

Interim report for the 1st quarter of 2025

EfTEN Real Estate Fund AS

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MANAGEMENT REPORT

Fund manager's comment

In the first quarter of 2025, EFTEN Real Estate Fund AS invested a significant portion of the capital raised in the previous quarter, primarily in the elderly care home segment. In February, the Fund's 100% subsidiary EFTEN Hiiu OÜ signed a binding agreement to acquire the property at Hiiu 42 in Tallinn, with the aim of developing a general care home in cooperation with Súdamekodud AS. The acquisition price of the property was €4 million, with up to an additional €2.5 million for building reconstruction. The expected return on the investment is 8% per annum. At the end of March, the real rights contract was concluded and the transaction finalized. As part of the transaction, EFTEN Hiiu OÜ signed a long-term (10+10 years) lease agreement with Hiiu Súdamekodu OÜ. A portion of the property continues to be used by the North Estonia Medical Centre Foundation. The building will be partially reconstructed into the "Nõmme Súdamekodu" general care home, with future capacity for up to 170 clients.

In January 2025, the Fund's subsidiary EFTEN Ermi OÜ commenced construction of the second phase of Tartu Súdamekodu, which will add 60 beds and a solar park to the existing care home. The total project cost is approximately €1.3 million, with construction expected to be completed by July 2025. The expected return on this investment is 8.1% per annum.

Upon completion of these projects, EFTEN Real Estate Fund AS will own four elderly care homes with a combined capacity of nearly 800 beds.

On 31 March 2025, the Fund's subsidiary EFTEN Seljaku OÜ terminated the lease agreement with AS Hortes (in bankruptcy) concerning the Laagri Hortes properties. A new lease agreement has been signed with Rikest Aianduskeskus OÜ, which will commence operations on the premises as of 1 April 2025.

Financial overview

The consolidated sales revenue of EFTEN Real Estate Fund AS for Q1 2025 amounted to €7.858 million (Q1 2024: €7.961 million), and the consolidated net rental income (NOI) totaled €7.211 million (Q1 2024: €7.343 million). The net rental income margin remained stable at 92% (2024: 92%), indicating that costs directly related to property management (including land tax, insurance, maintenance and improvement expenses) and marketing accounted for 8% (2024: 8%) of revenue.

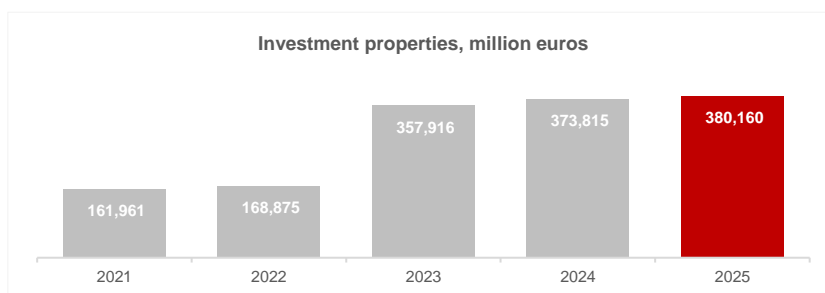
The Fund's consolidated net profit for Q1 2025 was €4.167 million (Q1 2024: €3.808 million). A key contributor to the profit growth was the reduction in interest expenses due to the decline in EURIBOR—interest costs fell by €432 thousand, or 19%, compared to Q1 2024.

	I quarter		
	2025	2024	2023
€ million			
Rental income, other fees from investment properties	7.858	7.961	7.788
Expenses related to investment properties, incl. marketing costs	-0.647	-0.618	-0.490
Net rental income	7.211	7.343	7.298
<i>Net rental income margin</i>	92%	92%	94%
Interest income and expense	-1.720	-2.134	-1.544
Net rental income less finance costs	5.491	5.209	5.754
Management fees	-0.563	-0.539	-0.536
Other income and expenses	-0.480	-0.358	-0.321
Profit before changes in the value of investment properties, joint venture profits and losses and income tax expense	4.448	4.312	4.897

The Group's total assets as of 31.03.2025 were 403.134 million euros (31.12.2024: 398.763 million euros), including the fair value of investment properties accounting for 94.3% of the assets (31.12.2024: 93.7%).

	31.03.25	31.12.2024	31.12.2023
€ million			
Investment properties	380.160	373.815	357.916
Ownership in joint venture	1.902	1.960	2.078
Other non-current assets	0.261	0.288	0.372
Current assets, excluding cash and cash equivalents	1.773	2.193	2.466
Net debt (cash and deposits minus short-term and long-term bank loans)	-130.759	-129.045	-129.796
Net asset value (NAV) ¹	237.240	233.073	218.698
EPRA net realisable value (EPRA NRV)	247.093	242.779	226.807
Net asset value (NAV) per share, in euros ¹	20.74	20.37	20.21
EPRA net realisable value (EPRA NRV) per share, in euros	21.60	21.22	20.96

¹ 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	31.03.25	31.12.2024	31.12.2023	31.12.2022	31.12.2021
€ million					
Logistics	125.958	124.297	109.860	51.300	50.590
Retail	136.156	136.140	138.542	56.820	55.270
Office building	90.677	90.560	90.460	51.801	49.831
Care homes	20.169	15.618	11.834	8.954	6.270
National	7.200	7.200	7.220	0.000	0.000
Total investment properties	380.160	373.815	357.916	168.875	161.961

Key yield and liquidity ratios

For 1st quarter	2025	2024	2023
ROE, % (net profit of the period / average equity of the period) * 100	1.8	1.7	2.7
ROA, % (net profit of the period / average assets of the period) * 100	1.0	1.0	1.6
ROIC, % (net profit of the period / average invested capital of the period) * 100	2.0	2.0	2.4
Revenue, € thousands	7,858	7,961	7,788
Rental income, € thousands	7,673	7,637	7,499
EBITDA (operating profit minus change in fair value of investment property minus depreciation of fixed assets and profit on sale), € thousands	6,181	6,462	6,458
EBITDA margin (EBITDA / revenue), %	79%	81%	83%
EBIT (operating profit), € thousands	6,168	6,446	6,441
EPRA's profit (see also 'EPRA's performance indicators'), € thousands	4,314	4,254	4,855
Liquidity ratio (current assets / current liabilities)	0.7	2.0	4.2
DSCR (EBITDA / (interest expenses + scheduled loan payments))	1.8	1.7	1.9

Investment portfolio

As of 31 March 2025, the Group held 37 (31 December 2024: 36) investment properties with a total fair value of €380.160 million (31 December 2024: €373.815 million) and an acquisition cost of €376.906 million (31 December 2024: €370.561 million). In addition to properties held by subsidiaries, the Group owns a 50% stake in the joint venture operating the Palace Hotel in Tallinn, with a fair value of €8.632 million as of 31 March 2025 (31 December 2024: €8.630 million).

Main indicators of the investment portfolio

Investment property, as of 31.03.2025	Location	Group's owner- ship	Acquisition cost, € thousands ²	Fair value, € thousands	Net leasable area	Prognosed rental revenue per annum, € thousands	Direct yield ³	Primary net yield ⁴	Occupancy, %	Average length of rental agreements	Number of tenants
Premia Külmhoone	Tallinn	100	6,840	6,550	7,258	517	7.6%	7.9%	100.0	2.3	1
Kuuli 10	Tallinn	100	11,658	11,684	15,197	833	7.1%	7.1%	100.0	7.2	1
Betooni 1a	Tallinn	100	9,217	9,159	10,678	662	7.2%	7.2%	100.0	2.1	1
Betooni 6	Tallinn	100	10,249	9,820	17,120	773	7.5%	7.9%	96.9	1.7	19
Jurkalne Technology Park	Rīga	100	25,195	24,175	44,571	2,129	8.5%	8.8%	95.6	7.9	60
DSV logistics centre	Vilnius	100	8,575	9,419	11,751	746	8.7%	7.9%	100.0	1.6	1
DSV logistics centre	Tallinn	100	12,368	13,340	16,014	1,037	8.4%	7.8%	100.0	1.6	1
DSV logistics centre	Rīga	100	9,061	8,431	12,149	765	8.4%	9.1%	100.0	4.7	1
Piepilsetas logistics centre	Kekava	100	8,856	8,308	13,382	674	7.6%	8.1%	95.8	2.7	10
Ramygalos logistics centre	Panevėžys	100	10,024	10,840	20,126	852	8.5%	7.9%	100.0	12.1	1
Härgmäe	Tallinn	100	8,829	8,790	9,838	659	7.5%	7.5%	100.0	9.6	1
Paemurru	Harku county	100	5,442	5,442					Under development		
Logistics total			126,314	125,958	178,084	9,647	7.6%	7.7%	98.3	5.3	97
Võru Rautakesko	Võru	100	2,890	2,760	3,120	249	8.6%	9.0%	100.0	3.0	1
Uku Center	Viljandi	100	13,620	13,670	8,940	1,089	8.0%	8.0%	98.2	4.7	43
Mustika Center	Tallinn	100	37,157	38,352	27,615	2,876	7.7%	7.5%	95.9	3.1	63
RAF Centrs	Jelgava	100	9,288	9,993	6,225	738	7.9%	7.4%	100.0	3.9	39
Tammsaare tee Rautakesko	Tallinn	100	15,700	15,860	9,120	1,255	8.0%	7.9%	100.0	6.9	1
Jelgava development project	Jelgava	100	2,343	1,658					Under development		
Saules Miestas shopping centre	Šiauliai	100	31,905	39,183	20,145	3,133	9.8%	8.0%	99.2	4.1	121
Laagri Selver	Tallinn	100	6,303	8,110	3,059	549	8.7%	6.8%	100.0	5.1	13
Laagri gardening centre	Laagri	100	3,138	3,470	3,470	208	6.6%	6.0%	100.0	10.0	1
ABC Motors Autokeskus	Tallinn	100	3,482	3,100	2,149	283	8.1%	9.1%	100.0	3.9	1
Retail total			125,826	136,156	83,843	10,380	8.2%	7.6%	98.3	4.4	283
Lauteri 5	Tallinn	100	5,983	5,067	3,825	309	5.2%	6.1%	79.0	2.3	17
Pärnu mnt 105	Tallinn	100	8,347	6,461	4,712	555	6.6%	8.6%	96.2	0.9	34
Pärnu mnt 102	Tallinn	100	16,795	12,045	8,933	835	5.0%	6.9%	58.2	1.3	37
Terbata	Rīga	100	9,257	8,332	6,036	565	6.1%	6.8%	97.4	1.8	13
Menulio 11	Vilnius	100	8,336	7,494	5,617	371	4.5%	5.0%	36.6	1.4	11
Ulonu	Vilnius	100	8,440	8,700	5,290	742	8.8%	8.5%	100.0	2.0	13
L3	Vilnius	100	8,910	10,640	6,150	777	8.7%	7.3%	88.8	2.8	30
Evolution	Vilnius	100	10,449	11,386	6,614	701	6.7%	6.2%	83.3	2.6	28
airBaltic	Rīga	100	7,777	7,750	6,217	616	7.9%	7.9%	100.0	3.8	1
Rutkauskos	Vilnius	100	11,821	12,802	6,835	865	7.3%	6.8%	93.8	7.2	4
Office total			96,115	90,677	60,229	6,336	6.6%	7.0%	82.3	2.9	188
Pirita Pansionaat	Tallinn	100	6,217	5,830	5,983	442	7.1%	7.6%	100.0	5.7	1
Valkla Súdamekodu	Valkla	100	4,990	4,491	6,505	285	5.7%	6.3%	100.0	7.1	1
Tartu Súdamekodu	Tartu	100	6,060	5,832	4,118	338	5.6%	5.8%	100.0	9.3	1
Nõmme Súdamekodu	Tallinn	100	4,016	4,016					Under development		
Care homes total			21,283	20,169	16,606	1,065	5.0%	5.3%	100.0	6.7	3
Rakvere Police and rescue building (national)	Rakvere	100	7,368	7,200	5,775	665	9.0%	9.2%	100.0	0.6	1
Hotel Palace (hotels) ¹	Tallinn	50	11,183	8,632	4,874	526	4.7%	6.1%	100.0	5.4	1
Investment portfolio total			388,089	388,792	349,411	28,619	7.4%	7.4%	95.6	4.2	573

