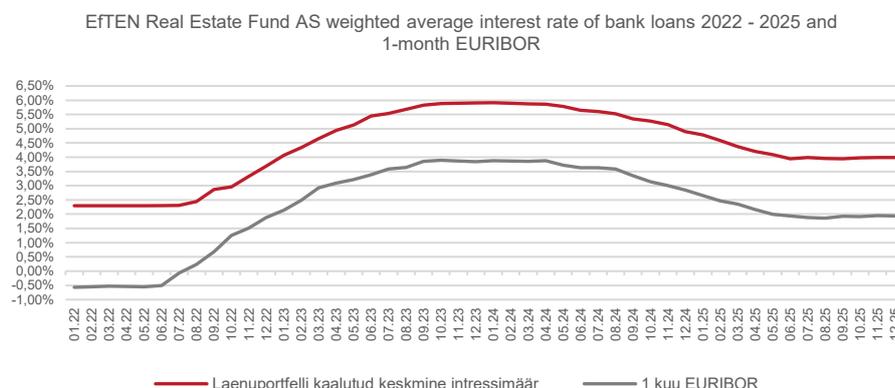
### Market risk

Market risk is a risk involving change in the fair value of financial instruments due to changes in market prices. The Group's financial instruments most influenced by changes in market prices are borrowings and interest rate derivatives. The main factor influencing these financial instruments is interest rate risk.

### Interest rate risk

Interest rate risk is the risk of changes in the future cash flows of financial instruments due to changes in market interest rates. A change in market interest rates mainly influences the long-term floating rate borrowings of the Group.

Since the summer of 2022, the variable interest rate component (EURIBOR) of the Group's long-term loan agreements has fluctuated significantly. This is due to macroeconomic factors, including central bank policies, inflation expectations and geopolitical events. These changes have a direct impact on the Group's financial performance, cash flows and risk management strategies. While the EURIBOR component related to the Group's loan agreements was negative in June 2022, interest rates increased consistently from July 2022 until September 2023. In 2024, interest rates on loans have gradually decreased. Whereas the weighted average interest rate of the Fund's loan portfolio amounted to 5.82% in 2024, it was 4.35% in 2025.



As of 31.12.2025 all the Group's loan agreements are concluded on a floating interest basis (margin between 1.40% and 3.0% plus 1-month, 3-month and 6-month EURIBOR). All agreements in the Group's loan portfolio have a 0% floor to protect against negative EURIBOR, i.e. in the event of a negative EURIBOR, the loan margin on these loan obligations will not decrease. The weighted average interest rate of the Group's loans as of 31.12.2025 was 3.99% (31.12.2024: 4.89%).

To hedge interest rate risk, two of the Group's subsidiaries entered into interest rate swap agreements in June and September 2025. The fair value of the interest rate swaps is determined by discounting the cash flows of the swap so that, based on market expectations for EURIBOR, the incoming and outgoing cash flows are projected and discounted using the zero-rate curve. For measuring the fair value of the interest rate swaps, the Group relies on information obtained from the credit institution acting as the counterparty to the agreements. In 2025, the Group entered into two interest rate swap agreements:

Country of location	Contract nominal amount	Share of loan balance in the loan portfolio	Contract term	Fixed interest rate	Fair value		
					31.12.2025	31.12.2024	
<i>€ thousands</i>							
SEB	Latvia	11,040	7.2%	08.08.2029	1-month EURIBOR at 2.200%	-6	0
Swedbank	Estonia	11,599	7.5%	25.05.2028	1-month EURIBOR at 1.995%	13	0
<b>Total</b>		<b>22,639</b>	<b>14.7%</b>			<b>7</b>	<b>0</b>

The change in EURIBOR has a significant impact on the Group's net profit and cash flows. The table below shows the impact of the change in interest rates on the Group's profit before tax and cash flows by EURIBOR level 1.0%-3.0%, taking into account the outstanding loans as of 31.12.2025 and interest rate swap agreements:

EURIBOR RATE	Impact on pre-tax profits and cash flows per year	Change in interest expense, %
<i>€ thousands</i>		
Interest expense per year, as at the end of the reporting period	-5,316	
<b>Effect of EURIBOR change:</b>		
EURIBOR 1.0%	1,064	-20.0%
EURIBOR 1.5%	502	-9.4%
EURIBOR 2.5%	-622	11.7%
EURIBOR 3.0%	-1,184	22.3%

## Liquidity risk

Liquidity risk arises from a potential change in financial position that would reduce the Group's ability to service its liabilities in a timely and correct manner. The Group's liquidity is primarily affected by the following factors:

- Decrease or volatility of rental income, reducing the Group's ability to generate positive net cash flows;
- Vacancy of rental property;

- Mismatch between the maturities of assets and liabilities and flexibility in changing them;
- Marketability of long-term assets;
- Volume and pace of real estate development activities;
- Financing structure.

The Group's objective is to manage net cash flows so that no more than 65% of the acquisition cost of the investment is involved in external capital when making real estate investments and the Group's debt coverage ratio is greater than 1.2. As of 31.12.2025, the Group's interest-bearing debt obligations as a percentage of rental income-producing investment properties were 41% (31.12.2024: 40%) and the average debt service coverage ratio (DSCR) for the last 12 months was 2.0 (31.12.2024: 1.7).

