

EVERAUS KINNISVARA

CONSOLIDATED UNAUDITED INTERIM REPORT FOR THE HALF-YEAR
01 January 2026 to 30 June 2026

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Reporting period: 01.01.2026 - 30.06.2026

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OVERVIEW OF EVERAUS KINNISVARA

Everaus Kinnisvara is a highly regarded real estate developer with long-standing experience. We create cohesive residential and commercial environments with distinctive architecture in locations with strong infrastructure. In our development activities, we place great emphasis on architecture, usability, and energy efficiency. Spatial solutions are carefully and thoughtfully designed, and we ensure that both the exterior and interior of buildings form a unified, modern whole.

Everaus Kinnisvara is the only real estate developer in Estonia whose nearly all completed residential developments have received high recognition in housing competitions. Thanks to our pioneering choices, our projects have been awarded the title of “first of its kind” on multiple occasions.

Founded in 2015 as a developer of private houses, the company has grown into a developer with one of the most diverse portfolios on the market. Our development projects include apartment buildings, terraced houses, semi-detached houses, private homes, office buildings, warehouse and stock-office spaces, mini-storage units, as well as residential plots and serviced apartments. While residential projects are intended for sale, commercial real estate is developed as income-generating rental projects to diversify risks, and the completed commercial properties remain in our ownership.

Over more than a decade of operations, we have developed integrated living environments across nearly 30 hectares. Our residential development portfolio includes more than 60 hectares across eight projects, of which four are under construction and four in the design or planning stage. Our commercial real estate development and rental portfolio consist of nine projects with a total building area exceeding 80 000 m². Of these, five projects have been completed and leased out, while four are currently in the design or planning phase.

In addition to our diverse and extensive development portfolio, our strength lies in our professional and dedicated team, as well as our capability to manage the entire development cycle from planning procedures and infrastructure development to after-sale service for residential properties and property management of commercial assets. Alongside founder Janar Muttik, the Management Board also includes Kaur Kaasikmäe, who serves as Head of Development, and Janika Roots, who serves as Chief Financial Officer.

The bonds issued in Everaus Kinnisvara’s 2025 bond issuance have been listed on the Baltic First North Bond List since 05 June 2025 (ISIN: EE0000000875) and since 23 October 2025 (ISIN: EE0000002558).





CEO'S HALF-YEAR REVIEW: ECONOMIC ENVIRONMENT AND MARKET DEVELOPMENT

The first half of 2026 confirmed that the Estonian real estate market is beginning to emerge from the downturn of recent years. After nearly three years of uncertainty, buyers started returning to the market, supported by growing confidence that residential property prices had stabilised and that there was less reason to postpone purchasing a new home. This was further supported by a gradual improvement in consumer confidence and expectations of an economic recovery.

Residential property prices continued to rise in the second quarter. According to Statistics Estonia, the Dwelling Price Index increased by 3.5% compared with the first quarter and by 5.8% year-on-year. Apartment prices rose by 5.3% over the year, while house prices increased by 6.8%. These figures indicate that, despite continued economic and geopolitical uncertainty, the Estonian residential property market has remained active and prices have continued on a moderate upward trend.

Consumer confidence improved over the summer but remained low: in August, the consumer confidence indicator stood at -23.6, compared with -30.8 in May. Retail sales volume increased by 3.0% year-on-year in the first half of the year. At the same time, value added in real estate activities decreased by 3.6% in the second quarter, indicating that the sector's recovery remains uneven.

The outlook for the Estonian economy has improved over the course of the year. According to the Ministry of Finance's summer economic forecast published in August, the Estonian economy is expected to grow by 2.5% in 2026, while average annual inflation is forecast to slow to 3.2%. Growth is expected to be supported by domestic demand, improving exports and an increase in household purchasing power. From the perspective of the real estate market, this provides a stronger foundation for demand, although the positive impact is being partly offset by the renewed rise in interest rates.