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

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

³ To find the direct yield, the net operating income (NOI) is divided by the sum of the acquisition cost of the investment property and subsequent capital expenditures.

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

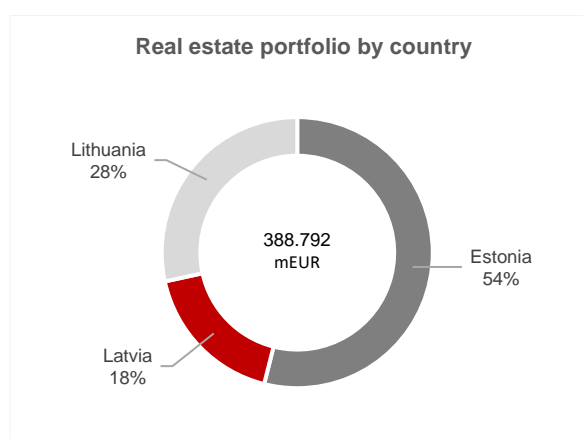
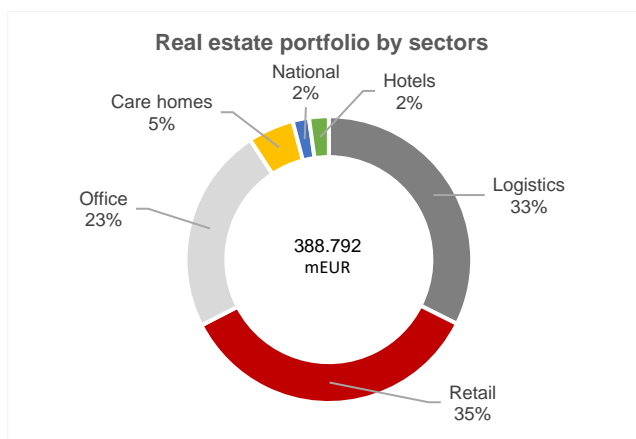
Investments in the 1st quarter of 2025

As of 31 March 2025, the Group held 37 (31 December 2024: 36) investment properties with a total fair value of €380.160 million (31 December 2024: €373.815 million) and an acquisition cost of €376.906 million (31 December 2024: €370.561 million). In addition to properties held by subsidiaries, the Group owns a 50% stake in the joint venture operating the Palace Hotel in Tallinn, with a fair value of €8.632 million as of 31 March 2025 (31 December 2024: €8.630 million).

In Q1 2025, the Group made new and follow-on investments totaling €6.345 million.

In March 2025, EFTEN Hiiu OÜ acquired the property at Hiiu 42, Tallinn, for €4 million. The North Estonia Medical Centre Foundation continues to partially use the property under an existing lease. A long-term (10+10 years) lease was signed with Hiiu Südamekodu OÜ, a subsidiary of Südamekodud AS, which will develop the premises into the "Nõmme Südamekodu" general care home with capacity for up to 170 clients.

Construction of the C-building at Valkla Care Home continued in Q1 2025, with a total investment of €343 thousand. Construction of the second phase of Ermi Care Home in Tartu began, with works totaling €192 thousand during the quarter. In addition, construction at the Paemurru Logistics Centre progressed, with Q1 investment totaling €1.515 million.



Rental income

In Q1 2025, the Group earned €7.673 million in rental income, remaining on par with the previous year.

Like-for-like rental income by business segments

€ thousands	I quarter				
	Fair value as of 31.03.2025	Rental income 2025	Rental income 2024	Change	Change, %
Office	90,677	1,773	1,884	-111	-6%
Logistics	111,726	2,317	2,356	-39	-2%
Retail	134,498	2,948	2,913	35	1%
National	7,200	214	209	5	2%
Care homes	5,830	110	109	1	1%
Total like-for-like assets and rental income	349,931	7,362	7,471	-109	-1%
Other assets and rental income	30,229	311	166	145	
Total investment portfolio and rental income	380,160	7,673	7,637	36	0%

Like-for-like rental income by countries

€ thousands	Fair value as of 31.03.2025	Rental income 2025	Rental income 2024	Change	Change, %
Estonia	172,478	3,587	3,610	-23	-1%
Latvia	66,989	1,524	1,503	21	1%
Lithuania	110,464	2,251	2,358	-107	-5%
Like-for-like assets and rental income	349,931	7,362	7,471	-109	-1%
Other assets and rental income	30,229	311	166	145	
Total investment portfolio and rental income	380,160	7,673	7,637	36	0%

As of 31 March 2025, the vacancy rate of the Group's real estate portfolio was 4.4% (31 December 2024: 2.6%). The highest vacancy was in the office segment at 17.7%, where filling vacant spaces has taken longer than previously.

The largest tenants of EFTEN Real Estate Fund AS as of 31.03.2025

Tenants	Share of total rental income
Kesko Senukai Estonia AS	5.7%
Livonia Print SIA	5.4%
Prisma Peremarket AS	5.2%
DSV Estonia AS	3.6%
Logistika Pluss OÜ	3.0%
Adax UAB	2.9%
Riigi Kinnisvara Aktsiaselts	2.8%
DSV Latvia SIA	2.6%
DHL Logistics Estonia OÜ	2.5%
DSV Lithuania, UAB	2.5%
Atea, UAB	2.4%
ELP Logistics OÜ	2.2%
Air Baltic Corporation AS	2.2%
Premia Tallinna Külkhoone AS	1.9%
Rimi Lietuva, UAB	1.8%
Südamekodud AS	1.6%
Selver AS	1.2%
Valkla Südamekodu OÜ	1.2%
Others	49.3%

EPRA performance indicators

EPRA performance indicators

As of the balance sheet date or for the 1st quarter	31.03.2025	31.03.2024
EPRA profit, € thousands	4,314	4,254
EPRA profit per share, in euros	0.38	0.39
EPRA NRV (net reinstatement value), € thousands	247,093	231,061
EPRA NRV per share, in euros	21.60	21.36
EPRA NDV (net disposal value), € thousands	237,240	222,506
EPRA NDV per share, in euros	20.74	20.56
EPRA LTV	35.2%	36.3%
EPRA cost ratio, including direct vacancy costs	19%	16%
EPRA cost ratio, excluding direct costs related to vacancy	18%	15%
EPRA vacancy ratio	4.9%	3.3%

EPRA indicator calculations

EPRA net asset value indicators

As at 31.03.2025

€ thousands	EPRA NRV	EPRA NTA	EPRA NDV
Net asset value calculated in accordance with IFRS	237,240	237,240	237,240
Adjustments:			
Deferred income tax liability related to the change in the fair value of investment property and tax depreciation	9,853	9,853	-
EPRA net asset value	247,093	247,093	237,240
Number of fully diluted shares	11,440,340	11,440,340	11,440,340
EPRA net asset value per unit, in euros	21.60	21.60	20.74

As at 31.03.2024

€ thousands	EPRA NRV	EPRA NTA	EPRA NDV
Net asset value calculated in accordance with IFRS	222,506	222,506	222,506
Adjustments:			
Deferred income tax liability related to the change in the fair value of investment property and tax depreciation	8,555	8,555	-
EPRA net asset value	231,061	231,061	222,506
Number of fully diluted shares	10,819,796	10,819,796	10,819,796
EPRA net asset value per unit, in euros	21.36	21.36	20.56

