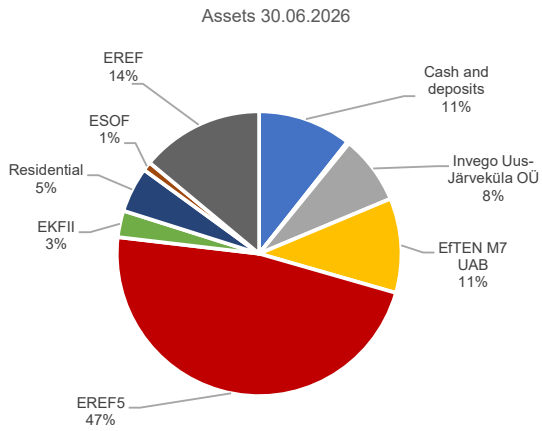
EfTEN United Proprty Fund, financial overview 30.06.2026

INCOME STATEMENT	06.26	05.26	Δ MOM	YTD26	YTD25	YoY
€ in thousands						
Interest income from loans	7	7	*0*	87	292	*-70%*
Other interest income	4	5	*-1*	22	5	
Income from equity investments	0	34	*-34*	775	420	
Interests and dividends total	**11**	**47**	***-35***	**885**	**717**	***23%***
Profit / loss from the fair value changes of long-term investments	-93	75	*-168*	-53	1 075	
Interest cost	0	0	*0*	0	-6	
Other financial income / expenses	0	0	*0*	0	4	
Total financial profit	**-81**	**122**	***-203***	**832**	**1 790**	***-54%***
Management fees	-6	-7	*1*	-46	-55	
Regulatory expenses	-7	-2	*-5*	-18	-17	
Other general expenses	-9	-5	*-4*	-58	-39	
General expenses total	**-21**	**-14**	***-8***	**-123**	**-111**	***11%***
NET PROFIT	**-103**	**109**	***-211***	**709**	**1 679**	***-58%***

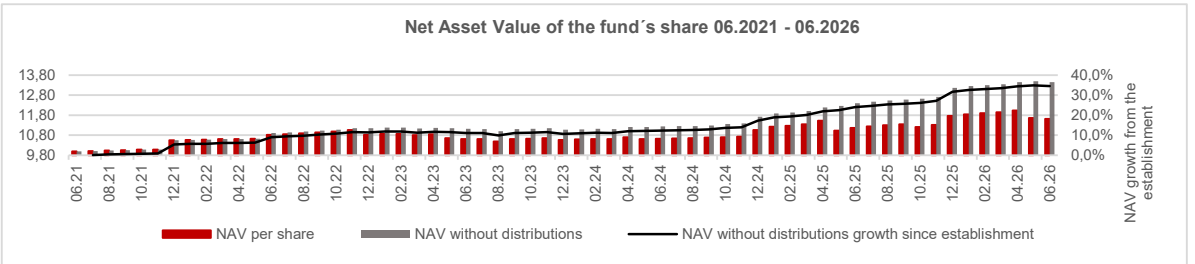
BALANCE SHEET	30.06.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	3 079	1 774	
Deposits	0	0	
Short-term loan receivables	2 149	1 516	
Interest receivables	332	300	*10%*
Other current receivables	72	0	
Current assets total	**5 631**	**3 590**	***57%***
Subsidiaries	2 888	3 111	
Associates	13 720	13 612	
Other long-term financial investments	6 695	6 751	
Long-term loan receivables	0	2 149	*-100%*
Assets total	**28 933**	**29 213**	***-1%***
Bank overdraft	0	0	
Other short-term liabilities	74	2	
Liabilities total	**74**	**2**	
Paid-in capital	25 466	25 466	*0%*
Undistributed profit	3 393	3 744	*-9%*
Net Asset Value total	**28 859**	**29 210**	***-1,2%***
Liabilities and NAV total	**28 933**	**29 213**	***-1%***



CASH-FLOW STATEMENT	06.26	05.26	Δ MOM	YTD26	YTD25
General expenses	**-21**	**-14**	***-8***	**-123**	**-111**
Changes in working capital	61	6		72	-5
Cash flows in operating activities	**39**	**-7**	***46***	**-51**	**-116**
Change in bank deposits	0	0		0	120
Acquisition of other financial assets	-13	0		-81	-20
Sale of long-term financial investments	0	0		0	139
Loans given	0	0		0	0
Loans repaid	0	0		1 516	511
Interests received	4	5		78	1 013
Distributions from equity investments	0	173		904	455
Cash flows in investing activities	**-9**	**178**	***-187***	**2 416**	**2 218**
Bank overdraft	0	0		0	-400
Interests paid	0	0		0	-6
Paid-in capital	0	0		0	0
Distributions	-1 060	0		-1 060	-1 416
Cash flows in financing activities	**-1 060**	**0**	***-1 060***	**-1 060**	**-1 821**
Cash-flows total	**-1 030**	**171**	***-1 201***	**1 305**	**280**
Cash balance at the beginning of period	**4 109**	**3 938**		**1 774**	**0**
Increase/decrease	-1 030	171	*-1 201*	1 305	280
Cash balance at the end of period	**3 079**	**4 109**		**3 079**	**280**

Assets 30.06.2026	Amount	Cash	Other assets	Loan balance	Interest receivable	Loan term	Interest rate	Equity participation: Purchase price	Fair value	% in equity	Accum. profit	Δ, %
€ thousands												
Cash and deposits	3 079	3 079										
Short-term receivables	72		72									
Invego Uus-Järveküla OÜ	2 259							2	2 259	80,0%	2 257	1128x
EfTEN M7 UAB	3 109			2 149	332	28.02.2027	4%	723	629	100,0%	429	15%
EfTEN Real Estate Fund 5	13 720							11 162	13 720	36,5%	3 273	29%
EfTEN Kinnisvarafond II	873							853	873	0,7%	236	28%
EfTEN Residential Fund	1 488							1 458	1 488	4,2%	113	8%
EfTEN Special Opportunity Fund	294							280	294	0,8%	24	9%
EfTEN Real Estate Fund	4 041							4 358	4 041	1,8%	854	20%
Total	**28 933**	**3 079**	**72**	**2 149**	**332**			**18 835**	**23 302**		**7 187**	

NAV	06.26	05.26	04.26	03.26	02.26	01.26	12.25	11.25	10.25
NAV per share	11,62	11,66	12,04	11,95	11,90	11,85	11,76	11,31	11,22
Change in NAV	-0,4%	-3,2%	0,8%	0,4%	0,4%	0,8%	4,0%	0,8%	



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