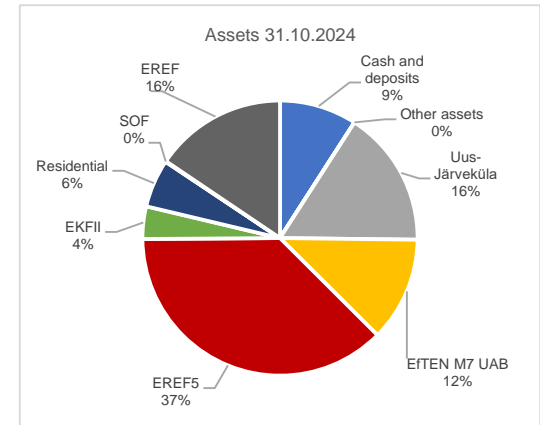




INCOME STATEMENT	10.24	09.24	Δ MOM	YTD24	YTD23	YoY
<i>€ in thousands</i>						
Interest income from loans	31	30	1	308	317	-3%
Other interest income	7	7	0	178	118	
Dividend income	142	0	142	402	352	
Interests and dividends total	181	37	143	888	787	13%
Profit / loss from the fair value changes of long-term investments	23	40	-17	-3	-643	
Other financial income / expenses	0	0	0	5	0	
Total financial profit / loss	204	78	126	889	143	520%
Management fees	-9	-9	0	-93	-96	
Regulatory expenses	-2	-2	0	-23	-30	
Other general expenses	-3	-2	0	-49	-79	
General expenses total	-14	-14	-1	-165	-205	-19%
NET PROFIT	190	64	126	724	-61	

CASH-FLOW STATEMENT	10.24	09.24	Δ MOM	YTD24	YTD23
General expenses	-14	-14	-1	-165	-205
Changes in working capital	-11	0		5	8
Cash flows in operating activities	-25	-14	-11	-160	-197
Acquisition of subsidiaries	0	0		0	0
Acquisition of associates	0	0		0	0
Acquisition of other financial assets	0	0		-6 751	-6 536
Sale of other financial assets	0	0		1 675	4 500
Loans given	0	0		0	-1 019
Loans repaid	0	0		0	0
Interests received	2	2		190	163
Dividends and interests received	142	0		402	352
Cash flows in investing activities	144	2	142	-4 484	-2 539
Paid-in capital	0	0		0	0
Distributions	0	0		-260	-1 035
Cash flows in financing activities	0	0	0	-260	-1 035
Cash-flows total	119	-12	131	-4 904	-3 771
Cash balance at the beginning of period	708	720		5 731	8 769
Increase/decrease	119	-12	131	-4 904	-3 771
Cash balance at the end of period	828	708		828	4 998

BALANCE SHEET	31.10.24	31.12.23	YTD%
<i>€ in thousands</i>			
Cash and cash equivalents	828	5 731	-86%
Deposits	1 564	1 795	-13%
Short-term loan receivables	3 519	0	
Interest receivables	1 007	711	42%
Other current receivables	2	0	
Current assets total	6 918	8 238	-16%
Subsidiaries	946	1 054	
Associates	10 003	5 126	
Other long-term financial investments	6 710	6 175	
Long-term loan receivables	2 149	5 668	-62%
Assets total	26 725	26 260	2%
Shosrt-term liabilities	146	3	
Liabilities total	146	3	
Paid-in capital	25 466	25 466	0%
Undistributed profit	1 113	791	41%
Net Asset Value total	26 579	26 257	1,2%
Liabilities and NAV total	26 725	26 260	2%



Assets	31.10.24	Cash	Equity participation				Fair value	% in equity	Accum. Profit / loss	Δ, %
			Other assets	Loan balance	Interest receivable	Loan term				
<i>€ thousands</i>										
Cash and deposits	2 432	2 391			41					
Other assets	2		2							
Uus-Järveküla	4 298		3 519	779	18.08.25	8,0%	2	0	80,0%	777 22%
EFTEN M7 UAB	3 281		2 149	187	28.02.27	4,0%	723	946	100,0%	576 20%
EFTEN Real Estate Fund 5	10 003						8 935	10 003	36,5%	1 066 12%
EFTEN Kinnisvarafond II	1 021						963	1 021	0,7%	103 11%
EFTEN Residential Fund	1 508						1 472	1 508	4,2%	67 5%
EFTEN Special Opportunity Fund	24						24	24	1,2%	0 0%
EFTEN Real Estate Fund	4 156						4 497	4 156	2,0%	343 8%
Total	26 725	2 391	2	5 668	1 007		16 616	17 658		2 931
NAV		10.24	09.24	08.24	07.24	06.24	05.24	04.24	03.24	02.24
NAV per share		10,70	10,68	10,66	10,65	10,63	10,61	10,70	10,61	10,62
Change in NAV		0,2%	0,2%	0,1%	0,2%	0,2%	-0,9%	0,9%	-0,1%	