EPRA profit

	I quarter	
€ thousands	2025	2024
Net profit (IFRS)	4,167	3,808
Adjustments:		
Deferred income tax expense related to EPRA adjustments	147	446
EPRA profit	4,314	4,254
Weighted average number of shares during the period	11,440,340	10,819,796
EPRA earnings per share, in euros	0.38	0.39

EPRA vacancy rate

	I quarter	
€ thousands	2025	2024
Estimated rental income from vacant premises	1,595	1,028
Estimated rental income for the entire investment portfolio	32,265	31,574
EPRA vacancy rate	4.9%	3.3%

EPRA cost ratios

	I quarter	
€ thousands	2025	2024
Cost of sales	-506	-418
Other sales revenue paid by tenants to cover expenses	185	324
Marketing costs	-141	-200
Operating costs	-1,006	-939
Total costs, including direct costs related to the vacancy	-1,468	-1,233
Direct vacancy costs	-121	-123
Total costs, excluding direct costs related to the vacancy	-1,347	-1,110
Rental income (gross)	7,673	7,637
EPRA cost ratio, including direct vacancy costs	19%	16%
EPRA cost ratio, excluding direct costs related to vacancy	18%	15%

EPRA LTV

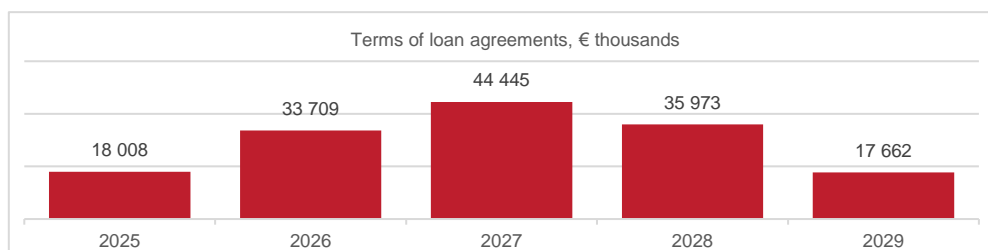
€ thousands	31.03.2025	31.03.2024
Total borrowings	149,797	148,411
Total liabilities	3,056	2,529
Minus cash and cash equivalents	19,038	16,868
Minus short-term deposits	0	3,400
Total net debt	133,815	130,672
Completed investment property	367,722	353,967
Investment property under development	12,438	6,360
Total assets	380,160	360,327
LTV	35.2%	36.3%

Financing

In Q1 2025, the Fund's subsidiary EFTEN Riga Airport SIA extended its loan agreement with the bank. Over the next 12 months, six of the Group's subsidiaries have loan agreements maturing, with a total outstanding balance of €20.38 million as of 31 March 2025. These maturing loans have LTVs between 29% and 48%. Given the stable rental cash flows of the properties, the Group's management does not foresee obstacles in refinancing these loans.

As of 31 March 2025, the Group's weighted average interest rate on loans was 4.37% (31 December 2024: 4.89%) and the loan-to-value (LTV) ratio stood at 40% (31 December 2024: 40%). All subsidiary loan agreements are based on floating interest rates. The Fund's interest coverage ratio (ICR) was 3.4 as of 31 March 2025 (31 March 2024: 2.9).

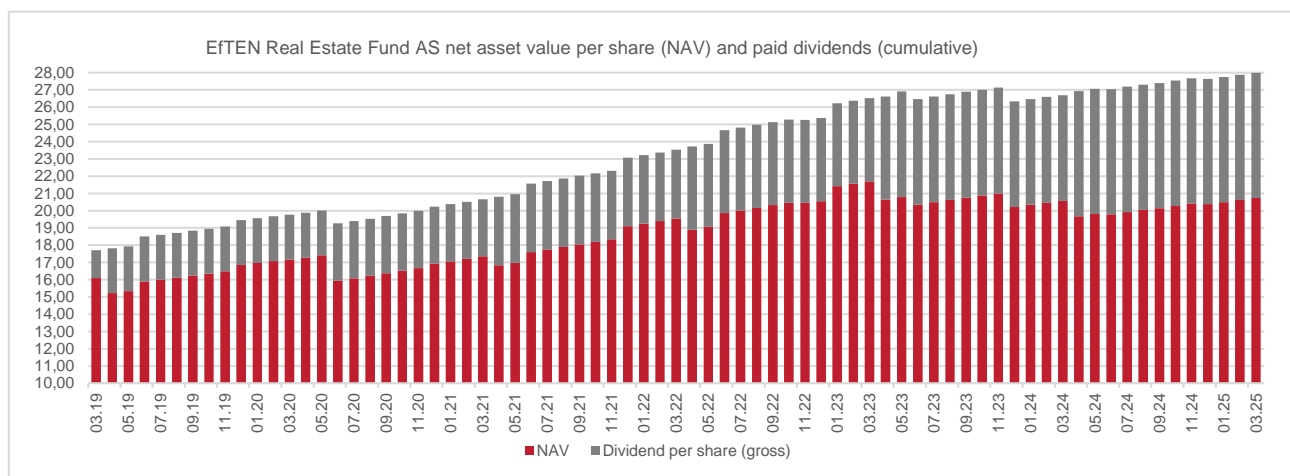
ICR	I quarter	
	2025	2024
EBITDA	6,181	6,462
Interest expense	-1,803	-2,235
ICR	3.4	2.9

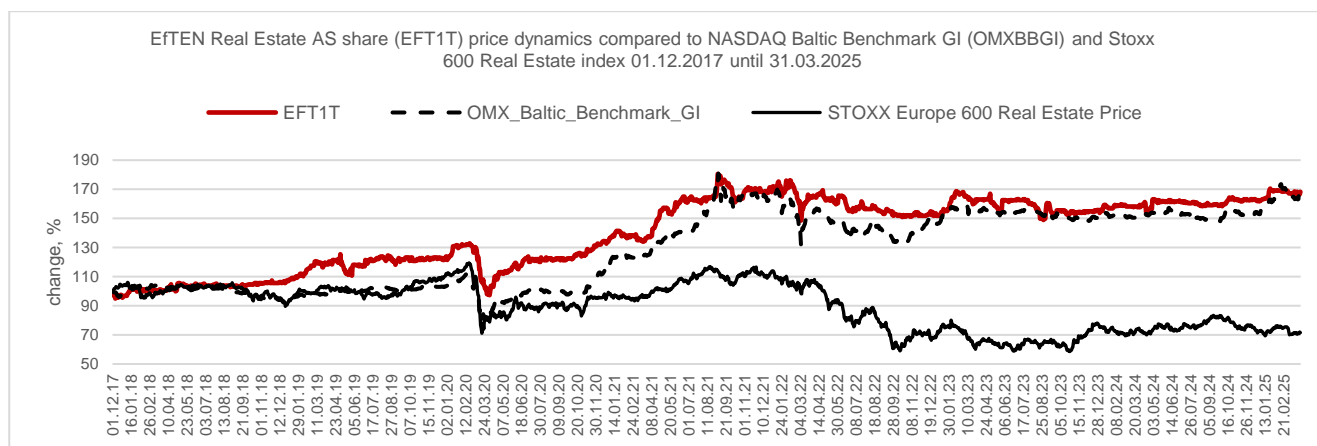


Share information

As of 31 March 2025, the registered share capital of EFTEN Real Estate Fund AS was €114.403 million (unchanged from 31 December 2024), consisting of 11,440,340 shares with a nominal value of €10 each.

The net asset value (NAV) per share as of 31 March 2025 was €20.74 (31 December 2024: €20.37), representing an increase of 1.8% over the first three months of 2025.





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

EFT1T share statistics	I quarter	
	2025	2024
Opening price	18.95	18.90
Closing price	19.85	19.25
Minimum share price	18.90	18.65
Maximum share price	20.60	19.55
Volume of traded shares, thousands	78.829	37.048
Volume, € million	1.566	0.713
Market capitalization as at 31.03, € million	227.091	208.281
Profit per share, €	0.36	0.35
Net accounting value of the share	20.74	20.56
EPRA net value of the share	21.60	21.36
P/B (closing price / equity per share)	0.96	0.94
P/B EPRA (closing price / EPRA equity per share)	0.92	0.90

Shareholder statistics

	31.03.2025	31.12.2024
Number of shareholders	7,057	7,058
Number of represented countries	26	25
Share of Estonian residents in share capital	96.26%	96.33%
Share of legal entities in share capital	78.80%	79.27%
Share of private individuals in share capital	21.20%	20.73%

As of 31.03.2025 members of the fund's council and management board and their related persons owned 28,03% of the shares.