The economic environment in 2026 has been significantly affected by the conflict in the Middle East and the energy crisis associated with the closure of the Strait of Hormuz. Disruptions to oil and LNG supplies pushed energy prices higher, increased inflation expectations and weakened consumer confidence. Higher fuel and energy costs reduce household purchasing power and feed through into the prices of other goods and services. In response to inflationary pressures, the European Central Bank raised its key interest rates in June and again in September, by 0.25 percentage points on each occasion, bringing the deposit facility rate to 2.5%. For the real estate sector, this means higher borrowing costs, a slower improvement in borrowing capacity and more cautious purchasing decisions. On the positive side, Estonia's housing loan portfolio had grown by nearly 10% year-on-year by the end of June, indicating that demand and banks' lending capacity have remained strong.

The past two years have changed homebuyers' preferences. In Harju County, demand is strongest in the EUR 300,000-400,000 price range. At the same time, the proportion of families whose purchasing capacity is around EUR 250,000 is increasing. This means that, alongside the premium segment, demand is growing for well-designed and more affordable housing solutions.

Developing an affordable new family home in Tallinn has become increasingly challenging. Land prices, construction costs, parking requirements and lengthy planning and administrative procedures continue to put upward pressure on final sale prices. As a result, an increasing number of families are prepared to consider municipalities surrounding Tallinn, where the same budget can secure a larger and more functional home. We therefore see strong growth potential in residential developments in the greater Tallinn area over the coming years.

Everaus Kinnisvara's sales results for the first quarter were in line with expectations, and we saw an increase in the number of purchase decisions compared with the previous year. The positive trend was supported by improved borrowing capacity among customers and a growing perception that real estate prices were no longer on a downward trend. However, Everaus Kinnisvara's sales statistics for the first half of the year also showed uneven dynamics. Following a positive start to the year, buyers became more cautious again in the spring due to the energy crisis and geopolitical uncertainty, resulting in some purchase decisions being postponed. Interest in new homes improved during the summer months. Looking ahead to the second half of the year, demand is supported by economic growth, rising wages and improving purchasing power, while the main risks remain the duration of the conflict in the Middle East, energy prices, and the resulting pressure on inflation and interest rates. Everaus Kinnisvara's portfolio of projects currently on sale and nearing completion provides a basis for expecting stronger sales activity in the second half of the year than in the first. However, our forecasts continue to reflect a higher-than-usual level of uncertainty in the external environment.

Activity has also increased in the commercial rental market, indicating a cautious improvement in business confidence. In Everaus Kinnisvara's commercial premises, particularly stock-office units, the number of enquiries has risen sharply with the arrival of autumn, and occupancy has increased significantly in recent months.

Overall, we assess the first half of 2026 as moderately positive. The Estonian economy has returned to growth, with GDP, construction volumes, wages and retail trade indicators confirming the continuation of the recovery. At the same time, the energy crisis associated with the closure of the Strait of Hormuz has brought inflation and interest rate risks back into focus and kept consumer confidence low. Everaus Kinnisvara enters the second half of the year with a strong development portfolio, a solid supply of units available for sale and projects with a significant level of pre-sales. We expect activity in the real estate market to improve gradually, although the pace of recovery will depend on the stabilisation of energy markets, the interest rate environment and consumer confidence. Our focus remains on developing high-quality products that match market purchasing power and on maintaining a strong financing position.



Investment Festival 2026, Everaus Real Estate Stage
 Pictured: Janar Muttik in a panel discussion with Kristjan Tamla from EFTEN Capital.

BUSINESS ACTIVITIES AND KEY EVENTS

The Group's key residential developments in 2026 are Luige Kodud, Kindluse Kodu, Kangru Kodud and Kõrveringi Kodud. During the first half of the year, construction and sales continued across the Group's larger development projects, alongside preparations for upcoming projects.