The Group's financing policy stipulates that loan agreements to raise borrowed capital are entered into on a long-term basis, taking into account the maximum length of leases encumbering real estate properties. The table below summarizes the timeliness of the Group's financial liabilities (undiscounted cash flows):

As of 31.12.2025	Less than 1 month	2-4 months	5 to 12 months	2 to 5 years	Over 5 years	Total
<i>€ thousands</i>						
Interest-bearing liabilities (Note 14)	3,685	5,205	33,419	111,791	0	<b>154,100</b>
Interest payments	526	1,451	3,339	6,693	0	<b>12,009</b>
Interest liabilities (Note 15)	95	0	0	0	0	<b>95</b>
Trade payables (Note 15)	1,066	0	0	0	0	<b>1,066</b>
Tenant security deposits (Note 15)	21	165	272	1,454	538	<b>2,450</b>
Accrued expenses (Note 15)	266	0	0	0	0	<b>266</b>
Derivatives (interest rate swaps)	6	0	0	0	0	<b>6</b>
<b>Total financial liabilities</b>	<b>5,665</b>	<b>6,821</b>	<b>37,030</b>	<b>119,938</b>	<b>538</b>	<b>169,992</b>

As of 31.12.2024	Less than 1 month	2-4 months	5 to 12 months	2 to 5 years	Over 5 years	Total
<i>€ thousands</i>						
Interest-bearing liabilities (Note 14)	5,221	3,679	21,458	119,194	0	<b>149,552</b>
Interest payments	633	1,806	4,608	10,611	0	<b>17,658</b>
Interest liabilities (Note 15)	118	0	0	0	0	<b>118</b>
Trade payables (Note 15)	1,686	0	0	0	0	<b>1,686</b>
Tenant security deposits (Note 15)	20	167	265	1,424	504	<b>2,380</b>
Accrued expenses (Note 15)	244	0	0	0	0	<b>244</b>
<b>Total financial liabilities</b>	<b>7,922</b>	<b>5,652</b>	<b>26,331</b>	<b>131,229</b>	<b>504</b>	<b>171,638</b>

#### Statement of working capital

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Cash and cash equivalents (Note 11)	19,957	18,415
Short-term deposits	320	2,092
Receivables and accrued income (Note 12)	1,710	2,055
Prepaid expenses	293	138
<b>Total current assets</b>	<b>22,280</b>	<b>22,700</b>
Short-term portion of long-term liabilities (Note 14)	-42,261	-30,300
Short-term debts and prepayments (Note 15)	-2,919	-3,245
<b>Total current liabilities</b>	<b>-45,180</b>	<b>-33,545</b>
<b>Total working capital</b>	<b>-22,900</b>	<b>-10,845</b>

The Group's working capital as of 31.12.2025 is negative in the amount of -22,900 thousand euros due to the Group's ten loan agreements maturing within the next 12 months in the total amount of 37,057 thousand euros. The expiring loan agreements are secured by investment properties with strong rental cash flow, therefore, according to the management's assessment, there will be no obstacles to extending these loan agreements.

The Group's working capital as of 31.12.2024 was negative in the amount of -10,845 thousand euros due to the Group's six loan agreements maturing within the next 12 months in the total amount of 20,380 thousand euros. The loans maturing in 2025 were extended upon maturity.

## Credit risk

Credit risk is the risk that counterparties will fail to meet their obligations to the Group. The Group is exposed to credit risk due to its business activities (mainly trade receivables) and transactions with financial institutions, including cash in bank accounts and deposits.

The Group's activities to prevent and minimize the decrease in cash flows arising from credit risk are to monitor and direct the payment behaviour of customers daily, which enables the implementation of operationally necessary measures. Customer agreements also provide for the payment of rent payments at the beginning of the calendar month in most cases, which provides sufficient time to monitor customers' payment discipline and to have sufficient liquidity in cash accounts on the day of the annuity payments of financing agreements. The terms of most leases give rise to an obligation to pay a security deposit, at the expense of which the Group has the right to write off debts arising from the insolvency of the lessee. For some leases, the deposit may be replaced by a bank guarantee.

Group companies generally only enter into lease agreements with counterparties previously recognized as creditworthy. The client's analysis of this is made before concluding the lease agreement.

If it becomes apparent that there is a risk that the lessee will become insolvent, the Group assesses each receivable individually and decides to recognize the receivables as doubtful. In general, receivables that are overdue for more than 180 days are considered unlikely to be collected, unless the Group has sufficient assurance that the receivable will be received, or a payment schedule has been agreed for the receivables.

Trade receivables are illustrated by the table below:

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Not due	932	1,005
<b>Past due, incl</b>	<b>573</b>	<b>304</b>
Up to 30 days	393	125
30-60 days	26	38
More than 60 days	154	141
Allowance for doubtful accounts	-138	-136
<b>Total trade receivables (Note 12)</b>	<b>1,367</b>	<b>1,173</b>

The maximum credit risk of the Group is provided in the table below:

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Cash and cash equivalents (Note 11)	19,957	18,415
Short-term deposits	320	2,092
Trade receivables (Note 12)	1,367	1,173
Interest derivatives with a positive value	13	0
<b>Total maximum credit risk</b>	<b>21,657</b>	<b>21,680</b>

Allocation of cash and cash equivalents and short-term deposits by bank ratings (Moody's long-term):

Rating	31.12.2025	31.12.2024
<i>€ thousands</i>		
Aa2	8,891	11,206
Aa3	10,119	8,729
A2	486	484
A3	382	88
Baa1	399	0
<b>Total</b>	<b>20,277</b>	<b>20,507</b>

## Capital management

The Group treats borrowings and equity as capital.