Shareholders by geographical areas

Proportions	31.03.2025	31.12.2024
Estonia	96.26%	96.33%
Lithuania	2.11%	2.03%
Switzerland	1.30%	1.30%
United States of America	0.17%	0.17%
Latvia	0.13%	0.13%
Others	0.03%	0.04%

The largest shareholders as at 31.03.2025

	Number of shares	Share
Hoiukonto OÜ	1,287,296	11.3%
REF Aktsiad OÜ	1,258,144	11.0%
LHV Pensionifond L	1,198,848	10.5%
Altius KVI OÜ	1,092,845	9.6%
Vello Kunman	632,148	5.5%
Ivard OÜ	472,658	4.1%
EFTEN Capital AS	292,688	2.6%
EFTEN United Property Fund	211,559	1.8%
LHV Pensionifond XL	212,779	1.9%
HTB Investeeringute OÜ	198,032	1.7%
LHV Pensionifond M	187,978	1.6%
Tiskreaja OÜ	180,636	1.6%
Luminor Bank AS/EE Pensions	171,754	1.5%
Gomab (Swiss) AG	146,690	1.3%

INTERIM FINANCIAL STATEMENTS OF THE CONSOLIDATION GROUP

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		I quarter	
	Notes	2025	2024
<i>€ thousands</i>			
Sales revenue	3,4	7,858	7,961
Cost of services sold	5	-506	-418
Gross profit		7,352	7,543
Marketing costs	6	-141	-200
General and administrative expenses	7	-1,006	-939
Other operating income and expense		-37	42
Operating profit	3	6,168	6,446
Profit/-loss from joint ventures	2,8	-58	-50
Interest income		83	101
Other finance income and expense	9	-1,803	-2,235
Profit before income tax		4,390	4,262
Income tax expense	10	-223	-454
Net profit of the financial year	3	4,167	3,808
Total comprehensive income for the period		4,167	3,808
Earnings per share	11		
- basic		0.36	0.35
- diluted		0.36	0.35

The notes on pages 16 to 33 form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	31.03.2025	31.12.2024
€ thousands			
ASSETS			
Cash and cash equivalents	12	19,038	18,415
Short-term deposits	17	0	2,092
Receivables and accrued income	13	1,645	2,055
Prepaid expenses		128	138
Total current assets		20,811	22,700
Long-term receivables		140	154
Shares in joint ventures	2	1,902	1,960
Investment property	3,14	380,160	373,815
Property, plant and equipment		121	134
Total non-current assets		382,323	376,063
TOTAL ASSETS		403,134	398,763
LIABILITIES AND EQUITY			
Borrowings	15	25,858	30,300
Liabilities and prepayments	16	3,056	3,245
Total current liabilities		28,914	33,545
Borrowings	15	123,813	119,120
Other long-term liabilities	16	1,923	1,928
Deferred income tax liability	10	11,244	11,097
Total non-current liabilities		136,980	132,145
TOTAL LIABILITIES		165,894	165,690
Share capital	18	114,403	114,403
Share premium	18	90,306	90,306
Statutory reserve capital		2,799	2,799
Retained earnings	19	29,732	25,565
TOTAL EQUITY		237,240	233,073
TOTAL LIABILITIES AND EQUITY		403,134	398,763

The notes on pages 16 to 33 form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

		I quarter	
	Notes	2025	2024
€ thousands			
Cash flows from operating			
Net profit		4,167	3,808
Adjustments of net profit:			
Loss from joint ventures using the equity method	2,8	58	50
Income on interest		-83	-101
Finance income and expense	9	1,803	2,235
Depreciation and impairment losses	5,7	13	16
Income tax expense	10	223	454
Total adjustments with non-cash changes		2,014	2,654
Total cash flows from operations before changes in working capital		6,181	6,462
Change in receivables and prepayments related to operating activities		272	655
Change in payables related to operating activities		-117	-412
Total cash flows from operating activities		6,336	6,705
Cash flows from investing activities			
Purchase of property, plant and equipment		0	-2
Purchase of investment property	14	-6,358	-2,907
Change in short-term deposits	17	2,092	0
Interest received		106	62
Total cash flows from investing activities		-4,160	-2,847
Cash flows from financing activities			
Loans received	15	1,879	2,102
Loan payments	15	-1,634	-1,598
Interest paid		-1,798	-2,206
Total cash flows from financing activities		-1,553	-1,702
TOTAL CASH FLOW		623	2,156
Cash and cash equivalents at the beginning of period	12	18,415	14,712
Change in cash and cash equivalents		623	2,156
Cash and cash equivalents at the end of the period	12	19,038	16,868

The notes on pages 16 to 33 form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital	Share premium	Statutory reserve capital	Retained earnings	Total
<i>€ thousands</i>					
Balance as at 31.12.2023	108,198	84,721	2,749	23,030	218,698
Net profit for the financial period	0	0	0	3,808	3,808
Total comprehensive income for the period	0	0	0	3,808	3,808
Balance as at 31.03.2024	108,198	84,721	2,749	26,838	222,506
Balance as at 31.12.2024	114,403	90,306	2,799	25,565	233,073
Net profit for the financial period	0	0	0	4,167	4,167
Total comprehensive income for the period	0	0	0	4,167	4,167
Balance as at 31.03.2025	114,403	90,306	2,799	29,732	237,240

Additional information on share capital is provided in Note 18.

The notes on pages 16 to 33 form an integral part of these financial statements.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS

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

EFTEN Real Estate Fund AS is a publicly traded closed-end alternative investment fund established in 2015, whose main area of activity is investments in cash-flow-generating commercial real estate in the Baltic States.

EFTEN Real Estate Fund AS Group's structure as of 31.03.2025 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 Külmhoone, Tallinn</i>	EFTEN SPV14 OÜ <i>Võru Rautakesko</i>	EFTEN Pirita OÜ <i>Pirita 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 Keskus, 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 Keskus, Tallinn</i>	EFTEN Ermi OÜ <i>Tartu Südamekodu</i>	
		EFTEN Tänavasilma OÜ <i>DSV logistics centre, Tallinn</i>	EFTEN SPV12 OÜ <i>Tammsaare tee Rautakesko, Tallinn</i>	EFTEN Hiiu OÜ <i>Nõmme Südamekodud (in 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 (in development)</i>	EFTEN Seljaku OÜ <i>Aianduskeskus, Laagri</i>		
			EFTEN Autokeskus OÜ <i>ABC Motors Autokeskus, Tallinn</i>		
			EFTEN Tähesaju tee OÜ		
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 head office, Riga</i>	EFTEN Krustpils SIA <i>DSV logistics centre, Riga</i>			Auras Centrs SIA <i>Jelgava development project (in development)</i>
		EFTEN Piepilsetas SIA <i>Piepilsetas logistics centre, Kekava</i>			
LITHUANIA	Verkių projektas UAB <i>Ulonu office building, Vilnius</i>	EFTEN Stasylu 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 Rutkauskos UAB <i>Rutkauskos office building, Vilnius</i>				

The consolidated interim financial statements of EFTEN Real Estate Fund AS and its subsidiaries have been prepared in accordance with International Standards as adopted by the European Union (IFRS EU). This consolidated interim financial statement has been prepared in accordance with International Accounting Standard IAS 34: Interim Financial Reporting. The same accounting policies have been used in the preparation of the interim financial statement as in the annual report for the financial year ended 31.12.2024. The interim financial statement should be read in conjunction with the group's recently published annual report for 2024, which has been prepared in accordance with International Financial Reporting Standards (IFRS). In the opinion of the Management Board, the interim report of EFTEN Real Estate Fund AS for the first quarter of 2025 correctly and fairly reflects the Group's financial performance on a going concern basis. This interim report has not been audited or otherwise verified by auditors and contains only the consolidated financial statements of the group. The reporting currency is the euro. The consolidated interim financial statements are prepared in thousands of euros and all figures are rounded to the nearest thousand, unless otherwise indicated.

2 Subsidiaries and joint ventures

In February 2025, the Group established a new subsidiary - EFTEN Hiiu OÜ. EFTEN Hiiu OÜ was established to acquire the 'Nõmme Súdamekodud' investment property and 4,083 thousand euros have been contributed to the company's equity.

As of 31.03.2025, EFTEN Real Estate Fund AS owns the following subsidiaries:

Company name	Country of domicile	Investment property	Equity, € thousands		Group's ownership, %	
			31.03.2025	31.12.2024	31.03.2025	31.12.2024
Parent company						
EFTEN Real Estate Fund AS	Estonia					
Subsidiaries						
Saules Miestas UAB	Lithuania	Saules Miestas shopping centre, Šiauliai	24,540	24,079	100	100
Verkiu Projektas UAB	Lithuania	Ulonu office building, Vilnius	4,502	4,364	100	100
EFTEN Stasylu UAB	Lithuania	DSV logistics centre, Vilnius	5,306	5,252	100	100
EFTEN Tānassilma OÜ	Estonia	DSV logistics centre, Tallinn	8,690	8,514	100	100
EFTEN Krustpils SIA	Latvia	DSV logistics centre, Riga	3,182	3,077	100	100
EFTEN Laisves UAB	Lithuania	L3 office building, Vilnius	6,187	6,076	100	100
EFTEN Laagri OÜ	Estonia	Laagri Selver, Tallinn	4,806	4,723	100	100
EFTEN Seljaku OÜ	Estonia	Aianduskeskus, Laagri	2,483	2,482	100	100
EFTEN Evolution UAB	Lithuania	Evolution office building, Vilnius	5,850	5,728	100	100
EFTEN Tähesaju tee OÜ	Estonia	-	24	63	100	100
EFTEN Autokeskus OÜ	Estonia	ABC Motors Autokeskus, Tallinn	1,871	1,828	100	100
EFTEN Riga Airport SIA	Latvia	airBaltic head office, Riga	5,335	5,238	100	100
EFTEN Piepilsetas SIA	Latvia	Piepilsetas logistics centre, Kekava	3,897	3,811	100	100
EFTEN Rutkauskos UAB	Lithuania	Rutkauskos office building, Vilnius	6,803	6,667	100	100
EFTEN Pirita OÜ	Estonia	Pirita Pansionaat, Tallinn	3,619	3,560	100	100
EFTEN Ramygalos UAB	Lithuania	Ramygalos logistics centre, Panevėžys	5,681	5,573	100	100
EFTEN Valkla OÜ	Estonia	Valkla Sūdamekodu, Valkla	1,869	1,822	100	100
EFTEN Ermi OÜ	Estonia	Tartu Sūdamekodu, Tartu	2,458	-183	100	100
EFTEN ABC SIA	Latvia	-	3	3	100	100
EFTEN SPV2 OÜ	Estonia	Lauteri 5, Tallinn	3,330	3,295	100	100
EFTEN SPV3 OÜ	Estonia	Uku Keskus, Viljandi	8,129	7,948	100	100
EFTEN SPV4 OÜ	Estonia	Rakvere Police and rescue building	4,260	4,127	100	100
EFTEN SPV5 OÜ	Estonia	Pärnu mnt 105, Tallinn	2,935	2,843	100	100
EFTEN SPV6 OÜ	Estonia	Pärnu mnt 102, Tallinn	5,351	5,305	100	100
EFTEN SPV7 OÜ	Estonia	Mustika Keskus, Tallinn	25,638	25,144	100	100
EFTEN SPV8 OÜ (subsidiary of EFTEN SPV7 OÜ)	Estonia	Mustika Keskus, Tallinn	10,800	10,596	100	100
EFTEN SPV12 OÜ	Estonia	Tammsaare tee Rautakesko, Tallinn; Kuuli 10, Tallinn	17,949	17,553	100	100
EFTEN SPV14 OÜ	Estonia	Võru Rautakesko	1,664	1,619	100	100
EFTEN SPV15 OÜ	Estonia	Premia Külmhoone, Tallinn	3,786	3,690	100	100
EFTEN SPV17 OÜ	Estonia	Betooni 1a, Tallinn, Betooni 6, Tallinn	11,742	11,494	100	100
EFTEN Jelgava SIA	Latvia	RAF Centrs, Jelgava	5,976	5,844	100	100
EFTEN Jurkalne SIA	Latvia	Jurkalne Technology Park, Riga	15,191	14,814	100	100
EFTEN Terbata SIA	Latvia	Terbata office building, Riga	4,849	4,757	100	100
Auras Centrs SIA	Latvia	Jelgava development project, Jelgava (in development)	800	822	100	100
EFTEN Menulio UAB	Lithuania	Menulio 11, Vilnius	3,651	3,661	100	100
EFTEN Härgmäe OÜ	Estonia	Härgmäe street 8, Tallinn	4,471	4,383	100	100
EFTEN Paemurru OÜ	Estonia	Paemurru tee 3, Harku vald	1,839	1,886	100	100
EFTEN Hiiu OÜ	Estonia	*Nõmme Sūdamekodud' care home	4,082	0	100	0
Joint ventures						
EFTEN SPV11 OÜ	Estonia	Hotel Palace, Tallinn	1,902	1,960	50	50