Phase II of Luige Kodud, comprising 32 homes, was completed in May 2026. Construction of Phase III also continued during the period, with a further 28 homes to be completed. Completion of Phase III and the start of handovers are scheduled for October 2026. The two phases comprise a total of 60 homes.

In the Kindluse Kodu development, construction of the 36 homes in Phase I continued during the first half of the year, alongside the development of infrastructure across the entire project area. Following the end of the reporting period, handovers of the Phase I homes commenced in September 2026.

Construction of the terraced houses in the Kangru Kodud development commenced during the reporting period. The development will comprise eight terraced houses with a total of 32 homes. The project also includes plots for detached houses.

During the first half of the year, preparations for construction continued in the Kõrveringi Kodud development. Phase I will comprise three apartment buildings with a total of 54 apartments, scheduled for completion in 2027. The entire development is planned to comprise five apartment buildings with a total of 90 apartments.

In May 2026, two new buildings in the Lennuradari stock-office complex were completed and the official opening of the complex took place. The Lennuradari 11A extension comprises four buildings with a total of 64 stock-office and warehouse units. Two of the buildings were completed at the end of 2025. At the beginning of the year, the Haabersti mini-warehouse complex was opened, comprising a total of 341 mini-warehouse and garage-warehouse units.

Following the completion of the new commercial properties, the Group is focusing on leasing the premises, expanding its customer base and increasing occupancy. With the addition of the new buildings in the Lennuradari stock-office complex and the Haabersti mini-warehouse complex, Everaus Kinnisvara's leasable commercial property area increased from approximately 5,500 m² to 11,100 m², more than doubling.

In parallel, preparations continued for the Group's upcoming development projects and subsequent phases of existing projects.



DEVELOPMENT PORTFOLIO AND SALES POSITION

Everaus Kinnisvara's development portfolio is increasingly transitioning from the investment and construction phase of previous years into the project realisation phase. In 2026, a total of 96 homes will be completed across Phases II and III of Luige Kodud and Phase I of Kindluse Kodu. Of these, 32 homes are included in Phase II of Luige Kodud, completed in May, 28 homes in Phase III, scheduled for completion in October, and 36 homes in Phase I of Kindluse Kodu, where handovers commenced in September. Revenue is recognised in accordance with the sale and handover of homes to customers.

As at 30 June 2026, the Group had entered into a total of 36 preliminary sales agreements for homes in projects scheduled for completion in 2026, with a total value of EUR 11.58 million excluding VAT. Of this amount, EUR 3.39 million related to agreements signed in the Luige Kodud project and EUR 8.19 million to agreements signed in the Kindluse Kodu project.

The signed preliminary sales agreements provide visibility into revenue and cash flows expected to be realised in future periods. Everaus Kinnisvara estimates that revenue for 2026 will amount to approximately EUR 18-20 million. The forecast is based on the project completion schedules known at the time of preparing the report, signed sales agreements and estimated sales through the end of the year. Final revenue will depend primarily on the timing of new sales transactions and the handover of homes to customers.

In 2027, the completion of 32 terraced-house homes in the Kangru Kodud development and 54 apartments in Phase I of Kõrveringi Kodud is planned. These projects ensure continuity of the Group's development activities following the completion of the phases scheduled for 2026.

COMMERCIAL REAL ESTATE AND RECURRING INCOME

In commercial real estate, the Group continues to focus on growing stable and recurring rental income. Warehouse, stock-office and mini-warehouse premises developed for leasing purposes remain under the Group's ownership after completion and help balance the cyclical nature of revenue from residential property sales.

The addition of new buildings in the Lennuradari stock-office complex and the Haabersti mini-warehouse complex has nearly doubled the Group's leasable property portfolio. During the first half of 2026, the Group focused on increasing occupancy at the completed properties, and their contribution to the Group's rental income will gradually increase as the premises are leased out.