The Group's objective in capital management is to secure the Group's ability to continue as a going concern in order to ensure return on investment for its shareholders and to maintain an optimal capital structure.

The Group continues to invest in cash-generating real estate and raises new equity to make investments. The Group's investment policy stipulates that at least 35% of equity will be invested in new real estate projects. The required amount of equity is calculated for each investment individually, considering the volume and proportion of the net cash flows and loan payments of a specific investment.

After making an investment, the EBITDA of any cash-generating property must not be less than 120% of the loan's annuity payments (including interest expense).

According to the Group's management, the Group's free cash flow allows it to pay gross dividends to investors on average 80% of the adjusted cash flow for the calendar year (EBITDA minus interest expense minus loan payments). During 2025, the Group has earned free cash flow of 13,088 thousand euros (2024: 11,109 thousand euros), of which 10,470 thousand euros (2024: 8,887 thousand euros) could be considered gross dividends according to the Fund's dividend policy. In the spring of 2026, the Fund's management plans to refinance bank loans whose LTV (Loan-to-Value) has fallen significantly lower compared to the Fund's financing policy and whose operating cash flows exceed loan and interest payments by more than two times. According to the Management's assessment, refinancing would allow the dividend payment to be increased to up to 1.2 euros per share (net). In 2025, the Fund paid dividends of 12,699 thousand euros (1.1 euros per share).

### Statement of capitalization

More detailed information on mortgages established as collateral for the obligations provided in the capitalization report is available in Note 13.

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Short term liabilities guaranteed with mortgage (Note 14)	42,309	30,358
Unsecured current liabilities	2,871	3,187
<b>Total current liabilities</b>	<b>45,180</b>	<b>33,545</b>
Long term liabilities guaranteed with mortgage (Note 14)	111,791	119,194
Unsecured non-current liabilities	14,676	12,951
<b>Total non-current liabilities</b>	<b>126,467</b>	<b>132,145</b>
Share capital and share premium (Note 17)	206,324	204,709
Reserves	4,156	2,799
Retained earnings (Note 18)	23,724	25,565
<b>Total shareholder's equity</b>	<b>234,204</b>	<b>233,073</b>
<b>Total liabilities and equity</b>	<b>405,851</b>	<b>398,763</b>

### Statement of net debt

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Cash (Note 11)	19,957	18,415
Short term deposits	320	2,092
<b>Total liquid assets</b>	<b>20,277</b>	<b>20,507</b>
The current portion of non-current borrowings (Note 14)	42,309	30,358
<b>Net current liabilities</b>	<b>22,032</b>	<b>9,851</b>
Non-current borrowings (non-current portion) (Note 14)	111,791	119,194
<b>Total non-current liabilities</b>	<b>111,791</b>	<b>119,194</b>
<b>Total net debt</b>	<b>133,823</b>	<b>129,045</b>

### Fair value

The valuation methods used to analyse the Group's assets and liabilities measured at fair value have been defined as follows:

Level 1 – quoted prices in active markets;

Level 2 – inputs other than quoted market prices that are observable for the asset or liability, either directly or indirectly;

Level 3 – unobservable inputs at the market.

As of 31.12.2025 or 31.12.2024, the Group does not have any assets with fair value that would be included in the Level 1 group for the purpose of determining the value. All the Group's investment properties are recorded at fair value and are included in the Level 3 group according to the valuation method (see Note 13). All the Group's loan liabilities are included in the Level 2 group.

To hedge interest rate risk, the Group has entered into two interest rate swap agreements, the fair value of which is determined by discounting the cash flows of the swap so that, based on market expectations for EURIBOR, the incoming and outgoing cash flows are projected and discounted using the zero-rate curve. For measuring the fair value of the interest rate swaps, the Group relies on information obtained from the credit institution acting as the counterparty to the agreements.

## 17 Share capital

The registered share capital of EFTEN Real Estate Fund AS as of 31.12.2025 was 115,248 thousand euros (31.12.2024: 114,403 thousand euros). The share capital consisted of 11,524,846 shares (31.12.2024: 11,440,340 shares) with a nominal value of 10 euros (31.12.2024: the same). As of 31.12.2025, EFTEN Real Estate Fund AS has allocated 4,156 thousand euros (31.12.2024: 2,799 thousand euros) from retained earnings to reserve capital.

In November 2025, the Fund issued 84,506 new shares at an issue price of 19.11 euros, of which the nominal value was 10 euros and the share premium was 9.11 euros. As a result of the issue, the Fund's share capital increased by 845 thousand euros and the share premium by 770 thousand euros (a total of 1,615 thousand euros). The total expenses directly related to the issue were 20 thousand euros. The increase in share capital was registered in the Commercial Register on 27.11.2025.

In December 2024, the Fund issued 620,544 new shares at an issue price of 19 euros, of which the nominal value was 10 euros and the share premium was 9 euros. As a result of the issue, the Fund's share capital increased by 6,205 thousand euros and the share premium by 5,585 thousand euros (a total of 11,790 thousand euros). The total expenses directly related to the issuance were 159 thousand euros. The increase in share capital was registered in the Commercial Register on 23.12.2024.

By the decision of the general meeting of EFTEN Real Estate Fund AS held on 08.04.2025, the fund distributed net dividends in the total amount of 12,699 thousand euros (1.11 euros per share) and allocated 1,357 thousand euros from retained earnings to reserve capital. Dividend payments were made to shareholders on 30.04.2025.