All subsidiaries and joint ventures are engaged in the acquisition and leasing of investment property. No shares of any subsidiaries are listed on the stock exchange.

EFTEN Real Estate Fund AS acquired a 50% stake in the joint venture EFTEN SPV11 OÜ, which owns the Hotel Palace 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
<i>€ thousands</i>		
Cash and cash equivalents	94	49
Other current assets	24	48
Total current assets	118	97
Investment properties	8,632	8,630
Shares in joint ventures	37	190
Total non-current assets	8,669	8,820
TOTAL ASSETS	8,787	8,917
Current borrowings	4,944	4,970
Other current liabilities	40	26
Total current liabilities	4,984	4,996
TOTAL LIABILITIES	4,984	4,996
NET ASSETS	3,803	3,921

I quarter		
	2025	2024
Revenue	3	17
Net loss	-118	-100

In the 1st quarter of 2025, there have been the following changes to the investment in joint ventures:

	31.03.2025	31.03.2024
Book value at the beginning of the period	1,960	2,078
Loss from joint ventures (note 8)	-58	-50
Book value at the end of the period	1,902	2,028

3 Segment reporting

SEGMENT RESULTS

	Office		Logistics		Retail		Care homes		National		Non-allocated		Total	
I quarter	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
€ thousands														
Revenue (note 4), incl	1,778	1,891	2,537	2,405	3,078	3,267	251	189	214	209	0	0	7,858	7,961
Estonia	421	496	1,217	1,030	1,845	1,902	251	189	214	209	0	0	3,948	3,826
Latvia	333	320	981	973	257	257	0	0	0	0	0	0	1,571	1,550
Lithuania	1,024	1,075	339	402	976	1,108	0	0	0	0	0	0	2,339	2,585
Net rental income, incl	1,621	1,751	2,421	2,221	2,747	3,010	249	188	173	173	0	0	7,211	7,343
Estonia	354	429	1,164	1,005	1,647	1,797	249	188	173	173	0	0	3,587	3,592
Latvia	315	290	919	814	218	209	0	0	0	0	0	0	1,452	1,313
Lithuania	952	1,032	338	402	882	1,004	0	0	0	0	0	0	2,172	2,438
Operating profit, incl	1,412	1,578	2,150	2,006	2,350	2,655	206	147	168	168	-118	-108	6,168	6,446
Estonia	305	380	1,039	925	1,458	1,590	206	147	168	168	-118	-108	3,058	3,102
Latvia	263	242	809	716	182	183	0	0	0	0	0	0	1,254	1,141
Lithuania	844	956	302	365	710	882	0	0	0	0	0	0	1,856	2,203
EBITDA, incl	1,415	1,579	2,150	2,006	2,360	2,670	206	147	168	168	-118	-108	6,181	6,462
Estonia	307	381	1,039	925	1,462	1,596	206	147	168	168	-118	-108	3,064	3,109
Latvia	263	242	809	716	182	184	0	0	0	0	0	0	1,254	1,142
Lithuania	845	956	302	365	716	890	0	0	0	0	0	0	1,863	2,211
Operating profit													6,168	6,446
Loss from joint venture (note 2, 8)													-58	-50
Net financial expense													-1,720	-2,134
Profit before income tax													4,390	4,262
Income tax expense (note 10)													-223	-454
NET PROFIT FOR THE REPORTING PERIOD													4,167	3,808

SEGMENT ASSETS

	Office		Logistics		Retail		Care homes		National		Total	
As at 31 March	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
€ thousands												
Investment property												
Estonia	23,573	25,208	64,785	50,102	85,322	88,454	20,169	13,178	7,200	7,220	201,049	184,162
Latvia	16,082	15,187	40,914	40,063	11,651	11,702	0	0	0	0	68,647	66,952
Lithuania	51,022	50,402	20,259	19,710	39,183	39,101	0	0	0	0	110,464	109,213
Total investment property (note 14)	90,677	90,797	125,958	109,875	136,156	139,257	20,169	13,178	7,200	7,220	380,160	360,327
Joint ventures (note 2)											1,902	2,028
Other non-current assets											261	343
Net debt (liabilities less cash)											-146,856	-145,472
Other current assets											1,773	5,280
NET ASSETS											237,240	222,506

In the first quarter of 2025, the Group acquired one property in the care home segment – 'Nõmme Südamekodud' at Hiiumäe tn. 42 in Tallinn.

In the first quarter of 2025 and 2024, no transactions were made between business segments. The Group's main income is derived from investment properties located in the same countries as the subsidiary owning the investment property.

The Group's largest customers are Kesko Senukai Estonia AS, Livonia Print SIA and Prisma Peremarket AS, whose rental income accounts for 5.7%, 5.4% and 5.2% of the Group's consolidated rental income, respectively. The share of the remaining tenants' income in the consolidated income is less than 5%.

4 Revenue

Segments	I quarter	
	2025	2024
€ thousands		
Rental income from office premises (note 14)	1,773	1,884
Rental income from national institutions (note 14)	214	209
Rental income from retail premises (note 14)	2,948	3,006
Rental income from logistics premises (note 14)	2,487	2,356
Rental income from care home premises (note 14)	251	182
Other sales revenue	185	324
Total revenue by segments of activity (Note 3)	7,858	7,961

Revenue by geographic areas	I quarter	
	2025	2024
€ thousands		
Estonia	3,948	3,827
Latvia	1,571	1,549
Lithuania	2,339	2,585
Total revenue by geographical area (Note 3)	7,858	7,961

5 Cost of services sold

Cost of services sold	I quarter	
	2025	2024
€ thousands		
Repair and maintenance of rental premises	-155	-203
Property insurance	-17	-16
Land tax and property tax	-66	-51
Other costs of administrative activities	-20	-22
Utility costs of vacant premises	-106	-66
Depreciation expenses	-4	-5
Improvement costs	-39	-32
Wage costs, including taxes (Note 20)	0	-5
Proportional costs of VAT	-10	-11
Allowance for doubtful accounts	-89	-7
Total cost of services sold (Note 14)	-506	-418

6 Marketing costs

Marketing costs	I quarter	
	2025	2024
€ thousands		
Commission expenses on rental premises	-15	-57
Advertising, advertising events ¹	-126	-143
Total marketing costs	-141	-200

¹Expenditure 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 administrative expenses

General administrative expenses	I quarter	
	2025	2024
€ thousands		
Management services (Note 20)	-563	-539
Office expenses	-19	-15
Wages and salaries, incl. taxes (Note 20)	-121	-116
Consulting expenses, legal expenses, accounting and evaluation services	-153	-130
Audit costs	-85	-78
Regulator costs	-41	-36
Other general administrative expenses	-15	-14
Depreciation costs	-9	-11
Total general administrative expense	-1,006	-939

8 Profit/loss from joint ventures

Profit/loss from joint ventures	I quarter	
	2025	2024
€ thousands		
Loss from joint ventures using the equity method (Note 2)	-58	-50
Total loss from joint ventures	-58	-50

9 Other financial income and expenses

Other financial income and expenses	I quarter	
	2025	2024
€ thousands		
Interest expenses, incl.	-1,803	-2,235
Interest expenses from loans	-1,803	-2,235
Total other financial income and expenses (Notes 3, 17)	-1,803	-2,235

10 Income tax

Income tax expense

	I quarter	
	2025	2024
€ thousands		
Lithuanian corporate deferred income tax expense	-147	-446
Lithuanian corporate income tax expense on profits	-76	-8
Total income tax expense (Note 3)	-223	-454

Deferred income tax liability

	Deferred income tax liability related to investment property	Deferred income tax liability in respect of dividends	Total
<i>€ thousands</i>			
Balance as at 31.12.2024	9,706	1,391	11,097
Change in deferred income tax liability in the income statement	147	0	147
Balance as at 31.03.2025	9,853	1,391	11,244

11 Earnings per share

	I quarter	
Earnings per share	2025	2024
Net profit for the period, € thousands	4,167	3,808
Weighted average number of shares over the period, in pc	11,440,340	10,819,796
Earnings per share, euros	0.36	0.35

12 Cash and cash equivalents

	31.03.2025	31.12.2024
<i>€ thousands</i>		
Demand deposits	11,456	7,476
Overnight deposits	6,932	10,369
Deposits with a maturity of less than 3 months	650	570
Cash and cash equivalents (Note 17)	19,038	18,415

Overnight deposits carry interest at a variable rate, as of 31.03.2025 the interest rate was 2.017% (31.12.2024: 1.412% and 2.52%) per annum. Term deposits bear interest at 2.25% (31.12.2024: 2.5% and 3.5%) per annum.