The Group's rental income amounted to EUR 0.45 million in the first half of 2026, compared with EUR 0.42 million a year earlier, representing an increase of 7.8%. In the second half of the year, the main focus in the commercial real estate segment will remain on leasing out completed premises and maintaining and developing existing tenant relationships.



FINANCIAL RESULTS AND FINANCIAL POSITION

Everaus Kinnisvara generated revenue of EUR 2.88 million in the first half of 2026, compared with EUR 3.90 million in the same period of 2025. Of total revenue, EUR 2.42 million was generated from real estate sales and EUR 0.45 million from rental income.

Revenue development was affected by the timing of project completions and handovers of homes. Phase II of Luige Kodud was completed in May, while the handovers of homes in Phase I of Kindluse Kodu and Phase III of Luige Kodud will take place in the second half of the year. As a result, a significant share of revenue from these projects will be recognised in the second half of the year.

The progress of the Group's development projects and their advancement into subsequent stages support the growth in the value of the investment property portfolio and increase its income-generating potential. In the first half of 2026, a total gain of EUR 5.96 million was recognised from changes in the fair value of investment properties. Everaus Kinnisvara's operating profit for the first half of the year amounted to EUR 5.74 million and net profit to EUR 4.70 million.

Everaus Kinnisvara's total assets increased from EUR 64.21 million at the end of 2025 to EUR 79.57 million as at 30 June 2026. Inventories increased from EUR 30.77 million to EUR 39.92 million, while investment properties increased from EUR 30.26 million to EUR 37.73 million. The increase in inventories was primarily related to residential development projects under construction.

Over the same period, Everaus Kinnisvara's borrowings increased by EUR 10.89 million, from EUR 42.39 million to EUR 53.29 million. The increase in borrowings was related to the financing of development projects and should be viewed in conjunction with the increase in construction activity, inventories and investment properties. Borrowings as a proportion of total assets increased from 66.03% to 66.97%.

As at the reporting date, EUR 15.70 million of borrowings were classified as current and EUR 37.58 million as non-current. The financing of projects and repayment of loans are planned in accordance with the sales and handover schedules of residential developments and the generation of rental income from commercial properties.

Cash flow from operating activities amounted to EUR -6.51 million in the first half of the year, while cash flow from investing activities amounted to EUR -2.66 million. Net cash flow from financing activities was EUR 8.43 million. Cash and cash equivalents amounted to EUR 0.88 million at the end of the first half of the year.

As at 30 June 2026, Everaus Kinnisvara's equity amounted to EUR 15.92 million, representing 20.01% of total assets. Compared with the end of 2025, equity increased by EUR 4.42 million. The loan-to-cost ratio calculated in accordance with the terms and conditions of the bonds was 60.47%, compared with the maximum permitted level of 75%. As at the reporting date, Everaus Kinnisvara was in compliance with its obligations under the terms and conditions of the bonds.