### List of shareholders of EFTEN Real Estate Fund AS with more than 10% ownership:

Company	As of 31.12.2025	
	Number of shares	Ownership, %
Altiuse KVI OÜ	1,565,503	13.58%
Hoiukonto OÜ	1,287,296	11.17%
REF Aktsiad OÜ	1,258,144	10.92%
LHV Pensonifond Ettevõtlik	1,198,848	10.40%

### Shares owned by EFTEN Real Estate Fund AS Management or Supervisory Board members, their close family members, or companies under their control:

Company	As of 31.12.2025	
	Number of shares	Ownership, %
REF Aktsiad OÜ, a company under significant control of the member of the Supervisory Board Olav Miil	1,258,144	10.92%
Altiuse KVI OÜ, a company under significant control of Council member Arti Arakas	1,565,503	13.58%
EFTEN Capital AS, fund management company	292,688	2.54%
EFTEN United Property Fund, a fund managed by fund manager EFTEN Capital AS	211,559	1.84%
HTB Investeeringud OÜ, a company under significant control of Siive Penu, a member of the Supervisory Board	198,032	1.72%
Member of the Board Tõnu Uustalu	77,302	0.67%
Member of the Supervisory Board Olav Miil	52,649	0.46%
Member of the Board Viljar Arakas	2,000	0.02%
Miemma Holding OÜ, a company owned by board member Viljar Arakas	22,606	0.20%
Meeli Leis, a close family member of board member Tõnu Uustalu	2,707	0.02%
Member of the Supervisory Board Siive Penu	1,500	0.01%
Aile Arakas, a relative of Council member Arti Arakas	2,652	0.02%
Martin Arakas, a close family member of Council member Arti Arakas	2,301	0.02%
Oskar Arakas, a close family member of Council member Arti Arakas	1,023	0.01%
Laura Ly Oja, a close family member of Board member Viljar Arakas	37	0.00%
Member of the Council Sander Rebane	2	0.00%

Sannu Investeeringud OÜ, owned by council member Sander Rebane	167	0.00%
<b>Total</b>	<b>3,690,872</b>	<b>32.03%</b>

## 18 Contingent liabilities

	31.12.2025	31.12.2024
€ thousands		
Retained earnings	23,724	25,565
Potential income tax liability	5,219	5,624
<b>Dividends can be paid out</b>	<b>18,505</b>	<b>19,941</b>

The maximum possible income tax liability has been calculated on the assumption that the net dividends to be distributed and the income tax expense related to their payment may not exceed the distributable profit as at 31.12.2025 and 31.12.2024.

## 19 Transactions with related parties

In preparing the Group's consolidated annual report, the following are considered related parties:

- Owners and companies related to the owners with significant influence over the Group;
- members of the Management Board and the companies they control (collectively referred to as management);
- members of the Supervisory Board;
- close family members of the above-listed individuals and their related companies.

EFTEN Real Estate Fund AS considers the following as related parties:

- Management Board members and companies owned by the Management Board members of EFTEN Real Estate Fund AS;
- Management Board members and companies owned by the Management Board members of EFTEN Real Estate Fund AS subsidiaries;
- Supervisory Board members and companies owned by the Supervisory Board members of EFTEN Real Estate Fund AS;
- Employees and companies owned by the employees of EFTEN Real Estate Fund AS;
- Joint venture EFTEN SPV11 OÜ;
- EFTEN Capital AS (the fund management company).

During the year of 2025, the Group purchased management services from EFTEN Capital AS in the amount of 2,332 thousand euros (2024: 2,159 thousand euros) and accounting services in the amount of 262 thousand euros (2024: 204 thousand euros), (see Note 7). EFTEN Real Estate Fund AS did not purchase or sell other goods or services from other related parties during 2025 nor 2024.

As of 31.12.2025, the Group had a total of 12 employees, who were paid a total of 447 thousand euros (2024: 13 employees, 482 thousand euros), (Note 5,7). No fees were calculated or paid to the members of the Group's Management Board or Supervisory Board during 2025 nor 2024. The members of the Group's Management Board work for EFTEN Capital AS, a company providing management services to the Group, and expenses related to the activities of a member of the Management Board are included in the management services. In 2025, remuneration paid to the members of the management boards of the Group's subsidiaries, including related taxes, amounted to a total of 66 thousand euros (2024: the same).

## 20 Provisions

### Pending cases

#### EFTEN SPV2 OÜ lawsuit against AS Tallinna Vesi

In 2020, EFTEN SPV2 OÜ filed a claim of 91 thousand euros against AS Tallinna Vesi, based on the fact that AS Tallinna Vesi had, during 2011–2019, unlawfully applied an excessively high price for water services without the approval of the Competition Authority. In April 2024, Harju County Court dismissed the claim, but in April 2025, the Tallinn Court of Appeal annulled that decision and referred the case back to the County Court for retrial. A hearing date has not yet been set. Due to the uncertainty surrounding the claim, the Group has not recognized it as a separate asset.

## 21 Parent company's separate financial statements

Pursuant to the Accounting Act of the Republic of Estonia, information of the unconsolidated financial statements (primary statements) of the consolidating entity (Parent Company) shall be disclosed in the notes to the consolidated financial statements. In preparing the primary financial statements of the Parent Company the same accounting policies have been used as in preparing the consolidated financial statements. The accounting policy for reporting subsidiaries has been amended in the separate primary financial statements disclosed as supplementary information in the annual report in conjunction with IAS 27, Consolidated and Separate Financial Statements.

In the parent separate primary financial statements, disclosed in the Notes to these consolidated financial statements, investments in subsidiaries are measured at fair value.

