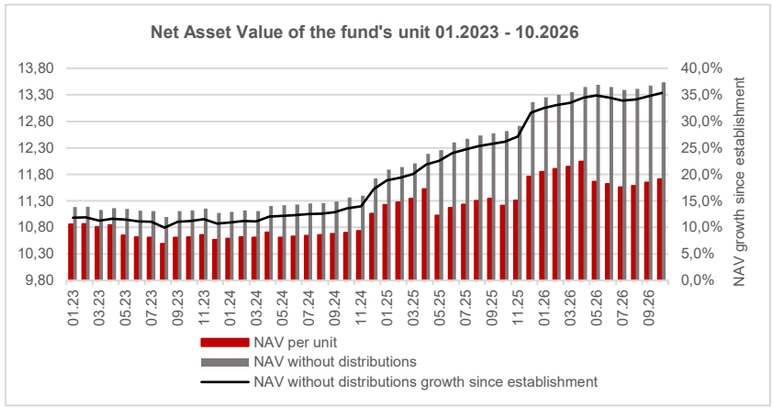
EfTEN United Property Fund, financial overview 31.10.2026

STATEMENT OF PROFIT OR LOSS	10.26	09.26	Δ MOM	YTD26	YTD25	YoY
€ in thousands						
Interest and dividend income	188	30	*158*	2 131	1 010	*111%*
Other interest income	2	1	*0*	31	11	
Total interest and dividends	**190**	**31**	***159***	**2 163**	**1 021**	***112%***
Net gains / (losses) from fair value changes of long-term investments	-20	134	*-154*	-1 055	1 369	
Finance costs	0	0	*0*	0	-6	
Other financial income / (expenses)	0	0	*0*	0	4	
Total financial profit	**170**	**165**	***5***	**1 107**	**2 389**	***-54%***
Management fees	-9	-9	*0*	-77	-90	
Regulatory expenses	-3	-2	*-1*	-27	-24	
Other general expenses	-5	-2	*-3*	-75	-60	
Total general expenses	**-18**	**-13**	***-5***	**-179**	**-174**	***2%***
NET PROFIT FOR THE PERIOD	**152**	**152**	***0***	**929**	**2 214**	***-58%***

STATEMENT OF CASH FLOWS	10.26	09.26	Δ MOM	YTD26	YTD25
General expenses	**-18**	**-13**	***-5***	**-179**	**-174**
Changes in working capital	3	0		3	10
Net cash flows from operating activities	**-15**	**-13**	***-2***	**-176**	**-164**
Change in bank deposits	0	0		0	120
Acquisition of subsidiaries	0	0		-1	0
Sale of subsidiaries	0	0		414	0
Acquisition of other financial assets	0	4		-2 419	-58
Sale of long-term financial investments	0	0		0	139
Loans granted	0	0		-1 261	0
Repayments of loans granted	0	0		1 516	1 602
Interest received	2	1		87	1 145
Dividends and distributions received	268	72		2 244	749
Net cash flows from investing activities	**270**	**77**	***193***	**580**	**3 697**
Bank overdraft	0	0		0	-400
Interest paid	0	0		0	-6
Contributions from unit holders	0	0		0	0
Distributions to unit holders	0	0		-1 060	-1 416
Net cash flows from financing activities	**0**	**0**	***0***	**-1 060**	**-1 821**
Net change in cash and cash equivalents	**255**	**64**	***191***	**-656**	**1 711**
Cash and cash equivalents at beginning of period	**863**	**799**		**1 774**	**0**
Net increase / (decrease) in cash and cash equivalents	255	64	*191*	-656	1 711
Cash and cash equivalents at end of period	**1 118**	**863**		**1 118**	**1 711**

STATEMENT OF FINANCIAL POSITION	31.10.26	31.12.25	YTD%
€ in thousands			
Cash and cash equivalents	1 118	1 774	
Deposits	0	0	
Short-term loan receivables	0	1 516	
Interest receivable	109	300	*-64%*
Other current receivables	0	0	
Total current assets	**1 226**	**3 590**	***-66%***
Subsidiaries	1 106	3 111	
Associates	13 806	13 612	
Other long-term financial investments	9 204	6 751	
Long-term loan receivables	3 742	2 149	*74%*
Total assets	**29 084**	**29 213**	***0%***
Other short-term liabilities	5	2	
Total liabilities	**5**	**2**	
Contributions from unit holders	25 466	25 466	*0%*
Retained earnings	3 613	3 744	*-4%*
Net assets attributable to unit holders	**29 079**	**29 210**	***-0,4%***
Total liabilities and net assets	**29 084**	**29 213**	***0%***



NAV	10.26	09.26	08.26	07.26	06.26	05.26	04.26	03.26
NAV per unit	11,71	11,65	11,58	11,56	11,62	11,66	12,04	11,95
Change in NAV	0,5%	0,5%	0,2%	-0,5%	-0,4%	-3,2%	0,8%	

			LOANS				EQUITY PARTICIPATION					
Assets 31.10.2026	**Amount**	**Cash**	**Loan balance**	**Int. receivable**	**Maturity**	**Interest rate**	**Purchase cost**	**Fair value**	**Ownership %**	**Acc. profit**	**TVPI (x)**	**% of assets**
€ thousands												
Cash and cash equivalents	1 118	1 118										3,8%
Invego Uus-Järveküla OÜ	1 106						2	1 106	80,0%	3 391	1,82x	3,8%
Invego Uus-Järveküla 2 OÜ	718		700	18	31.12.2029	10,0%	1	0	80,0%	17	1,02x	2,5%
EfTEN M7 UAB	2 986		2 899	88	07.12.2027	9,0%				401	1,11x	10,3%
EfTEN Real Estate Fund 5	13 806						11 076	13 806	36,5%	3 597	1,28x	47,5%
EfTEN Domina SIA	2 558		143	3		8%	2 329	2 412	5,9%	86	1,03x	8,8%
EfTEN Residential Fund	1 505						1 458	1 505	4,2%	130	1,09x	5,2%
EfTEN Real Estate Fund	4 125						4 358	4 125	1,8%	939	1,21x	14,2%
EfTEN Special Opportunities Fund	281						266	281	0,8%	34	1,11x	1,0%
EfTEN Kinnisvarafond II	881						781	881	0,7%	244	1,25x	3,0%
Total	**29 084**	**1 118**	**3 742**	**109**			**20 271**	**24 116**		**8 839**	**1,30x**	**100,0%**

** TVPI = (received cash flows + fair value, loan balance and interest receivable at 31.10.2026) / invested amount*