13 Receivables and accrued income**Short-term receivables**

	31.03.2025	31.12.2024
<i>€ thousands</i>		
Accounts receivables		
Trade receivables	1,080	1,309
Allowance for doubtful accounts	-226	-136
Total trade receivables (note 17)	854	1,173
Other short-term receivables		
Other short-term receivables	27	32
Total other short-term receivables	27	32
Accrued income		
Interests	5	28
Advances and refunds of VAT	198	325
Other accrued income	561	497
Total accrued income	764	850
Total receivables and accrued income (note 17)	1,645	2,055

Long-term receivables

	31.03.2025	31.12.2024
€ thousands		
Receivables and prepayments related to property development projects	140	154
Total long-term receivables	140	154

Additional information on receivables and accrued income is provided in Note 17.

14 Investment properties

As at 31.03.2025, the Group has made investments in the following investment properties:

Name	Location	Net rental area (m2)	Year of construction	Date of acquisition	Acquisition cost	Market value as at 31.03.2025	Increase in value	Share of market value of the Fund's asset
€ thousands								
Offices								
Lauteri 5	Tallinn, Estonia	3,825	1958	01.2023	5,983	5,067	-15%	1%
Pärnu mnt 105	Tallinn, Estonia	4,712	1998	01.2023	8,347	6,461	-23%	2%
Pärnu mnt 102	Tallinn, Estonia	8,933	2005	01.2023	16,795	12,045	-28%	3%
Terbata	Riga, Latvia	6,036	2005	01.2023	9,257	8,332	-10%	2%
Menulio 11	Vilnius, Lithuania	5,617	recon. 2011-2013	01.2023	8,336	7,494	-10%	2%
Ulonu	Vilnius, Lithuania	5,290	2012	12.2015	8,440	8,700	3%	2%
L3	Vilnius, Lithuania	6,150	2004	10.2016	8,910	10,640	19%	3%
Evolution	Vilnius, Lithuania	6,614	2009	05.2018	10,449	11,386	9%	3%
airBaltic	Riga, Latvia	6,217	recon. 2016	03.2020	7,777	7,750	0%	2%
Rutkauskos	Vilnius, Lithuania	6,835	2014	08.2020	11,821	12,802	8%	3%
Offices total		60,229			96,115	90,677	-6%	22%
Logistics								
Premia Külmhoone	Tallinn, Estonia	7,258	2002/2007	01.2023	6,840	6,550	-4%	2%
Kuuli 10	Tallinn, Estonia	15,197	2006	01.2023	11,658	11,684	0%	3%
Betooni 1a	Tallinn, Estonia	10,678	2008	01.2023	9,217	9,159	-1%	2%
Betooni 6	Tallinn, Estonia	17,120	1998	01.2023	10,249	9,820	-4%	2%
Jurkalne Technology Park	Riga, Latvia	44,571	2002	01.2023	25,195	24,175	-4%	6%
DSV logistics centre	Vilnius, Lithuania	11,751	2005	06.2016	8,575	9,419	10%	2%
DSV logistics centre	Tallinn, Estonia	16,014	2003	07.2016	12,368	13,340	8%	3%
DSV logistics centre	Riga, Latvia	12,149	2000	07.2016	9,061	8,431	-7%	2%
Piepilsetas logistics centre	Kekava, Latvia	13,382	2007	03.2020	8,856	8,308	-6%	2%
Ramygalos logistics centre	Panevėžys, Lithuania	20,126	2007	06.2021	10,024	10,840	8%	3%
Härgmäe logistics centre	Tallinn, Estonia	9,838	2024	09.2024	8,829	8,790	0%	2%
Paemurru logistics centre	Tallinn, Estonia		In development	09.2024	5,442	5,442	0%	1%
Logistics total		178,084			126,314	125,958	0%	31%
Retail								
Võru Rautakesko	Võru, Estonia	3,120	2008	01.2023	2,890	2,760	-4%	1%
Uku Keskus	Viljandi, Estonia	8,940	2012/2018	01.2023	13,620	13,670	0%	3%
Mustika Keskus	Tallinn, Estonia	27,615	1998/2002	01.2023	37,157	38,352	3%	10%
RAF Centrs	Jelgava, Latvia	6,225	2014/2017	01.2023	9,288	9,993	8%	2%
Tammsaare tee Rautakesko	Tallinn, Estonia	9,120	2007	01.2023	15,700	15,860	1%	4%
Jelgava development project	Jelgava, Latvia		In development	01.2023	2,343	1,658	-29%	0%
Saules Miestas shopping centre	Šiauliai, Lithuania	20,145	2007	08.2015	31,905	39,183	23%	10%
Laagri Selver	Tallinn, Estonia	3,059	2017	05.2017	6,303	8,110	29%	2%
Aianduskeskus	Laagri, Estonia	3,470	2006	05.2017	3,138	3,470	11%	1%
ABC Motors Autokeskus	Tallinn, Estonia	2,149	2002	02.2019	3,482	3,100	-11%	1%
Retail total		83,843			125,826	136,156	8%	34%
National								
Rakvere Police and rescue building (national)	Rakvere, Estonia	5,775	2010	01.2023	7,368	7,200	-2%	2%

Care homes								
Pirita Pansionaat	Tallinn, Estonia	5,983	2020	12.2020	6,217	5,830	-6%	1%
Valkla Sūdamekodu	Valkla, Estonia	6,505	2023	04.2022	4,990	4,491	-10%	1%
Tartu Sūdamekodu	Tartu, Estonia	4,118	2024	04.2022	6,060	5,832	-4%	1%
Nõmme Sūdamekodud	In development			03.2025	4 016	4,016	0%	1%
Care homes total		16,606			21,283	20,169	-5%	5%
Total		344,537			376,906	380,160	1%	94%

During the reporting period, the Group acquired a property at Hiiumäe tn. 42, Tallinn for the construction of 'Nõmme Sūdamekodud' for a price of 4,000 thousand euros.

In addition to the investment properties listed in the table above, the Group's 50% joint venture EFTEN SPV11 OÜ owns a property investment at Vabaduse väljak 3 /Pärnu mnt 14, Tallinn (hotel "Palace"). The fair value of the property investment as of 31.03.2025 was 8,632 thousand euros (Note 2).

In the first quarter of 2025 and 2024, the Group's property investments have undergone the following changes:

	Investment property under development	Completed investment property	Total investment property
Balance as at 31.12.2023	5,016	352,900	357,916
Acquisitions and developments	1,344	0	1,344
Capitalized improvements	0	1,067	1,067
Balance as at 31.03.2024	6,360	353,967	360,327
Balance as at 31.12.2024	6,372	367,443	373,815
Acquisitions and developments	6,066	0	6,066
Capitalized improvements	0	279	279
Balance as at 31.03.2025	12,438	367,722	380,160

Additional information regarding investment properties is provided in Note 3.

The Group's income statement and balance sheet include the following income and expenses and balances related to investment properties:

As of 31 March, or per quarter	2024	2023
Rental income from investment properties (Note 4)	7,673	7,637
Costs directly related to the management of investment properties (Note 5)	-506	-418
Outstanding amounts from the acquisition of investment properties (Note 16)	1,052	408
Book value of investment properties pledged as collateral for loan liabilities	374,486	357,985

Assumptions and basis for determining the fair value of investment property

The Group's investment properties are evaluated by an independent appraiser twice a year – as of 30 June and 31 December. As of 31.03.2025, the fair value of investment properties reported in the Group's financial statements has been obtained using the discounted cash flow method. The following assumptions have been used to determine the fair value:

Sector	Fair value	Valuation method	Estimated Rental income per year	Discount rate	Exit yield	Average rental price €/m2
<i>€ thousands</i>						
Office	90,677	Discounted cash flow	7,192	7.5%-9.55%	6.5%-8.3%	11.2
Logistics	125,958	Discounted cash flow	10,461	8.0%-10.55%	7.1%-8.5%	4.8
Retail	136,156	Discounted cash flow	11,637	7.8%-10.0%	6.8%-8.5%	12.6
National	7,200	Discounted cash flow	836	9.4%	8.5%	11.1
Care homes	20,169	Discounted cash flow	1,133	8.5%-9.5%	7.5%-8.5%	8.9
Total	380,160		31,259			

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 yield 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 17).