### Parent company's income statement

	2025	2024
<i>€ thousands</i>		
General and administrative expenses	-325	-327
<b>Operating loss</b>	<b>-325</b>	<b>-327</b>
Change in the management company's success fee liability	0	-5,804
Gain from subsidiaries	11,536	19,540
Profit/Loss from joint ventures	222	-118
Financial income	619	518
Financial expenses	0	-61
<b>Profit before income tax</b>	<b>12,052</b>	<b>13,748</b>
<b>Net profit for the year</b>	<b>12,052</b>	<b>13,748</b>

### Parent company's statement of financial position

	31.12.2025	31.12.2024
<i>€ thousands</i>		
<b>ASSETS</b>		
Cash and cash equivalents	1,671	6,058
Receivables and accrued income	2,910	2,300
<b>Total current assets</b>	<b>4,581</b>	<b>8,358</b>
Long-term receivables		
Shares of subsidiaries	217,698	212,045
Shares of joint ventures	2,182	1,960
Long-term receivables	10,690	11,835
<b>Total non-current assets</b>	<b>230,570</b>	<b>225,840</b>
<b>TOTAL ASSETS</b>	<b>235,151</b>	<b>234,198</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities	14	9
<b>Total current liabilities</b>	<b>14</b>	<b>9</b>
Interest liabilities	933	933
<b>Total non-current liabilities</b>	<b>933</b>	<b>933</b>
<b>Total liabilities</b>	<b>947</b>	<b>942</b>
Share capital	115,248	114,403
Share premium	91,076	90,306
Statutory reserve capital	4,156	2,799
Retained earnings	23,724	25,748
<b>TOTAL EQUITY</b>	<b>234,204</b>	<b>233,256</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>235,151</b>	<b>234,198</b>

**Parent company statement of equity**

	2025	2024
<i>€ thousands</i>		
<b>Cash flow from operating activities</b>		
<b>Net profit</b>	<b>12,052</b>	<b>13,748</b>
Adjustments of net profit:		
Financial income and expense	-619	-457
Profit/loss from subsidiaries using the fair value method	1,179	-8,744
Profit/loss from joint ventures using the equity method	-222	118
Dividends received	-12,715	-10,796
Change in the management company's success fee liability	0	5,804
<b>Total adjustments</b>	<b>-12,377</b>	<b>-14,075</b>
<b>Cash flow from operations before changes in working capital</b>	<b>-325</b>	<b>-327</b>
Change in receivables and payables related to operating activities	-35	-12
<b>Net cash flow generated from operating activities</b>	<b>-360</b>	<b>-339</b>
<b>Cash flow from investing activities</b>		
Acquisition of subsidiaries	-4,833	-4,490
Loans granted	-855	-2,890
Repayment of loans granted	0	190
Dividends received	12,715	10,796
Interest received	49	143
<b>Net cash flow generated from investing activities</b>	<b>7,076</b>	<b>3,749</b>
<b>Cash flow from financing activities</b>		
Loans received	0	5,620
Loan repayments scheduled	0	-5,620
Interest paid	0	-61
Dividends paid	-12,699	-10,820
Issuance of shares	1,596	11,630
<b>Net cash flow generated from financing activities</b>	<b>-11,103</b>	<b>749</b>
<b>NET CASH FLOW</b>	<b>-4,387</b>	<b>4,159</b>
<b>Cash and cash equivalents at the beginning of period</b>	<b>6,058</b>	<b>1,899</b>
Change in cash and cash equivalents	-4,387	4,159
<b>Change in cash and cash equivalents</b>	<b>1,671</b>	<b>6,058</b>

**Parent company statement of equity**

	Share capital	Share premium	Statutory reserve capital	Retained earnings	Total
<i>€ thousands</i>					
<b>Balance as of 31.12.2023</b>	<b>108,198</b>	<b>84,721</b>	<b>2,749</b>	<b>23,029</b>	<b>218,697</b>
Issuance of shares	6,205	5,585	0	-159	<b>11,631</b>
Dividends declared	0	0	0	-10,820	<b>-10,820</b>
Provision for reserve capital	0	0	50	-50	<b>0</b>
Net profit for the financial period	0	0	0	13,748	<b>13,748</b>
<b>Balance as of 31.12.2024</b>	<b>114,403</b>	<b>90,306</b>	<b>2,799</b>	<b>25,748</b>	<b>233,256</b>
Issuance of shares	845	770	0	-20	<b>1,595</b>
Dividends declared	0	0	0	-12,699	<b>-12,699</b>
Provision for reserve capital	0	0	1,357	-1,357	<b>0</b>
Net profit for the financial period m	0	0	0	12,052	<b>12,052</b>
<b>Balance as of 31.12.2025</b>	<b>115,248</b>	<b>91,076</b>	<b>4,156</b>	<b>23,724</b>	<b>234,204</b>

Adjusted unconsolidated equity of the parent company (to account for compliance with the requirements set forth in the Commercial Code) is as follows:

	31.12.2025	31.12.2024
<i>€ thousands</i>		
Parent company's unconsolidated equity	234,204	233,256
Value of subsidiaries and joint ventures in the parent company's unconsolidated balance sheet (minus)	-219,880	-214,005
Value of subsidiaries and joint ventures calculated using the equity method (plus)	219,880	214,005
<b>Total</b>	<b>234,204</b>	<b>233,256</b>

**22 Events after the balance sheet date**

After the balance sheet date, 30 January 2026, the Fund entered into an agreement for the sale of its subsidiary EFTEN Krustpils SIA. The subsidiary owns a DSV logistics building in Riga, the fair value of which amounted to 9,000 thousand euros as of 31 December 2025. The transaction is expected to be completed in March 2026. As a result of the transaction, the Group's assets are expected to decrease by approximately 9.0 million euros, and bank loans by 3.3 million euros. The Group is expected to receive approximately 5.6 million euros from the transaction.