Luige Homes, Kiili parish
Total volume: 88 homes

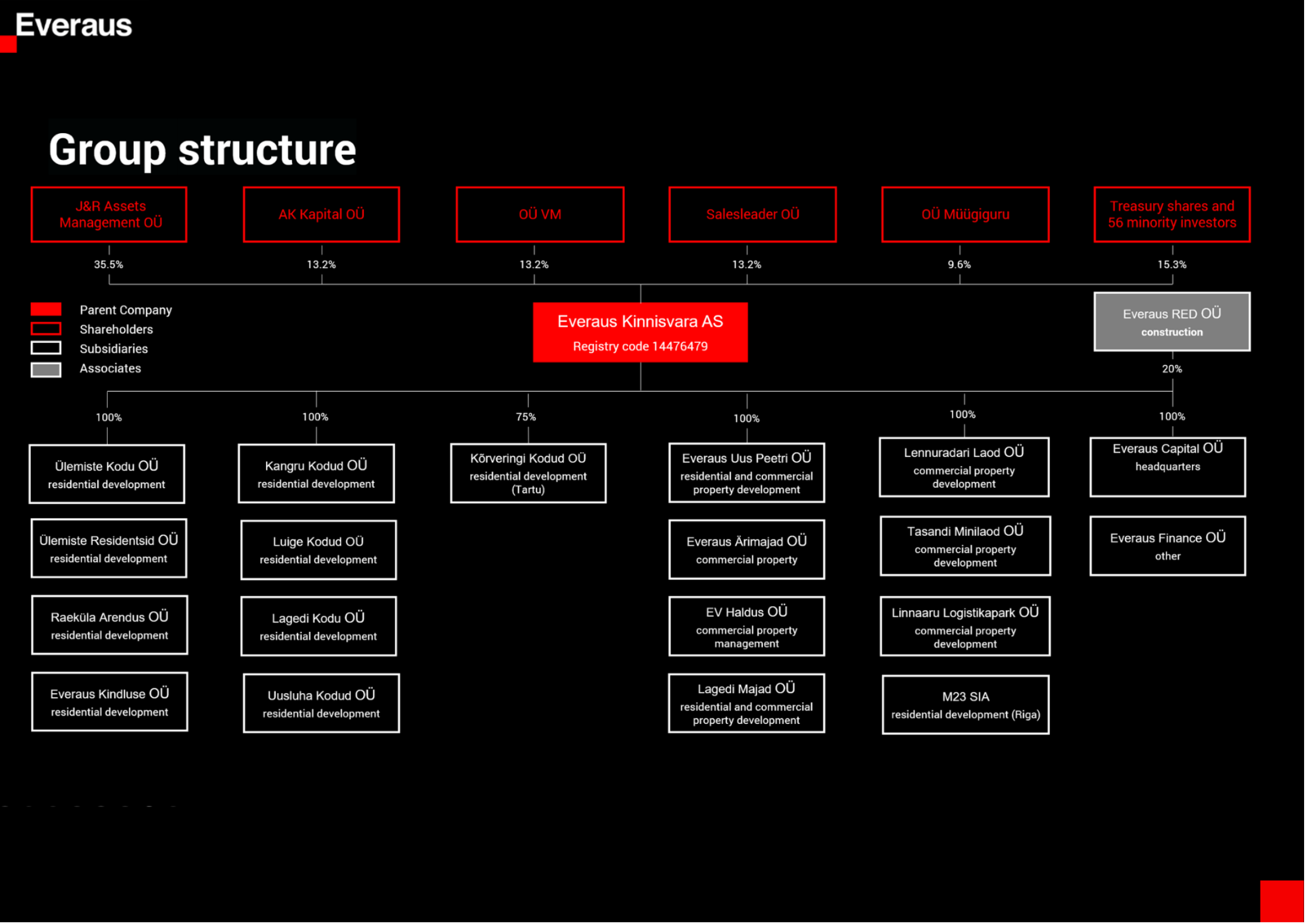
SUMMARY

The first half of 2026 was a period of active construction, project completions and expansion of the commercial real estate rental portfolio for Everaus Kinnisvara. In May, Phase II of Luige Kodud, comprising 32 homes, was completed, along with two buildings in the Lennuradari complex. The Haabersti mini-warehouse complex was opened at the beginning of the year.

In the second half of the year, the Group's main focus will be on the sale and handover of completed homes and on increasing occupancy in the commercial real estate portfolio. Handovers of homes in Phase I of Kindluse Kodu commenced in September, while completion of Phase III of Luige Kodud and the start of handovers are scheduled for October. In parallel, construction will continue on the Kangru Kodud terraced houses and Phase I of Kõrveringi Kodud, both scheduled for completion in 2027.

The Group estimates that revenue for 2026 will amount to approximately EUR 18-20 million. The final result will depend primarily on the timing of new sales transactions and the handover of homes to customers. In executing its development activities, the Group will continue to focus on maintaining alignment between sales, construction and financing, while increasing recurring cash flows generated from commercial real estate.





CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED BALANCE SHEET

(in euros)

	30.06.2026	30.06.2025	Note
Assets			
Current assets			
Cash	884 738	2 405 814	
Receivables and prepayments	659 051	628 676	2
Inventories	39 922 219	22 074 459	3
Total current assets	41 466 008	25 108 949	
Non-current assets			
Financial investments	1 000	250	
Receivables and prepayments	229 400	436 760	2
Investment property	37 733 928	24 760 633	4
Property, plant and equipment	137 051	170 193	
Total non-current assets	38 101 379	25 367 836	
Total assets	79 567 387	50 476 785	
Liabilities and equity			
Liabilities			
Current liabilities			
Loan liabilities	15 703 379	10 457 646	5
Payables and prepayments	8 718 143	4 265 063	6
Total current liabilities	24 421 522	14 722 709	
Non-current liabilities			
Loan liabilities	37 584 813	23 626 821	5
Payables and prepayments	1 639 432	466 000	6
Total non-current liabilities	39 224 245	24 092 821	
Total liabilities	63 645 767	38 815 530	
Equity			
Equity attributable to owners of the parent			
Share capital	28 900	28 900	
Own shares	-699 958	-699 958	
Other reserves	5 699 610	5 699 610	
Retained earnings (loss)	6 168 876	6 530 257	
Annual period profit (loss)	4 724 307	102 446	
Total equity attributable to owners of the parent	15 921 735	11 661 255	
Minority interests	-115	0	
Total equity	15 921 620	11 661 255	
Total liabilities and equity	79 567 387	50 476 785	

CONSOLIDATED INCOME STATEMENT

(in euros)

	01.01-30.06.2026	01.01-30.06.2025	Note
Revenue	2 877 027	3 900 712	7
Other operating income	5 971 515	1 423	
Capitalized expenditures	233 753	0	
Goods, raw materials, materials and services	-2 375 685	-2 890 749	
Miscellaneous operating costs	-497 498	-484 804	
Staff costs	-447 945	-354 917	
Depreciation and impairment loss	-17 876	-17 102	
Other operating expenses	-4 282	-402	
Operating profit (loss)	5 739 009	154 161	
Profit (loss) from subsidiaries	0	745 465	
Interest income	13 070	76 606	
Interest costs	-1 005 078	-871 291	
Other financial income and expenses	-48 971	-2 495	
Annual period profit (loss)	4 698 030	102 446	
Share of profit (loss) attributable to onwers of the parent	4 724 307	102 446	
Minority share of profit (loss) attributable to minority interests	-26 277	0	

CONSOLIDATED STATEMENT OF CASH FLOWS

(in euros)

	01.01-30.06.2026	01.01-30.06.2025
Cash flows from operating activities		
Receipts from sales of goods and services	1 886 465	4 203 218
Payments to suppliers for goods and services	-9 512 732	-3 045 213
Payments to employees	-256 422	-200 918
Interest received	11 823	970
Other cash flows from operating activities	1 363 309	-751 621
Total cash flows from operating activities	-6 507 557	206 436
Cash flows from investing activities		
Paid for acquisition of investment property	-2 847 675	-1 143 535
Net cash flow from disposal of subsidiaries and business operations	250	-746 836
Net cash flow from acquisition of subsidiaries and business operations	1 664	0
Loans granted	0	-477 359
Repayments of loans granted	170 000	832 861
Interest received	18 844	211 218
Total cash flows from investing activities	-2 656 917	-1 323 651
Cash flows from financing activities		
Loans received	13 036 519	9 194 505
Repayments of loans received	-2 084 742	-4 149 273
Repayments of finance lease principal	-8 210	-8 341
Interest paid	-2 397 009	-1 816 682
Paid on repurchase of own shares	-116 500	-117 458
Other payments from financing activities	0	-1 500
Total cash flows from financing activities	8 430 058	3 101 251
Total cash flows	-734 416	1 984 036
Cash and cash equivalents at beginning of period	1 619 154	421 778
Change in cash and cash equivalents	-734 416	1 984 036
Cash and cash equivalents at end of period	884 738	2 405 814