Fair value sensitivity analysis

The table below illustrates the sensitivity of the fair value of investment properties recognized in the Group's balance 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
€ thousands							
Office	90,677	10,070	-10,110	-1,830	1,850	-4,090	4,660
Logistics	125,958	13,250	-13,230	-2,420	2,520	-5,200	5,930
Retail	136,156	14,897	-14,953	-2,593	2,597	-5,503	6,207
National	7,200	930	-930	-140	140	-270	300
Care homes	20,169	960	-980	-300	270	-410	430
Total	380,160	40,107	-40,203	-7,283	7,377	-15,473	17,527

15 Borrowings

As at 31.03.2025, the Group has the following borrowings:

Lender	Country of lender	Loan amount as per agreement	Loan balance as at 31.03.25	Contract term	Interest rate as at 31.03.25	Loan collateral	Value of collateral	Loan balance's share of the fund's net asset value
SEB	Estonia	4,800	3,104	30.04.27	4.28%	Mortgage - Premia Külmhoone	6,550	1.3%
Luminor	Estonia	2,633	1,234	25.12.26	4.82%	Mortgage - Võru Rautakesko	2,760	0.5%
SEB	Estonia	2,714	1,929	13.06.26	4.33%	Mortgage - Lauteri 5	5,067	0.8%
SEB	Estonia	8,429	4,956	25.01.27	4.33%	Mortgage - Uku Keskus	13,670	2.1%
Swedbank	Estonia	3,711	3,432	25.10.25	4.15%	Mortgage - Rakvere Police and Rescue building	7,200	1.4%
Swedbank	Estonia	4,153	2,914	30.08.28	4.09%	Mortgage - Pärnu mnt 105	6,461	1.2%
Swedbank	Estonia	8,508	6,894	30.08.26	4.04%	Mortgage - Pärnu mnt 102	12,045	2.9%
SEB	Estonia	20,000	14,792	31.08.27	4.57%	Mortgage - Mestika Keskus	38,352	6.2%
Swedbank	Estonia	15,622	11,726	31.05.28	3.95%	Mortgage - Tammsaare tee Rautakesko; Kuuli 10	27,544	4.9%
SEB	Estonia	10,300	8,095	26.06.27	4.62%	Mortgage - Betooni 1a; Betooni 6	18,979	3.4%
Swedbank	Lithuania	4,078	2,961	07.12.25	4.93%	Mortgage - Menulio 11	7,494	1.2%
SEB	Latvia	5,561	3,223	16.04.27	4.19%	Mortgage - RAF Centrs	9,993	1.4%
Swedbank	Latvia	5,850	3,428	31.07.27	4.35%	Mortgage - Terbata office building	8,332	1.4%
SEB	Latvia	13,060	9,817	08.08.29	4.47%	Mortgage - Jurkalne Technology Park	24,175	4.1%
Swedbank	Lithuania	17,116	12,206	13.08.28	4.82%	Mortgage - Saulės Miestas shopping centre	39,183	5.1%
SEB	Lithuania	5,500	3,647	28.06.26	4.27%	Mortgage - DSV logistics centre	9,419	1.5%
SEB	Latvia	5,123	3,512	29.06.26	4.24%	Mortgage - DSV logistics centre	8,431	1.5%
SEB	Estonia	7,950	5,289	29.06.26	4.21%	Mortgage - DSV logistics centre	13,340	2.2%
SEB	Lithuania	5,620	3,741	27.10.26	4.32%	Mortgage - L3 office building	10,640	1.6%
SEB	Lithuania	5,200	3,291	21.12.25	4.67%	Mortgage - Ulonu office building	8,700	1.4%
SEB	Lithuania	5,850	4,305	30.05.28	4.36%	Mortgage - Evolution office building	11,386	1.8%
Swedbank	Estonia	3,833	3,555	29.06.27	3.74%	Mortgage - Laagri Selver	8,110	1.5%
SEB	Estonia	1,860	1,147	05.07.27	4.56%	Mortgage - Aianduskeskus Laagri	3,470	0.5%
LHV	Estonia	1,800	1,488	25.02.29	5.45%	Mortgage - ABC Motors Autokeskus	3,100	0.6%
Swedbank	Latvia	4,000	2,372	05.02.26	4.77%	Mortgage - Piepilsetas logistics centre	8,308	1.0%
Luminor	Latvia	3,905	2,072	29.02.28	5.09%	Mortgage - airBaltic head office	7,750	0.9%
Swedbank	Estonia	3,100	2,635	28.11.25	4.29%	Mortgage - Piritas Pansionaat, EFTEN Real Estate Fund AS guarantee	5,830	1.1%
Swedbank	Estonia	2,250	2,144	25.09.27	4.30%	Mortgage - Valkla Südamekodu	4,491	0.9%
Swedbank	Estonia	3,400	2,750	21.12.28	4.30%	Mortgage - Tartu Südamekodu; EFTEN Real Estate Fund AS guarantee	5,832	1.2%
Šiaulių bankas	Lithuania	6,000	5,091	13.06.26	4.98%	Mortgage - Ramygalos logistics centre	10,840	2.1%
SEB	Lithuania	7,300	5,689	12.08.25	4.60%	Mortgage - Rutkauskos office building	12,802	2.4%
Swedbank	Estonia	4,500	4,433	27.09.29	4.18%	Mortgage - Härgmäe logistics centre	8,790	1.9%
SEB	Estonia	3,000	1,925	27.10.29	4.33%	Mortgage - Paemurru logistics centre; EFTEN Real Estate Fund AS guarantee	5,442	0.8%
Total		206,726	149,797				374,486	63.1%

Current borrowings	31.03.2025	31.12.2024
<i>€ thousands</i>		
Repayments of non-current bank loans in the next period ¹	25,911	30,358
Discounted contract fees for bank loans	-53	-58
Total current borrowings	25,858	30,300

¹ Repayments of long-term bank loans in the next period as of 31.03.2025 include the balance of six loan obligations expiring within the next 12 months in the amount of 20,380 thousand euros. The LTV of expiring loan agreements is 29% - 48% 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.

Non-current borrowings	31.03.2025	31.12.2024
<i>€ thousands</i>		
Total non-current borrowings	149,671	149,420
incl. current portion of borrowings	25,858	30,300
incl. non-current portion of borrowings, incl.	123,813	119,120
Bank loans	123,886	119,194
Discounted contract fees on borrowings	-73	-74

Repayments of borrowings by maturity	31.03.2025	31.12.2024
<i>€ thousands</i>		
Up to 1 year	25,911	30,358
2 - 5 years	123,886	119,194
Total repayments of borrowings	149,797	149,552

	I quarter	
Cash flows of borrowings	2025	2024
<i>€ thousands</i>		
Balance at the beginning of the period	149,420	147,756
Bank loans received	1,879	2,102
Annuity payments on bank loans	-1,634	-1,598
Change of discounted contract fees	6	-12
Balance at the end of the period	149,671	148,248

Additional information on borrowings is also provided in Note 17.

16 Payables and prepayments

Current liabilities and prepayments

	31.03.2025	31.12.2024
€ thousands		
Payables to suppliers from fixed asset transactions (note 14)	1,052	1,065
Other payables to suppliers	610	621
Total payables to suppliers	1,662	1,686
Other payables	61	74
Total other payables	61	74
Tax liabilities		
VAT	449	551
Corporate income tax	37	1
Personal income tax	11	7
Social tax	10	13
Land tax, property tax	5	88
Other tax liabilities	8	9
Total tax liabilities	520	669
Payables to employees	42	36
Interest liabilities	116	118
Tenants' security deposits	448	452
Other accrued liabilities	194	208
Total accrued liabilities	800	814
Other prepaid income	13	2
Total prepayments	13	2
Total liabilities and prepayments (Note 17)	3,056	3,245

Non-current liabilities

	31.03.2025	31.12.2024
€ thousands		
Tenants' security deposits	1,923	1,928
Total other non-current liabilities	1,923	1,928

For additional information on liabilities, please see Note 17.

17 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 9.

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	31.03.2025	31.12.2024
€ thousands			
Financial assets – loans and receivables			
Cash and cash equivalents	12	19,038	18,415
Current deposits ¹		0	2,092
Trade receivables	13	854	1,173
Total financial assets		19,892	21,680
Financial liabilities measured at amortised cost			
Borrowings	15	149,671	149,420
Trade payables	16	1,662	1,686
Tenant security deposits	16	2,371	2,380
Interest liabilities	16	116	118
Accrued expenses	16	236	244
Total financial liabilities measured at amortised cost		154,056	153,848
Total financial liabilities		154,056	153,848

¹ Current deposits are concluded with a maturity of 3 to 6 months and bear interest of 2.8% - 3.7%.

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, considering 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.

As of 31.03.2025, all loan agreements of the group have been concluded on a floating interest basis (margin between 1.40% and 3.0% plus 1-month, 3-month and 6-month EURIBOR). All contracts in the loan portfolio of EFTEN Real Estate Fund AS have a 0% limit (floor) set to protect against negative EURIBOR, i.e. in case of negative EURIBOR, the loan margin for these loan obligations does not decrease.

The weighted average interest rate of the group's loans was 4.37% as of 31.03.2025 (31.12.2024: 4.89%).

The change in EURIBOR has a significant impact on the group's net profit and cash flows. The table below shows the effect of the interest rate change on the group's pre-tax profit and cash flow by EURIBOR levels, taking into account loan balances as of 31.03.2025.

EURIBOR RATE	Impact on pre-tax profits and cash flows per year	Change in interest expense, %
€ thousands		
Interest expense per year, as at the end of the reporting period	-6,238	
Effect of EURIBOR change:		
EURIBOR 1.5%	1,301	-20.9%
EURIBOR 2.0%	595	-9.5%
EURIBOR 3.0%	-817	13.1%
EURIBOR 4.0%	-2,230	35.7%

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 31.03.2025, the Group's interest-bearing debt liabilities accounted for 40% of rental income generating investment properties (31.12.2024: 40%) and the average debt coverage ratio (DSCR) for the last 12 months was 1.8 (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 at 31.03.2025	Less than 1 month	Between 2 and 4 months	Between 5 and 12 months	Between 2 and 5 years	Over 5 years	Total
€ thousands						
Interest-bearing liabilities (Note 15)	551	1,658	23,703	123,885	0	149,797
Interest payments	570	1,663	4,005	8,559	0	14,797
Interest liabilities (Note 16)	116	0	0	0	0	116
Trade payables (Note 16)	1,662	0	0	0	0	1,662
Tenant security deposits (Note 16)	15	186	248	1,379	543	2,371
Accrued expenses (Note 16)	236	0	0	0	0	236
Total financial liabilities	3,150	3,507	27,956	133,823	543	168,979

Statement of working capital

	31.03.2025	31.12.2024
€ thousands		
Cash and cash equivalents (Note 12)	19,038	18,415
Short-term deposits	0	2,092
Receivables and accrued income (Note 13)	1,645	2,055
Prepaid expenses	128	138
Total current assets	20,811	22,700
Current portion of non-current liabilities (Note 15)	-25,858	-30,300
Current liabilities and prepayments (Note 16)	-3,056	-3,245
Total current liabilities	-28,914	-33,545
Total working capital	-8,103	-10,845

As of 31.03.2025, the Group's working capital is negative in the amount of -8,103 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 expiring loan agreements are secured by investment properties with stable rental cash flows, therefore, according to the management's assessment, there will be no obstacles to extending these loan agreements.