## ***Management Board Declaration for the Consolidated Annual Report 2025***

The Management Board hereby confirms that the consolidated annual report of EFTEN Real Estate Fund AS for the year 2025 has been prepared to the best of its knowledge and provides a true and fair view of the assets, liabilities, financial position and profit or loss of EFTEN Real Estate Fund AS and the entities included in the consolidation as a whole, in accordance with applicable accounting standards, and that the management report provides a true and fair view of the development and results of the business activities and financial position of EFTEN Real Estate Fund AS and the entities included in the consolidation as a whole, and includes a description of the main risks and uncertainties.

Vijjar Arakas

Member of the Management Board

Tõnu Uustalu

Member of the Management Board



# Independent Auditor's Report

To the Shareholders of EfTEN Real Estate Fund AS

## Report on the audit of the consolidated financial statements

### Our opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of EfTEN Real Estate Fund AS (the "Company") and its subsidiaries (together – the "Group") as at 31 December 2025, and the Group's consolidated financial performance and consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union.

Our opinion is consistent with our additional report to the Audit Committee dated 26 February 2026.

### What we have audited

The Group's consolidated financial statements comprise:

- the consolidated statement of comprehensive income for the year then ended 31 December 2025;
- the consolidated statement of financial position as at 31 December 2025;
- the consolidated statement of cash flows for the year then ended;
- the consolidated statement of changes in equity for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Estonia) (ISAs (EE)). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence

We are independent of the Group in accordance with the ethical requirements of Regulation (EU) No 537/2014 that are relevant to audits of financial statements of public interest entities, and Code of Ethics for Professional Accountants (Estonia) (including Independence Standards) as adopted by Auditing Activities Oversight Board (Code of Ethics (Estonia)), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the ethical requirements of the Regulation (EU) No 537/2014 and the Code of Ethics (Estonia).

To the best of our knowledge and belief, we declare that non-audit services that we have provided to the Company and its subsidiaries within the European Union are in accordance with the applicable law and regulations in the Republic of Estonia and that we have not provided non-audit services that are prohibited under § 59<sup>1</sup> of the Auditors Activities Act of the Republic of Estonia.

Aktsiaselts PricewaterhouseCoopers  
Tatari 1, 10116 Tallinn, Estonia  
License No. 6; Registry code: 10142876  
+372 6141 800, ee\_info@pwc.com

#### Translation note:

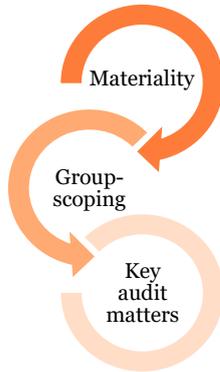
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The non-audit services that we have provided to the Company and its subsidiaries in the period from 1 January 2025 to 31 December 2025 are disclosed in the management report.

## Our audit approach

### Overview



- Overall Group materiality is EUR 4 million, which represents approximately 1% of the Group's total assets.
- The Group audit team and component auditors, under our instructions, audited the Group companies essentially covering all parts of the consolidated statements of financial position and comprehensive income.
- Valuation of investment properties.

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where the Management Board made subjective judgments; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including, among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

### Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgment, we determined certain quantitative thresholds for materiality, including the overall Group materiality for the consolidated financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, if any, both individually and in aggregate on the consolidated financial statements as a whole.

<b>Overall Group materiality</b>	EUR 4 million
<b>How we determined it</b>	Approximately 1% of total assets
<b>Rationale for the materiality benchmark applied</b>	We have applied total assets as benchmark, as this is the key indicator on which the Group's value depends and that is monitored by the management board and investors.

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## Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
<p><b>Valuation of investment properties</b></p> <p><b>Additional information is disclosed in the financial statements of the consolidation group’s Note 1.2 “Summary of significant accounting policies” and in Note 13 “Investment property”.</b></p> <p>As at 31 December 2025 the investment properties carried at fair value amounted to EUR 381 million and the revaluation loss recognised in 2025 in the consolidated statement of comprehensive income was EUR 3 million.</p> <p>The management uses independent appraisers to evaluate the fair values by engaging an external valuation at least twice a year for each asset.</p> <p>The Group measures the fair value of the investment properties using the discounted cash flow method, based on the rental rates of these properties, using the existing rental rates for properties leased out.</p> <p>Among other factors, the valuation of the Group’s investment property portfolio is inherently subjective due to the individual nature of each investment property, its location and the expected future rental rates.</p> <p>In determining the fair value of investment property, the appraisers and the management take into account property specific information such as the current tenancy agreements and rental income. Assumptions for yields and estimated market rent used are influenced by prevailing market yields and comparable market transactions.</p> <p>The existence of significant estimation uncertainty, coupled with the fact that only a small percentage difference in individual investment property valuations, when aggregated, could result in a material impact, warranted specific audit focus in this area.</p>	<p>Given the inherent subjectivity involved in the valuation of investment properties and the need for market knowledge and valuation expertise, we engaged PwC valuation specialists to assist us in our audit of this area.</p> <p>We obtained and read the valuation reports and valuation inputs for all the investment properties and assessed whether the valuation approach for each investment property was in accordance with the principles of measuring fair value under IFRS. We verified the compliance of the methods used to measure the fair value of real estate objects with the IFRS fair value measurement principles.</p> <p>We assessed the qualifications, expertise and objectivity of the appraisers to ensure that they have performed their work in accordance with professional valuation standards and have significant experience in the markets in which the Group operates.</p> <p>We compared the major assumptions such as rental rates, discount rates, capitalisation rates and vacancy rates used by the appraisers with our internally developed estimated ranges, determined via reference to published benchmarks when applicable. Where assumptions were outside the expected range or otherwise deemed unusual, or valuations showed unexpected movements not consistent with general trends in the market, we undertook further investigations and challenged the appraisers and Group management by requesting additional information and explanations on inputs and assumptions used.</p> <p>As a result of inquiries made to management and appraisers and analysis of expert opinions, we verified that the valuation of each property had considered its specific characteristics, such as its overall quality, geographical location and cash flow potential as a whole. We examined whether the assumptions used in the valuation of the properties appropriately considered the effects of recent significant market transactions and whether management and valuers had considered and</p>