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(in euros)

	Equity attributable to owners of parents				Minority interests	Total
	Share capital	Own shares	Other reserves	Retained earnings (loss)		
31.12.2024	28 900	0	5 699 610	6 530 257	0	12 258 767
Annual period profit (loss)	0	0	0	102 446	0	102 446
Change in other distributions to owners	0	-699 958	0	0	0	-699 958
30.06.2025	28 900	-699 958	5 699 610	6 632 703	0	11 661 255

	Equity attributable to owners of parents				Minority interests	Total
	Share capital	Own shares	Other reserves	Retained earnings (loss)		
31.12.2025	28 900	-699 958	5 699 610	6 444 608	26 162	11 499 322
Annual period profit (loss)	0	0	0	4 724 307	-26 277	4 698 030
Other changes in equity	0	0	0	-275 732	0	-275 732
30.06.2026	28 900	-699 958	5 699 610	10 893 183	-115	15 921 620

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. ACCOUNTING POLICIES

General Information

The unaudited consolidated interim financial statements of Everaus Kinnisvara AS for the first half of 2026 have been prepared in accordance with the Estonian financial reporting standard. The consolidated interim report is intended to be read in conjunction with the audited consolidated financial statements for the year ended 31 December 2025.

The consolidated financial statements have been prepared in euros.

NOTE 2. RECEIVABLES AND PREPAYMENTS

(in euros)

	30.06.2026	Allocation by remaining maturity	
		Within 12 months	1 - 5 years
Accounts receivable	280 312	81 912	198 400
Tax prepayments and receivables	247 775	247 775	0
Other receivables	134 081	103 081	31 000
Prepayments	226 283	226 283	0
Total receivables and prepayments	888 451	659 051	229 400

	30.06.2025	Allocation by remaining maturity	
		Within 12 months	1 - 5 years
Accounts receivable	36 052	36 052	0
Tax prepayments and receivables	290 314	290 314	0
Loans granted	521 983	116 223	405 760
Interest receivables	93 862	93 862	0
Other receivables	90 103	59 103	31 000
Prepayments	33 122	33 122	0
Total receivables and prepayments	1 065 436	628 676	436 760

NOTE 3. INVENTORIES

(in euros)

	30.06.2026	30.06.2025
Work in progress	33 042 587	20 369 196
Finished goods	6 879 632	1 705 263
Total inventories	39 922 219	22 074 459

No inventories were written down during the reporting periods.

NOTE 4. INVESTMENT PROPERTY

(in euros)

	Fair value method	Cost method
31.12.2024	25 850 928	780 844
Acquisitions and additions	6 552 677	370 487
Sales	-2 900 000	0
Reclassifications	-6 529 303	635 000
30.06.2025	22 974 302	1 786 331

	Fair value method	Cost method
31.12.2025	28 962 692	1 300 921
Acquisitions and additions	320 570	1 341 251
Profit (loss) from revaluation	5 963 655	0
Sales	-155 161	0
Reclassifications	2 642 172	-2 642 172
30.06.2026	37 733 928	0

NOTE 5. LOAN LIABILITIES

(in euros)