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:

	31.03.2025	31.12.2024
Not due	653	1,005
Past due, incl.	427	304
Up to 30 days	160	125
30-60 days	81	38
More than 60 days	186	141
Allowance for doubtful accounts	-226	-136
Total trade receivables (Note 13)	854	1,173

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

	31.03.2025	31.12.2024
<i>€ thousands</i>		
Cash and cash equivalents (Note 12)	19,038	18,415
Short-term deposits	0	2,092
Receivables and accrued income (Note 13)	854	1,173
Total maximum credit risk	19,892	21,680

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 yield 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, taking into account 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).

In the first quarter of 2025, the group has earned a free cash flow (EBITDA minus loan payments and interest costs) of 2,669 thousand euros (2024 first quarter: 2,619 thousand euros). All loans were serviced as usual, and the Fund's subsidiaries did not take payment holidays.

Statement of capitalization

More detailed information on mortgages established as collateral for the obligations provided in the capitalization report is available in Note 14 of the report.

	31.03.2025	31.12.2024
<i>€ thousands</i>		
Current liabilities guaranteed with mortgage (Note 15)	25,911	30,358
Unsecured current liabilities	3,003	3,187
Total current liabilities	28,914	33,545
Non-current liabilities guaranteed with mortgage (Note 15)	123,886	119,194
Unsecured non-current liabilities	13,094	12,951
Total non-current liabilities	136,980	132,145
Share capital and share premium (Note 18)	204,709	204,709
Reserves	2,799	2,799
Retained earnings (Note 19)	29,732	25,565
Total shareholder's equity	237,240	233,073
Total liabilities and equity	403,134	398,763

Statement of net debt

	31.03.2025	31.12.2024
<i>€ thousands</i>		
Cash (Note 12)	19,038	18,415
Short term deposits	0	2,092
Total liquid assets	19,038	20,507
The current portion of non-current borrowings (Note 15)	25,911	30,358
Net current liabilities	6,873	9,851
Non-current borrowings (non-current portion) (Note 15)	123,886	119,194
Total non-current liabilities	123,886	119,194
Total net debt	130,759	129,045

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 31.03.2025 and 31.12.2024 the Group does not have any assets at fair value that would belong to the Level 1 group upon finding the value. All the Group's investment properties are carried at fair value and belong to the Level 3 group according to the valuation method (see Note 14). All the Group's loan liabilities and derivative securities entered into to hedge interest rate risk belong to the Level 2 group.

18 Share capital

The registered share capital of EFTEN Real Estate Fund AS as of 31.03.2025 is 114,403 thousand euros (31.12.2024: 114,403 thousand euros). The share capital consisted of 11,440,340 shares (31.12.2024: 11,440,340 shares) with a nominal value of 10 euros (31.12.2024: the same). As of 31.03.2025, EFTEN Real Estate Fund AS has allocated 2,799 thousand euros from retained earnings to reserve capital (31.12.2024: 2,799 thousand euros).

Following the balance sheet date, by the decision of the general meeting of EFTEN Real Estate Fund AS held on 08.04.2025, the fund will distribute net dividends in the total amount of 12,699 thousand euros (1.11 euros per share) and allocate 1,357 thousand euros from retained earnings to reserve capital. Dividends will be paid to shareholders on 30.04.2025.

List of shareholders with a stake of more than 10% in EFTEN Real Estate Fund AS:

Company	As at 31.03.2025	
	Number of shares	Ownership, %
Hoiukonto OÜ	1,287,296	11.25%
REF Aktsiad OÜ	1,258,144	11.00%
LHV Pensionifond	1,198,848	10.48%

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

Company	As at 31.03.2025	
	Number of shares	Ownership, %
REF Aktsiad OÜ, a company under the significant control of Supervisory Board member Olav Miil	1,258,144	11.00%
Altiuse KVI OÜ, a company under the significant control of Supervisory Board member Arti Arakas	1,092,845	9.55%
EFTEN Capital AS, fund manager	292,688	2.56%
EFTEN United Property Fund, fund manager, managed by EFTEN Capital AS	211,559	1.85%
HTB Investeeringud OÜ, a company under the significant control of Supervisory Board member Siive Penu	198,032	1.73%
Tõnu Uustalu, member of the Management Board	70,500	0.62%
Olav Miil, member of the Supervisory Board	52,649	0.46%
Viljar Arakas, member of the Management Board	2,000	0.02%
Miemma Holding OÜ, a company owned by Viljar Arakas, member of the Management Board	22,606	0.20%
Meeli Leis, a close relative of Tõnu Uustalu, member of the Management Board	2,707	0.02%
Siive Penu, member of the Supervisory Board	1,500	0.01%
Aile Arakas, a close relative of Arti Arakas, member of the Supervisory Board	521	0.005%
Martin Arakas, a close relative of Arti Arakas, member of the Supervisory Board	853	0.007%
Lisandra Nirgi, a close relative of Arti Arakas, member of the Supervisory Board	145	0.001%
Oskar Arakas, a close relative of Arti Arakas, member of the Supervisory Board	109	0.001%
Laura Ly Oja, a close relative of Viljar Arakas, member of the Management Board	19	0.000%
Sander Rebane, member of the Supervisory Board	2	0.000%
Sannu Investeeringud OÜ, a company owned by Sander Rebane, member of the Supervisory Board	167	0.001%
Total	3,207,046	28.03%

19 Contingent liabilities

	31.03.2025	31.12.2024
€ thousands		
Retained earnings	29,732	25,565
Potential income tax liability	6,541	5,624
Dividends can be paid out	23,191	19,941

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 31.03.2025 and 31.12.2024.

20 *Transactions with related parties*

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

- EFTEN Real Estate Fund AS board members and companies owned by board members;
- board members of EFTEN Real Estate Fund AS subsidiaries and companies belonging to the board members;
- members of the Supervisory Board of EFTEN Real Estate Fund AS and companies belonging to the mentioned persons;
- employees of EFTEN Real Estate Fund AS and companies owned by employees;
- Joint venture EFTEN SPV11 OÜ;
- EFTEN Capital AS (Fund Manager).

The Group purchased management services from EFTEN Capital AS in the first quarter of 2025 in the amount of 563 thousand euros (2024: 539 thousand euros) and accounting services in the amount of 59 thousand euros (2024: 51 thousand euros), (see note 7). EFTEN Real Estate Fund AS did not purchase or sell any other goods or services from other related parties or to related parties in the current or first quarter of 2024.

As of 31.03.2025, the Group had a total of 11 employees (31.03.2024: 13 employees), to whom fees were calculated in the first quarter of 2025, including related taxes, in the amount of 121 thousand euros (2024: 121 thousand euros), (see note 5.7). No fees were calculated or paid to the members of the Group's management board or supervisory board in the first quarter of 2025 or in the first quarter of 2024. The members of the Group's Management Board work for EFTEN Capital AS, a company that provides management services to the Group, and the expenses related to the activities of a Management Board member are included in the management service.

21 *Provisions*

Pending cases

EFTEN SPV2 OÜ's claim against AS Tallinna Vesi

The Group's subsidiary EFTEN SPV2 OÜ filed a claim against AS Tallinna Vesi on 31.10.2020, based on the fact that AS Tallinna Vesi has provided water services to EFTEN SPV2 OÜ at excessively high prices (+15%) from 2011 to 2019, without obtaining the approval of the Competition Authority, which has significantly violated the requirements of §14 et seq. of the ÜVVKs. AS Tallinna Vesi does not recognize the claim. The Harju County Court dismissed the claim by its decision of 10.04.2024. The County Court qualified the legal relationship between the parties as a claim for unjust enrichment, which is incorrect. EFTEN SPV2 OÜ takes this position due to the fact that in a similar court dispute that took place in parallel (judgment of 25.06.2024 in civil case no. 2-22-10417), the Supreme Court explained that this is not a claim for unjust enrichment, but a contractual claim. EFTEN SPV2 OÜ has contested the decision of the Harju County Court and the appeal was accepted for processing by the Tallinn Circuit Court. After the balance sheet date, on 21.04.2025, the Tallinn Circuit Court made a decision that partially satisfied the appeal and sent the civil case to the same county court for a new review at the preliminary stage. The parties have the right to file a cassation appeal against the decision, the deadline for which has not yet expired. EFTEN SPV2 OÜ continues to be of the opinion that AS Tallinna Vesi, operating in a monopoly position, has illegally demanded an unreasonably high price for water services in the period 2011 - 2019, which is why AS Tallinna Vesi is obliged to compensate for the damage caused. The amount of EFTEN SPV2 OÜ's claim is 91 thousand euros. The Group has not recognized the aforementioned claim separately due to uncertainty.

Management Board Declaration for the Consolidated Interim Report of 1st quarter of 2025

The Management Board hereby confirms that the consolidated interim report of EFTEN Real Estate Fund AS for the first quarter of 2025 has been prepared to the best of the Management Board's 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 undertakings 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 undertakings included in the consolidation as a whole, and includes a description of the main risks and uncertainties.

/signed digitally/

Viljar Arakas

Member of the Management Board

/signed digitally/

Tõnu Uustalu

Member of the Management Board