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considered alternative assumptions before reaching the final valuation result.

We also considered whether the disclosures made in the consolidated financial statements met the requirements set out in IFRS and noted no issues.

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## How we tailored our Group audit scope

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

The Group's consolidated financial statements include financial data from 40 reporting units. Based on our risk and materiality assessments, we determined which entities were required to be audited at full scope considering the relative significance of each entity to the Group and the overall coverage obtained over each material line item in the consolidated financial statements. Full scope statutory audits were performed for EfTEN Real Estate Fund AS, EfTEN SPV3 OÜ, EfTEN SPV4 OÜ, EfTEN SPV6 OÜ, EfTEN SPV7 OÜ, EfTEN SPV8 OÜ, EfTEN SPV11 OÜ (joint venture), EfTEN SPV12 OÜ, EfTEN SPV17 OÜ, EfTEN Tännassilma OÜ, EfTEN Laagri OÜ, EfTEN Härgmäe OÜ and statutory reviews for EfTEN SPV2 OÜ, EfTEN SPV5 OÜ, EfTEN SPV15 OÜ, EfTEN Pirita OÜ, EfTEN Autokeskus OÜ, EfTEN Seljaku OÜ, EfTEN Ermi OÜ, EfTEN Paemurru OÜ, EfTEN Hiiu OÜ and EfTEN Valkla OÜ by the Group audit team and for Saules Miestas UAB, EfTEN Krustpils SIA, EfTEN Riga Airport SIA, EfTEN Pielpilsetas SIA, EfTEN Terbata SIA, EfTEN Jelgava SIA, EfTEN Jurkalne SIA and Auras Centrs SIA by component auditors in accordance with our instructions. For other significant subsidiaries and entities subject to a review engagement, the Group audit team performed full scope audit procedures on investment properties' balances and the component auditors performed full scope audit procedures on cash and bank accounts, receivables from customers, notes payable and long-term debt, tax balances and revenue transactions from rental income. For the audit procedures performed by component auditors, we determined the level of involvement we needed to have in their audits to be able to conclude whether sufficient appropriate audit evidence had been obtained as a basis for our opinion on the Group financial statements as a whole.

## Reporting on other information including the Management report

The Management Board is responsible for the other information. The other information comprises the Management report, the Remuneration Report and Distribution of revenue according to the Estonian Classification of Economic Activities (but does not include the consolidated financial statements and our auditor's report thereon).

Our opinion on the consolidated financial statements does not cover the other information, including the Management report.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the Management report, we also performed the procedures required by the Auditors Activities Act of the Republic of Estonia. Those procedures include considering whether the Management report is consistent, in all material respects, with the consolidated financial statements and is prepared in accordance with the requirements of the Accounting Act of the Republic of Estonia.

In accordance with the Securities Market Act of the Republic of Estonia with respect to the Remuneration Report, our responsibility is to consider whether the Remuneration Report includes the information in accordance with the requirements of Article 135<sup>3</sup> (3) of the Securities Market Act of the Republic of Estonia.

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Based on the work undertaken in the course of our audit, in our opinion:

- the information given in the Management report for the financial year for which the consolidated financial statements are prepared is consistent, in all material respects, with the consolidated financial statements;
- the Management report has been prepared in accordance with the requirements of the Accounting Act of the Republic of Estonia; and
- the Remuneration Report has been prepared in accordance with Article 135<sup>3</sup> (3) of the Securities Market Act of the Republic of Estonia.

If, based on the work we have performed on the Management report and other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement in the Management report or in this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of the Management Board and those charged with governance for the consolidated financial statements**

The Management Board is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards as adopted by the European Union, and for such internal control as the Management Board determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Management Board is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Board either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

### **Auditor's responsibilities for the audit of the consolidated financial statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (EE) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs (EE), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management Board.

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- Conclude on the appropriateness of the Management Board’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purpose of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Report on other legal and regulatory requirements

### Report on the compliance of the presentation of consolidated financial statements with the requirements of the European Single Electronic Format (“ESEF”)

We have been engaged based on our agreement by the Management Board to conduct a reasonable assurance engagement for the verification of compliance with the applicable requirements of the presentation of the consolidated financial statements of EfTEN Real Estate Fund AS for the year ended 31 December 2025 (the “Presentation of the Consolidated Financial Statements”).