	30.06.2026	Allocation by remaining maturity		Interest rate	Base currency	Due date
		Within 12 months	1 - 5 years			
Current loans						
Involved loans	2 464 121	2 464 121		9-14%	EUR	2026-2027
Related party loans	65 000	65 000		12%	EUR	2026-2027
Credit institution loans	70 000	70 000		6M Euribor + 9,8%	EUR	2026
Total current loans	2 599 121	2 599 121				
Non-current loans						
Involved loans	15 923 067	10 029 717	5 893 350	10-14%	EUR	2026-2028
Related party loans	2 296 350	1 575 000	721 350	12%	EUR	2027
Credit institution loans	23 565 637	955 154	22 610 483	6M Euribor + 2,99-11%	EUR	2026-2030
Bonds	8 000 000	0	8 000 000	10-11%	EUR	2028
Other loans	860 000	510 000	350 000	10-15%	EUR	2026-2028
Total non-current loans	50 645 054	13 069 871	37 575 183			
Total finance lease liabilities	44 017	34 387	9 630	3M/6M Euribor + 2,29-2,7%	EUR	2027-2028
Total loan liabilities	53 288 192	15 703 379	37 584 813			

	30.06.2025	Allocation by remaining maturity		Interest rate	Base currency	Due date
		Within 12 months	1 - 5 years			
Current loans						
Involved loans	553 000	553 000		12,5-13,5%	EUR	2025-2026
Credit institution loans	375 000	375 000		6M Euribor + 9,5-9,8%	EUR	2025
Total current loans	928 000	928 000				
Non-current loans						
Involved loans	12 204 185	5 665 276	6 538 909	10-14%	EUR	2025-2027
Related party loans	4 073 074	3 273 074	800 000	12-13%	EUR	2025-2027
Credit institution loans	11 313 012	469 374	10 843 638	6M Euribor + 3,5-11%	EUR	2025-2029
Bonds	5 000 000	0	5 000 000	11%	EUR	2028
Other loans	510 000	110 000	400 000	12-15%	EUR	2026-2027
Total non-current loans	33 100 271	9 517 724	23 582 547			
Total finance lease liabilities	56 196	11 922	44 274	3M/6M Euribor + 2,29-2,7%	EUR	2027-2028
Total loan liabilities	34 084 467	10 457 646	23 626 821			

NOTE 6. PAYABLES AND PREPAYMENTS

(in euros)

	30.06.2026	Allocation by remaining maturity	
		Within 12 months	1 - 5 years
Trade payables	6 139 908	4 849 976	1 289 932
Employee payables	55 342	55 342	0
Tax payables	94 036	94 036	0
Interest payables	536 333	536 333	0
Other payables	572 766	223 266	349 500
Prepayments received	2 959 190	2 959 190	0
Total payables and prepayments	10 357 575	8 718 143	1 639 432

	30.06.2025	Allocation by remaining maturity	
		Within 12 months	1 - 5 years
Trade payables	1 537 389	1 537 389	0
Employee payables	36 668	36 668	0
Tax payables	194 686	194 686	0
Interest payables	388 629	388 629	0
Other payables	697 232	231 232	466 000
Prepayments received	1 876 459	1 876 459	0
Total payables and prepayments	4 731 063	4 265 063	466 000

NOTE 7. REVENUE

(in euros)

	01.01-30.06.2026	01.01-30.06.2025
Revenue by geographical location		
Revenue in European Union		
Estonia	2 877 027	3 900 712
Total revenue in European Union	2 877 027	3 900 712
Total revenue	2 877 027	3 900 712
Revenue by operating activities		
Sale of real estate	2 415 572	3 448 968
Rental revenue	452 918	419 991
Other services	8 537	31 753
Total revenue	2 877 027	3 900 712

BOARD CONFIRMATION

The Management Board hereby confirms that this Condensed Consolidated Interim Report of Everaus Kinnisvara AS for the First Half of 2026 has been prepared in accordance with the Estonian financial reporting standards and presents true and fair view of the Group's financial position, performance and cash flows for the reporting period.

The consolidated interim financial statements for the first half of 2026 are unaudited.



Janar Muttik
Chairman of the Management Board of Everaus Kinnisvara AS

30 September 2026

Everaus

KÖRVERİNGİ
KODUD