#### Description of a subject matter and applicable criteria

The Presentation of the Consolidated Financial Statements has been applied by the Management Board to comply with the requirements of art. 3 and 4 of the Commission Delegated Regulation (EU) 2019/815 of 17 December 2018 supplementing Directive 2004/109/EC of the European Parliament and of the Council with regard to regulatory technical standards on the specification of a single electronic reporting format (the “ESEF Regulation”). The applicable requirements regarding the Presentation of the Consolidated Financial Statements are contained in the ESEF Regulation.

The requirements described in the preceding sentence determine the basis for application of the Presentation of the Consolidated Financial Statements and, in our view, constitute appropriate criteria to form a reasonable assurance conclusion.

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## Responsibility of the Management Board and those charged with governance

The Management Board is responsible for the Presentation of the Consolidated Financial Statements that complies with the requirements of the ESEF Regulation.

This responsibility includes the selection and application of appropriate markups in iXBRL using ESEF taxonomy and designing, implementing and maintaining internal controls relevant for the preparation of the Presentation of the Consolidated Financial Statements which is free from material non-compliance with the requirements of the ESEF Regulation.

Those charged with governance are responsible for overseeing the financial reporting process, which should also be understood as the preparation of consolidated financial statements in accordance with the format resulting from the ESEF Regulation.

## Our responsibility

Our responsibility was to express a reasonable assurance conclusion whether the Presentation of the Consolidated Financial Statements complies, in all material respects, with the ESEF Regulation.

We conducted our engagement in accordance with the International Standard on Assurance Engagements (Estonia) 3000 (revised) "Assurance Engagements other than Audits and Reviews of Historical Financial Information" (ISAE (EE) 3000 (revised)). This standard requires that we comply with ethical requirements, plan and perform procedures to obtain reasonable assurance whether the Presentation of the Consolidated Financial Statements complies, in all material aspects, with the applicable requirements.

Reasonable assurance is a high level of assurance, but it does not guarantee that the service performed in accordance with ISAE (EE) 3000 (revised) will always detect the existing material misstatement (significant non-compliance with the requirements).

## Quality management requirements and professional ethics

We apply the provisions of the International Standard on Quality Management (Estonia) 1 (revised), and accordingly maintain a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We are independent of the Group in accordance with the Code of Ethics for Professional Accountants (Estonia) (including Independence Standards) as adopted by Auditing Activities Oversight Board (Code of Ethics (Estonia)), and we have fulfilled our other ethical responsibilities in accordance with Code of Ethics (Estonia).

## Summary of the work performed

Our planned and performed procedures were aimed at obtaining reasonable assurance that the Presentation of the Consolidated Financial Statements complies, in all material aspects, with the applicable requirements and such compliance is free from material errors or omissions. Our procedures included in particular:

- obtaining an understanding of the internal control system and processes relevant to the application of the Electronic Reporting Format of the Consolidated Financial Statements, including the preparation of the XHTML format and marking up the consolidated financial statements;
- verification whether the XHTML format was applied properly;
- evaluating the completeness of marking up the consolidated financial statements using the iXBRL markup language according to the requirements of the implementation of electronic format as described in the ESEF Regulation;
- evaluating the appropriateness of the Group's use of XBRL markups selected from the ESEF taxonomy and the creation of extension markups where no suitable element in the ESEF taxonomy has been identified; and
- evaluating the appropriateness of anchoring of the extension elements to the ESEF taxonomy.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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## Conclusion

In our opinion, based on the procedures performed, the Presentation of the Consolidated Financial Statements complies, in all material respects, with the ESEF Regulation.

## Appointment and period of our audit engagement

We were first appointed as auditors of EfTEN Real Estate Fund AS, as a public interest entity, on 1 December 2017 for the financial year ended 31 December 2017. Our appointment has been renewed by tenders and fund manager's decisions in the intermediate years, representing the total period of our uninterrupted engagement appointment for EfTEN Real Estate Fund AS, as a public interest entity, of 9 years. In accordance with the Auditors Activities Act of the Republic of Estonia and the Regulation (EU) No 537/2014, our appointment as the auditor of EfTEN Real Estate Fund AS can be extended for up to the financial year ending 31 December 2036.

On behalf of AS PricewaterhouseCoopers

*Original report is signed in Estonian language*

Jüri Koltsov  
Certified auditor in charge, auditor's certificate no. 623

26 February 2026  
Tallinn, Estonia

#### Translation note:

This version of the report is a translation from the original, which was prepared in Estonian. All possible care has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version of our report takes precedence over this translation.

This independent auditor's report (translation of the Estonian original) should only be used with the original document submitted in machine-readable .xhtml format that is submitted to the Tallinn Stock Exchange (Link: <https://nasdaqbaltic.com/statistics/en/instrument/EE3100127242/reports>).

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## ***Signatures of the members of the Supervisory Board to the annual report***

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The Supervisory Board has reviewed the Annual Report prepared by the Management Board consisting of the Management Report, Remuneration Report and the Consolidated Financial Statements, and the independent auditor's report to the General Meeting of Shareholders.

26 February 2026

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Arti Arakas  
Chairman of the Supervisory Board

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Siive Penu  
Member of the Supervisory Board

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Sander Rebane  
Member of the Supervisory Board

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Olav Miil  
Member of the Supervisory Board

***Distribution of revenue according to the Estonian Classification of Economic Activities***

	EMTAK code	2025	Sales revenue %	Main activity
<i>€ thousands</i>				
Fund management	66301	0	-	yes